

TOWN OF ASSINIBOIA

Bylaw No. 01/14

A BYLAW OF THE TOWN OF ASSINIBOIA TO ADOPT AN OFFICIAL COMMUNITY PLAN

Whereas the Council of the Town of Assiniboia has authorized the preparation of an official community plan for the Town in consultation with Tim Cheesman, MCIP, a professional community planner, pursuant to Section 29 of *The Planning and Development Act, 2007* (the Act); and intensification

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

Whereas, in accordance with Section 207 of the Act, the Council of the Town of Assiniboia held a Public Hearing on February 17, 2015 in regards to the proposed bylaw, which was advertised in a weekly paper on January 9, 2015 and January 16, 2015, in accordance with the public participation requirements of the Act;

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

1. This bylaw may be cited as "The Town of Assiniboia Official Community Plan".
2. The Official Community Plan of the Town of Assiniboia is adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule "A", attached and forming part of this bylaw.
3. Upon final approval by the Minister of Government Relations, the previous Basic Planning Statement by the Town of Assiniboia being Bylaw No. 863 is hereby repealed in its entirety.
4. This bylaw shall come into force and take effect on the date of final approval by the Minister of Government Relations.



Certified a true copy of
 Bylaw No. 01/14 read a third
 time and adopted as a Bylaw
 of the Town of Assiniboia
 the 17 day of February, 2015

Carol White
 CAO, Carol White

Bob Himbeault

Mayor (Bob Himbeault)

Carol White

Chief Administrative Officer (Carol White)

 Minister of Government Relations

 Date

Read a first time March 3, 2014
 Read a second time February 17, 2015
 Read a third time & Final adoption February 17, 2015

**APPROVED
 REGINA, SASK.
 JUN 25 2015**
Assistant Deputy Minister
 Assistant Deputy Minister
 Ministry of Government Relations

TOWN OF ASSINIBOIA

OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 01/14
of the Town of Assiniboia






Mayor



Chief Administrative Officer

Certified a true copy of
Bylaw No. 01/14 read a third
time and adopted as a Bylaw
of the Town of Assiniboia
the 17 day of February, 2015



CAO, Carol White

OCP
Reviewed by:
Tim A. Cheesman
M.C.P., R.P.P. P. Ag.



TOWN OF ASSINIBOIA

BYLAW NO. 22/15

A BYLAW OF THE TOWN OF ASSINIBOIA AMENDING BYLAW #01/14 KNOWN AS THE OFFICIAL COMMUNITY PLAN (OCP)

WHEREAS pursuant to The Planning & Development Act, Section 37, the minister approved the official community plan, Bylaw #01/14 in part;

AND WHEREAS the Town of Assiniboia is adopting this amendment to correct the exception noted by the Minister;

AND THEREFORE, the Municipal Council of the Corporation of the Town of Assiniboia, in the Province of Saskatchewan, enacts as follows:

- 1. That Bylaw 01-14 be amended to read as follows:

Section 1-Plan Organization-Reference Maps:

Reference Maps: The series of reference maps attached in Appendix "B" provide supplementary information. These maps may be updated periodically in accordance with The Planning and Development Act, 2007 and amendments thereafter. All Reference Maps are conceptual only and should not be used to make site specific decision.

- 2. This Bylaw shall come into force and take effect on the date of final passing thereof.

READ A FIRST TIME this 20th day of July A.D. 2015

READ A SECOND TIME this 17th day of August A.D. 2015

UNANIMOUS CONSENT for THIRD READING given this 17th day of August A.D. 2015.

READ A THIRD TIME this 17th day of August A.D. 2015



Signature of Mayor (Bob Himbeault)

Signature of Chief Administrative Officer (Carol White)

Certified a true copy of Bylaw No. 22/15 read a third time and adopted as a Bylaw of the Town of Assiniboia the 17 day of August, 2015.

Signature of Carol White, CAO



OFFICIAL COMMUNITY PLAN



TOWN OF ASSINIBOIA

PREPARED IN CONSULTATION WITH:

Tim Cheesman & Associates



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Section 1: Planning Context

The Official Community Plan

Assiniboia's Official Community Plan (OCP) is intended to promote the goals 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 these goals.

The Plan expresses the Community's hope and attitude toward future development and is intended to provide a guideline for planning in Assiniboia 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, community and cultural development within the Town of Assiniboia. 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 representatives 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.

Legislative Authority

This document is the "Official Community Plan" for the Town of Assiniboia 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*, their respective Zoning Bylaw as required to be consistent with the policies and provisions of this Official Community Plan.

Regional Context

Assiniboia is viewed as the "center" of the region 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.

Assiniboia is a community that also provides many cultural and recreational amenities for the benefit of regional residents that range from sports facilities, art galleries, institutional services such as a library and performing arts venue.

The 2011 Census population reported there were 2412 residents and 1241 private residential dwellings in the Town.

The Town of Assiniboia is fortunate to be accessed by two major provincial Highways #2 and #13. Freight rail-service is provided by Great Western Railway Ltd and Canadian Pacific Railway.



Present challenges include the expansion of infrastructure, attracting new industries, a lack of affordable housing and capital funding. Increasing the demand for industrial, residential, institutional, retail/commercial and recreational/leisure services is a priority in Assiniboia.

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

The Town realizes it needs to upgrade and expand its infrastructure. Attracting new residents, industry and business to Assiniboia will require the Town to accommodate new developments such as increasing residential development as well as expanding industrial subdivisions and infrastructure. The Town needs to be prepared for growth and change.

Plan Area

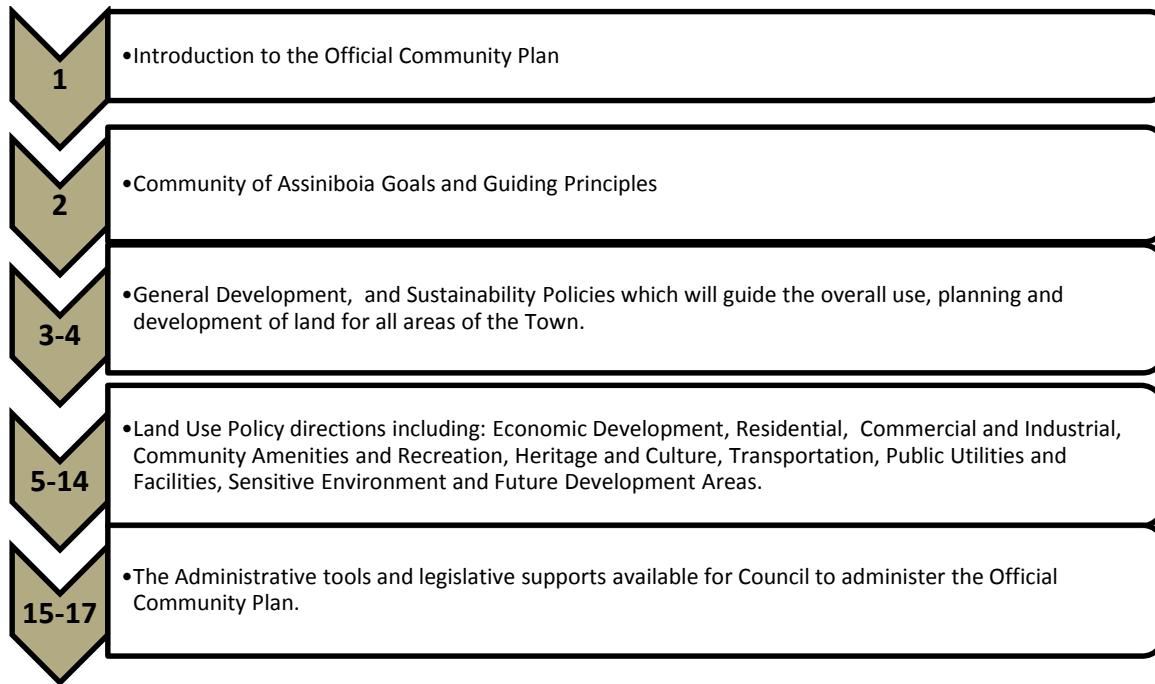
The Assiniboia Official Community Plan applies to the area located within the corporate limits of the Town of Assiniboia. The Town occupies approximately 3.78 square kilometers. The Plan Area is subject to change as the Town grows and extends its boundaries. The Plan Area and corporate limits are outlined on Reference Map 1 entitled “Plan Area Map.”

Reference Map 1 “Plan Area Map” of Assiniboia



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 in accordance with *The Planning and Development Act, 2007* and amendments thereafter. All Reference Maps are conceptual only and should not be used to make site specific decision.

Infrastructure Capacities: Attached in Appendix “C”

Community Socio-Economic Profile: Attached in Appendix “D”

Engineering Studies and Reports: Attached in Appendix “E”

Section 2: Goals and Guiding Principles for the Community of Assiniboia

Guiding Principles

- a) **Encourages** sustainable development and growth which efficiently uses land and existing transportation infrastructure and municipal servicing expansion.
- b) **Promotes** commercial and industrial growth to stimulate business investment and expansion, job creation, business stabilization and economic growth for the Town.
- c) **Encourages** community co-operation through this plan, participating in the Assiniboia Economic Regional Alliance and other public/private partnerships to stimulate community initiatives.
- d) **Profiles** the region's economic, cultural, heritage and natural resources and the need to organize community development initiatives.
- e) **Strives** for a variety in housing, educational, health, recreational, cultural and other services which contribute to quality of life enjoyed by residents of the Town and region.
- f) **Recognizes** the need for "Duty to Consult" with First nations when considering development which may impact traditional land uses.

Community Goals

- ❖ ***Orderly development and identified land 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.***
- ❖ ***Assiniboia's role as a regional commercial, cultural, educational, medical and service centre is strengthened and welcomes new residents of all ages and backgrounds.***
- ❖ ***A high quality of community service that promotes safety, security and a healthy environment.***
- ❖ ***A Town that encourages investment in manufacturing and the development of sustainable primary industries to generate an 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.***

- ❖ ***A fiscally responsible community that ensures the future demands of growth are met and that meeting those demands is balanced with expansions to existing standards and services.***

Section 3: Sustainable Initiatives

3.1 INTRODUCTION

The objectives outlined in this section include policies that support sustainable initiatives within the corporate limits of the Town. These policies will encourage community cooperation and collaboration.

3.2 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 (i.e. mixed-use) development.
- ✓ To ensure that Community Amenities and Facilities are economically sustainable.

3.3 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 The Town shall coordinate civic programs, policies and operations to promote sustainable decision-making within the Town that encourage consideration of social, economic and environmental factors in all discussions and resolutions.
- .3 To achieve the goals and objectives of this Plan, the Town of Assiniboia will advocate for provincial partnerships and technical assistance to deliver services and programs for sustainable economic and community development.
- .4 The Town shall create a culture of sustainability through strong, compact and complete neighbourhoods and community amenities that are viable in the long term.
- .5 The Town will foster integrated decision making on all issues to ensure that environmental, economic and social equity are addressed, for current and future residents alike.
- .6 The Town shall encourage the integration of policy initiatives between civic departments and community organizations that promote the inclusion of all interests.
- .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 raises 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, and are compatible with adjacent land use.
- .12 The Town shall encourage new civic buildings to be designed and built to meet at least a LEED Gold standard or its equivalent.
- .13 The Town will foster 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.
- .14 The Town may explore green infrastructure options 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. Infrastructure Capacity – See Appendix "C"



Section 4: General Location and Development Policies

4.1 INTRODUCTION

The policies outlined in this section address issues which may arise throughout the Town of Assiniboia. 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 the Provincial Statements of Interest.

4.2 OBJECTIVES

- ✓ To promote orderly growth and provide a land use guideline for Assiniboia.
- ✓ 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.

4.3 POLICIES

- .1 The Town of Assiniboia 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 Assiniboia 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. In addition, council may require a surveyors and elevation certificate to confirm that all habitable buildings are the 1:500 Flood level including the 0.5 metre freeboard.
- .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 5: Economic Development

5.1 INTRODUCTION

The Town supports regional economic development and participates 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 is the largest of its neighbouring communities and serves as the hub for major services. The Town of Assiniboia itself is undergoing a reconstruction of sorts, which has the Town partnering regionally with the neighbouring Municipalities to become investment ready and revitalize with new strategic planning and growth initiatives.

5.2 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 senior levels of government, the Assiniboia Regional Economic Alliance and business organizations to promote Assiniboia as a regional retail and service commercial centre.
- ✓ To expand the commercial retail and service sector and to build upon the industrial and related service activities in Assiniboia.
- ✓ To provide greater services including commercial, tourism, and local business and to promote convention, recreation and sports facilities in the Community.
- ✓ To support existing businesses and welcome new commercial and industrial 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 development from new business ventures to new industry.
- ✓ To recognize and market the strategic opportunities for development that the highway connections provide in Assiniboia and Region.
- ✓ To recognize that entrepreneurs are an integral force for the provision of many services within the Community.
- ✓ To promote an “open for business” attitude in the provincial, national and international business community.

5.3 POLICIES

- .1 The Town shall promote economic development and competitiveness by providing 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 liaise with the Assiniboia and District Chamber of Commerce, the neighbouring Municipalities in the Assiniboia Regional Economic Alliance and other business agencies to promote the Town as a regional retail and service commercial centre and to advocate Assiniboia's role in regional development.



.3 The Chamber of Commerce shall be encouraged to continue working in partnership with the community and with businesses, to ensure that Assiniboia has the best representation available.

.4 The Town encourages continued investment in the agricultural, manufacturing and natural resource sector to generate an increased level of economically sustainable development.

.5 The Community shall be encouraged to pursue initiatives that strengthen the Town's regional status:

- ✓ as one of the major retail, distribution and service centres in Southern Saskatchewan;
- ✓ as a regional education centre;
- ✓ as a centre for regional health and medical services;
- ✓ as a centre for regional and provincial recreational and cultural activities including special events, conventions 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 Town is prepared to develop a community marketing campaign promoting the retail and service industry and other regional advantages of the Assiniboia Region.

.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.

.10 Economic development opportunities that diversify the economic base, provide a range and choice of suitable sites and that support a wide range of economic activities and ancillary uses, shall be pursued.

.11 The Town of Assiniboia provides tax incentives and will continue to provide Economic and Tourism Development support, through formal policies, that encourage business and residential development in the Town of Assiniboia.



.12 The Town recognizes that there is a need to provide and make available, serviced commercial and industrial properties that are not cost prohibitive for the Town and that the inventory of industrial and commercial land, buildings and site locations is up-to-date.

.13 Areas designated for industrial use are intended to facilitate economic growth and employment through Industrial development.

.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 6: Residential

6.1 INTRODUCTION

A mixture of residential housing types must be encouraged to ensure that 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.

6.2 OBJECTIVES

- ✓ To diversify the supply and emphasize a variety of residential options in Assiniboia 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 make the best use of existing municipal infrastructure when planning residential development.
- ✓ To identify existing and future residential needs of the community along the entire housing continuum.
- ✓ To avoid possible land use conflicts between residential uses and incompatible, non-residential uses.

6.3 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 explore innovative ways or incentives to stimulate the provision of attainable and affordable housing and expansion of the housing supply including the provision of rental units and secondary suites.
- .3 A variety of housing styles, types of ownership and choice of lot sizes shall be encouraged to provide greater housing alternatives in Assiniboia.

- .4 An efficient Town form will encourage a diversity of housing and subdivision in new residential areas by facilitating infill development, providing for additional multi-unit residences and allowing for higher density residential development.
- .5 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, access to schools and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- .6 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.
- .7 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.
- .8 The Town will endeavor to work together with the Assiniboia Housing Authority to 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.
- .9 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.
- .10 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.
- .11 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.

- .12 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.



- .13 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.

- .14 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.

- .15 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

- .16 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.



- .17 Multi-Unit housing types range from duplexes to fourplexes, townhouses and apartment blocks 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.

Mobile Home Parks

- .18 The Town acknowledges the role Mobile Home Parks fulfill as an affordable means of housing. Mobile Home Parks may be integrated into existing areas or new areas. Mobile Homes will be required to have service connections for water and waste water.
- .19 New Mobile Home Park proposals should be guided by Concept Plans.

Implementation

The Zoning Bylaw shall include the following residential zoning districts:

R1 - Residential District

R2 - Residential Multiple Dwelling District

RMH- Residential Mobile Home District

Section 7: Commercial

7.1 INTRODUCTION

Assiniboia has a unique retail and service atmosphere with over 200 businesses. It is through the diverse nature of the community and surrounding area that strengths are found to promote the growth of the economy. The Town will continue to develop new commercial areas and revitalize current business areas to strengthen Assiniboia's leadership role in the region.

7.2 OBJECTIVES

- ✓ To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- ✓ To promote an attractive, functional and commercially viable Town Centre business area.
- ✓ To encourage 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 Assiniboia through business partnerships.
- ✓ To increase the long term commercial assessment in Assiniboia.
- ✓ To consider the development of leisure and tourism opportunities.
- ✓ To pursue new strategies to enhance tourism development in the Assiniboia district.

7.3 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 will be prioritized as a location for retail activity, professional services, government functions and cultural activities within Assiniboia.
- .5 To the greatest extent possible, the Town will encourage infill of existing commercial areas in preference to the creation and servicing of new commercial areas.
- .6 The Town will continue to consult with individuals, business owners and organizations in Assiniboia to identify initiatives or provide incentives that would encourage businesses and enterprises to locate in the Town Centre.
- .7 Downtown Revitalization or Main Street Improvement efforts may be coordinated with the Chamber of Commerce.
- .8 The Town shall continue to upgrade and revitalize the downtown area by addressing issues such as streetscape improvements, vehicle and pedestrian circulation and renovation and redevelopment of older structures where appropriate.
- .9 The Town may assist and undertake in the acquisition of land and/or buildings in the downtown where doing so is economically or results in the removal of an unsafe or unsightly building.
- .10 Community facilities around and in the Town Centre are supported. These facilities shall compliment the commercial uses and serve residential development in the area.
- .11 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

- .12 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.

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

Highway Commercial

- .14 The Town shall promote commercial infill development of lands located along Highways 2 and 13 within the Town's corporate limits.
- .15 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.
- .16 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial development areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .17 New multi-parcel commercial subdivision proposals should be guided by Concept Plans and should indicate:
- a) future major roads;
 - b) drainage systems and improvements required to meet drainage requirements;
 - 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.
- .18 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. Rezoning of highway commercial areas will not be supported by the Town.
- .19 Improving Assiniboia'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.
- .20 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.

Implementation

The Zoning Bylaw shall include the following commercial zoning districts:

C1 - Town Centre Commercial District C2- General Commercial

C3- Highway Commercial District

Section 8: Industrial

8.1 INTRODUCTION

As agriculture is the primary industry of the region, the industrial park caters to the Ag industry. Farm implement dealerships, grain storage sales and equipment rentals are all located within the Industrial Park including one of the largest auction yards in Canada. Assiniboia has a manufacturing sector that ranges in variety and complexity, from grain bin construction to custom welding projects. Each enterprise offers a unique service and caters to both ag-related and non ag-related sectors. The Town can accommodate activities needing access to Industrial Waste site.

8.2 OBJECTIVES

- ✓ To expand and build upon Assiniboia's experiences with industrial and agricultural resource based activities.
- ✓ 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 Assiniboia's Industrial infrastructure abilities (i.e. landfill and recycle classification).

8.3 POLICIES

- .1 The Town shall promote Assiniboia'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 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 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 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 Assiniboia. If such uses are proposed in these areas, special landscape buffers or other mitigating measures shall be provided 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:

IND1: Light Industrial District IND2: Heavy Industrial District.

Section 9: Community and Recreational Amenities

9.1 INTRODUCTION

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

The role of Parks, Recreation, Culture & Tourism is to provide leadership and partnership in the delivery and coordination of recreation, facilities, community programs and events, tourism product and destination development. The Parks, Recreation and Culture Committee has a specific responsibility to assist staff with the planning, methodology and evaluating of programming and facilities in the community. The primary venues in Assiniboia are the Assiniboia Civic Centre (Arena) the Aquatics Centre is located adjacent to the Civic Centre and the Prince of Wales Cultural and Recreation Centre which houses the Assiniboia Curling rink, the Assiniboia Regional Library, SouthEast Regional College and the Olympia Theatre.



Parks and Open Spaces include Central Park, the Healing Garden, Haley & Kayden Memorial Park, Centennial Park, Community Gardens, Sand Volleyball Court, Tennis Courts, Outdoor Skating rink, Outdoor Basketball Court, and Sports fields.

The Assiniboia Regional Campground located in the Town is a part of the Assiniboia & District Regional Park. The Park provides a wide range of amenities, services and activities. The Assiniboia Regional Golf Club is located in the Assiniboia Regional Park, five minutes south of the Town of Assiniboia. The course is operated jointly through the Assiniboia Regional Park Authority and the Town of Assiniboia. Willows Dam which is located 8 kilometres east on Highway #13 offers angling pursuits and a boat launch for small craft.



9.2 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 Assiniboia and area residents.
- ✓ To maintain the existing level of government services and facilities in Assiniboia.
- ✓ To support educational facilities as focal points to meet the needs of the residents of the Town and greater region.
- ✓ 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 Assiniboia'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 are 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 Assiniboia and District Regional Park.
- ✓ 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 Parks, Recreation, Culture and Tourism.

9.3 POLICIES

- .1 Parks, Recreation, Culture and Tourism 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 region.



- .5 The Town will ensure that sufficient land and buildings are made available for 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.

- .6 The Town shall continue to work with the Assiniboia and District Regional Park locations to ensure compatibility of uses.

Community Amenities and Services

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

- .8 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.

- .9 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.

- .10 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.

- .11 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.

- .12 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.
- .13 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.
- .14 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.
- .15 The Town of Assiniboia 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

- .16 The majority of recreational facilities and programs are provided by the Town. The Town shall develop parks, green spaces and recreational facilities and amenities based on appropriate annual budgets.
- .17 Expanding and maintaining these recreational amenities should be a priority in order to enhance the lifestyle options for the residents of Assiniboia and the district.
- .18 The Town shall establish long-term priorities including a long range plan for the acquisition and development of land for parks, green spaces and recreational facilities.
- .19 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.



- .20 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 region for year-round recreational pursuits.
- .21 Future recreational uses in Assiniboia 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.
- .22 The Town shall work with and coordinate the initiatives of developers and other agencies to enhance the parks and open space network in Assiniboia including municipal reserve land and environmentally sensitive areas.
- .23 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.

Trails and Park Policies

- .24 A network of pedestrian/bicycle trails between parks, recreational and institutional uses within the community may be identified. The Town shall strive to provide and maintain year-round, safe and convenient trails for pedestrians, scooters and cyclists.
- .25 Private, public and service groups will be encouraged to develop and construct walkways, bicycle pathways and related facilities in Assiniboia.
- .26 The Town shall establish landscape design standards for municipal reserve buffers along major roads, green spaces, walkways, bicycle paths and other public spaces.
- .27 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.
- .28 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.



- .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 the planting of Shelterbelts and Windbreaks (snow catch) on municipal lands and on privately owned properties.

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 uses.
- .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 Town.
- .35 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.
- .36 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 10: Heritage and Culture

10.1 INTRODUCTION

Heritage and culture is highly valued by the residents of Assiniboia. 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 Prince of Wales Cultural and Recreational Centre is Assiniboia's primary performing arts venue and is home to many local arts organizations, plus several service clubs.

The renowned Shurniak Art Gallery houses the founder's private collection of original paintings, sculptures and artifacts from around the world. The Assiniboia & District Museum is owned by the Town of Assiniboia and operated under the Parks, Recreation, Culture & Tourism Committee in cooperation with the Assiniboia & District Historical Society.

10.2 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 encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the region.
- ✓ 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 Assiniboia.
- ✓ 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.

10.3 POLICIES

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Assiniboia.
- .2 The Cultural assets, galleries and facilities of the Town shall be promoted. The Town shall actively promote arts programming and opportunities.
- .3 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features may be designated as heritage properties and suitably recognized.

- .4 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*.
- .5 Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .6 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. The retention of architectural design elements to older structures, infill buildings and this similar historic design standard will be encouraged in newer buildings.
- .7 The activities of the Assiniboia and District Museum shall be supported in its efforts to acquire, conserve, study, exhibit regional historical and cultural objects and to educate and 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.
- .8 Recognition, through signage or place naming, shall be encouraged throughout Assiniboia 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 11: Infrastructure Systems and Public Utilities

11.1 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. These services are a cornerstone of sustainability and are also strategic elements for the growth of the Town of Assiniboia. Infrastructure capacities are provided in Appendix "C".

11.2 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 ensure effective municipal services are supplied economically and safely to a standard equal for all residents of Assiniboia and 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 deliver sustainable and safe waste management and reduction practices.
- ✓ To explore the possibility of providing water to neighbouring municipalities/open the opportunity of the creation of a regional water pipeline.
- ✓ 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.

11.3 POLICIES

- .1 The Town shall develop and maintain an Infrastructure Asset Management 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 the working document for the short and long term and as such has a schedule, budget and deliverables which provides greater accountability into the Publics works priorities and directions.
- .3 The current and projected Infrastructure Capacities for the Town of Assiniboia are attached as Appendix "C."
- .4 All development, excepting Industrial and Residential Acreage 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 and its policies.
- .7 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.
- .8 The Town shall ensure that all capital works installed by the Town or a private developer under an agreement with the Town comply with professional engineering standards.
- .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 Assiniboia.
- .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 and/or development levy 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 adjacent Rural Municipality subject to the policies and regulations of the Town of Assiniboia;
 - b) all maintenance costs associated with each service extensive is borne by the developer, landowner or sources other than the Town of Assiniboia; and
 - c) the provision of the service does not interfere with the Town's ability to provide service within it 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 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. Storm water containment systems are not to be tied into domestic sewer system.
- .21 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.
- .22 As the Town of Assiniboia 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 exiting 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 including controlled release rates;
 - e) provision for limiting erosion and sediment; and
 - f) cost estimates related to maintenance and operation where appropriate.
- .23 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.
- .24 The Town of Assiniboia shall continue to cooperate 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.
- .25 The Town's existing sewage lagoons, landfill, water supply sources and lines, road network and other infrastructure will be protected from encroachment by land uses which may threaten public safety, reduce the efficient supply of the service or force it to relocate

prematurely. The Zoning Bylaw will establish a range of separation distances, development standards or conditions to be applied to prevent this type of land use conflict.

Section 12: Transportation Networks

12.1 INTRODUCTION

The roadway network is comprised of local (residential) streets, collector streets, arterial streets and Highways 2 and 13. Street infrastructure and the current condition is a concern to the residents and businesses in Assiniboia.

The Great Western Railway and Canadian Pacific Rail-line 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.

Bus Service

The Assiniboia Airport (CJN4) is owned by the Town of Assiniboia and is located 13 kilometers from Town. The Runway is 900 meters in length and is asphalted. It is a Municipal Primary Status Airport.

12.2 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 promote and enhance the services and opportunities of the Assiniboia Airport.
- ✓ To encourage bus service is continued in the region.
- ✓ To promote Assiniboia as a transportation hub and terminal for south central Saskatchewan.
- ✓ To provide an effective linkage to the provincial highway system and to maximize the full benefit of the Highway Corridor going through 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 pedestrian 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.

12.3 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" are included in Appendix "B."
- .3 The Town shall consider the costs of transportation infrastructure and the cost to individuals and businesses in all land use and development decisions. Infill development shall be encouraged as a means to reduce the need for new transportation infrastructure.
- .4 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.
- .5 The Town will continue to budget for roadway improvement in annual and long-range budgets and plan roadways to ensure that the roadways will be constructed to provide adequate service in a cost effective manner.
- .6 Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas and the Town shall monitor the trucking industry's needs for short term stopping and longer term parking.
- .7 The Town shall continue to cooperate with other agencies and Municipalities in the planning of transportation networks in the region, such as the South Central Transportation Planning Committee.
- .8 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highways 2 and 13. 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.



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 and/or development levy and all roads and sidewalk/public walkway 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 and Town standards.



Sidewalks and Trails

- .14 Roadway and pedestrian linkages connecting the Highway Corridor and peripheral areas to the Town Centre will be established or identified to encourage multiple modes of movement including pedestrian, bicycles and assisted mobility 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 walkway easements 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 Railways 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 railways 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.

Assiniboia Airport

- .20 The Town will continue to work with the Assiniboia Airport Board to plan for the future needs of the airport, encouraging the accommodation of larger aircraft and expanded services.
- .21 The Town will consult with both transport Canada and NavCanada with regards to lands in close proximity to the Airport.

Section 13: Sensitive Environment Areas

13.1 INTRODUCTION

A number of creeks and marshes create some flood prone areas in and around the Town. Natural areas that support native trees, vegetation and wildlife shall be protected by policy that identifies the importance of the sensitive environments.

13.2 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 Assiniboia.
- ✓ To ensure the Town has a sufficient and safe water supply.
- ✓ To encourage preventative approaches to environmental problems and encourage remediation of contaminated sites.
- ✓ 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.

13.3 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 Assiniboia 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*.
- .3 The Town shall undertake environmental impact assessments when developments are proposed within the environmentally sensitive areas of the Town.
- .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 Development shall not pollute groundwater resources within the Town. 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.
- .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 (i.e. controlled release rates) 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.
- .12 As per the Statements of Provincial Interest insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.
- .13 As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood- proofed.



Section 14: Future Urban Development

14.1 INTRODUCTION

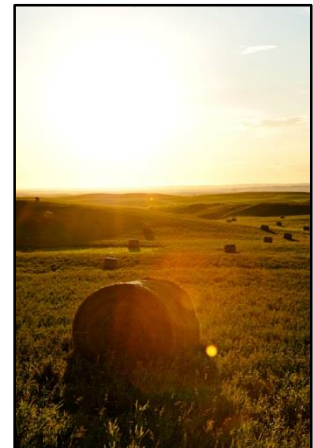
Areas identified as Future Urban Development recognize that the Town currently includes agricultural uses that may continue to be allowed due to development uncertainties.

14.2 OBJECTIVES

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

14.3 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.
- .3 The development any of any future intensive agricultural or livestock holding operations within or adjacent to the Town will be discouraged.
- .4 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.
- .5 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.
- .6 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
- .7 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.
- .8 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 Assiniboia.

FUD- Future Urban Development District

Section 15: 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.

15.1 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. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

15.2 THE PLAN GUIDES ACTION

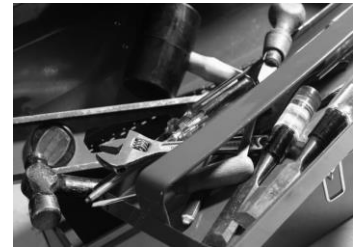
As a statutory document for guiding development and land use in the district, the Plan gives direction to the Community and Council on their day-do-day decision making. The Plan's land use policy areas illustrated on the Future Land Use Map in "Appendix A" provide geographic references for the Municipality's 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 identify priorities, detail strategies, provide guidelines and actions, which advance the goals and objectives of this Plan.

Section 16: Administration

16.1 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.



16.2 DEFINITIONS

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

16.3 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.

16.4 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.

16.5 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.

Contract zoning

69(1) If a municipality has an approved official community plan that contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land, and a person applies to the council to have an area of land rezoned to permit the carrying out of a specified proposal, the council may, subject to those guidelines, enter into an agreement with the person setting out:

- (a) a description of the proposal;
 - (b) reasonable terms and conditions with respect to:
 - (i) the uses of the land and buildings or the forms of development; and
 - (ii) the site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail;
 - (c) time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
 - (d) a condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.
- (2) The council may, on application by the person who entered into an agreement pursuant to this section or by any person who is the subsequent owner of the land to which the agreement relates:
- (a) vary the agreement;
 - (b) enter into a new agreement; or
 - (c) extend any time limit prescribed in the agreement.
- (3) An agreement entered into pursuant to this section runs with the land, and the municipality shall register an interest based on the agreement in the land registry

against the affected titles:

- (a) at any time after the bylaw amending the zoning bylaw is approved by the minister; or
 - (b) if approval of the minister is waived pursuant to section 78, at any time after the bylaw amending the zoning bylaw is passed by the council.
- (4) On registration of an interest based on an agreement entered into pursuant to this section, the agreement binds the registered owner of the land affected by the agreement and the registered owner's heirs, executors, administrators, successors and assigns.
- (5) No use or development of land or buildings that are the subject of an agreement entered into pursuant to this section may take place except in accordance with the agreement.
- (6) Notwithstanding anything contained in this Act, an amendment to a zoning bylaw effected pursuant to this section does not take effect until an interest based on an agreement required pursuant to this section is registered in accordance with subsection (3).
- (7) The council may declare any agreement entered into pursuant to this section void if:
- (a) any land or buildings that are the subject of an agreement are developed or used contrary to the provisions of the agreement; or
 - (b) the development fails to meet a time limit prescribed in the agreement.
- (8) If the council declares an agreement void pursuant to subsection (7), the land reverts to the district to which it was subject before rezoning.
- (9) Subject to section 24, if the council intends to void an agreement pursuant to subsection (7), it shall give notice of the proposed cancellation and the effect of the cancellation in one issue of a newspaper that circulates in the municipality.
- (10) If, after giving the required notice, the council voids an agreement pursuant to subsection (7), it shall discharge the registration of any interest registered in connection with the agreement.
- (11) Before entering into an agreement with a person pursuant to this section, the council may require the person to deliver a performance bond acceptable to the council to assure implementation of the agreement.

2007, c.P-13.2, s.69.

16.6 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, and open space, pedestrian and vehicular access.

16.7 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.

16.8 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.

16.9 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.

16.10 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.

16.11 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 Municipal Affairs. 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.

16.12 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.

Appendix “A” Future Land Use Map

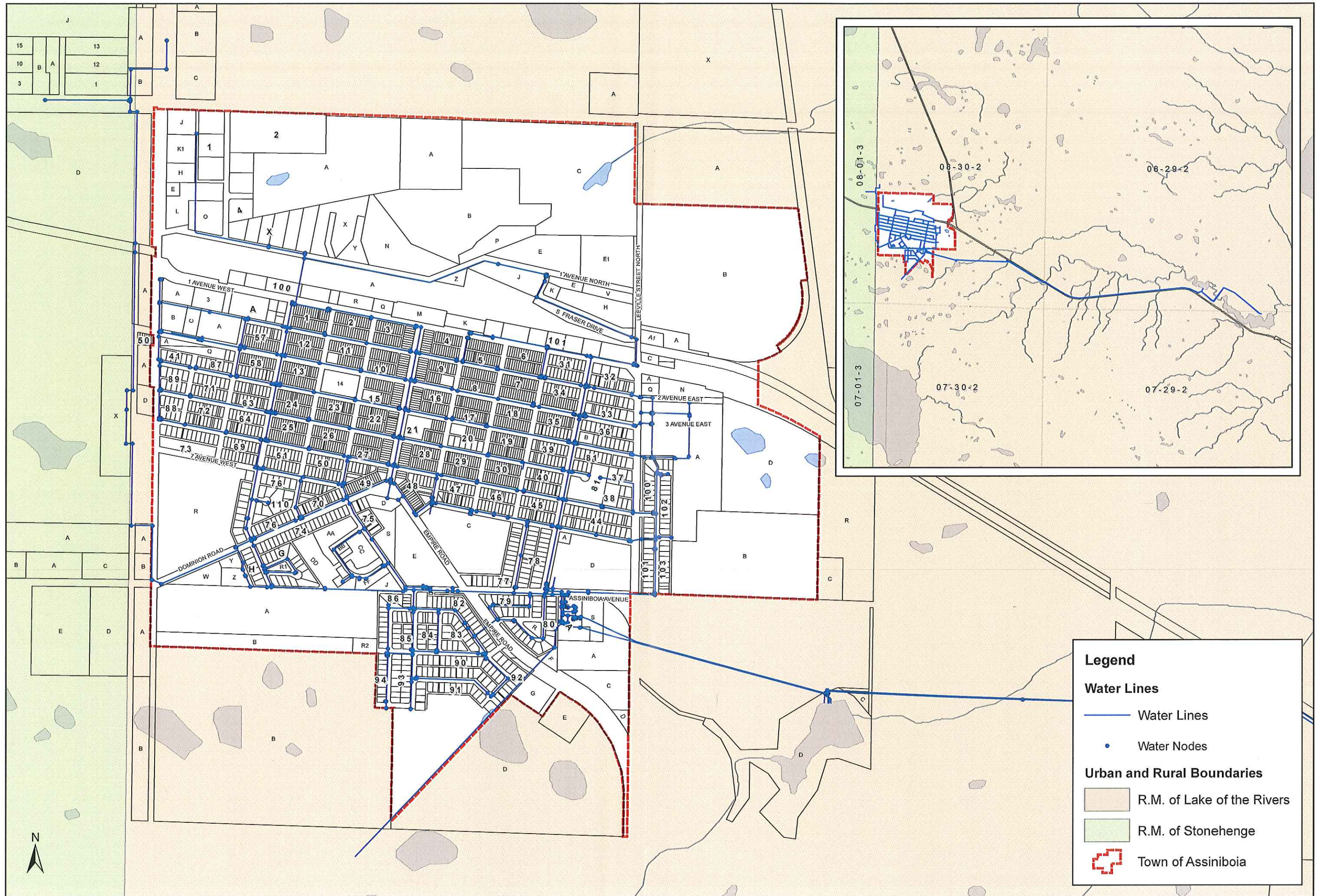
Appendix “B” Reference Maps

Water Distribution system map

Sanitary Sewer System map

Storm Sewer System map

Town of Assiniboia - Water Lines and Nodes



Legend

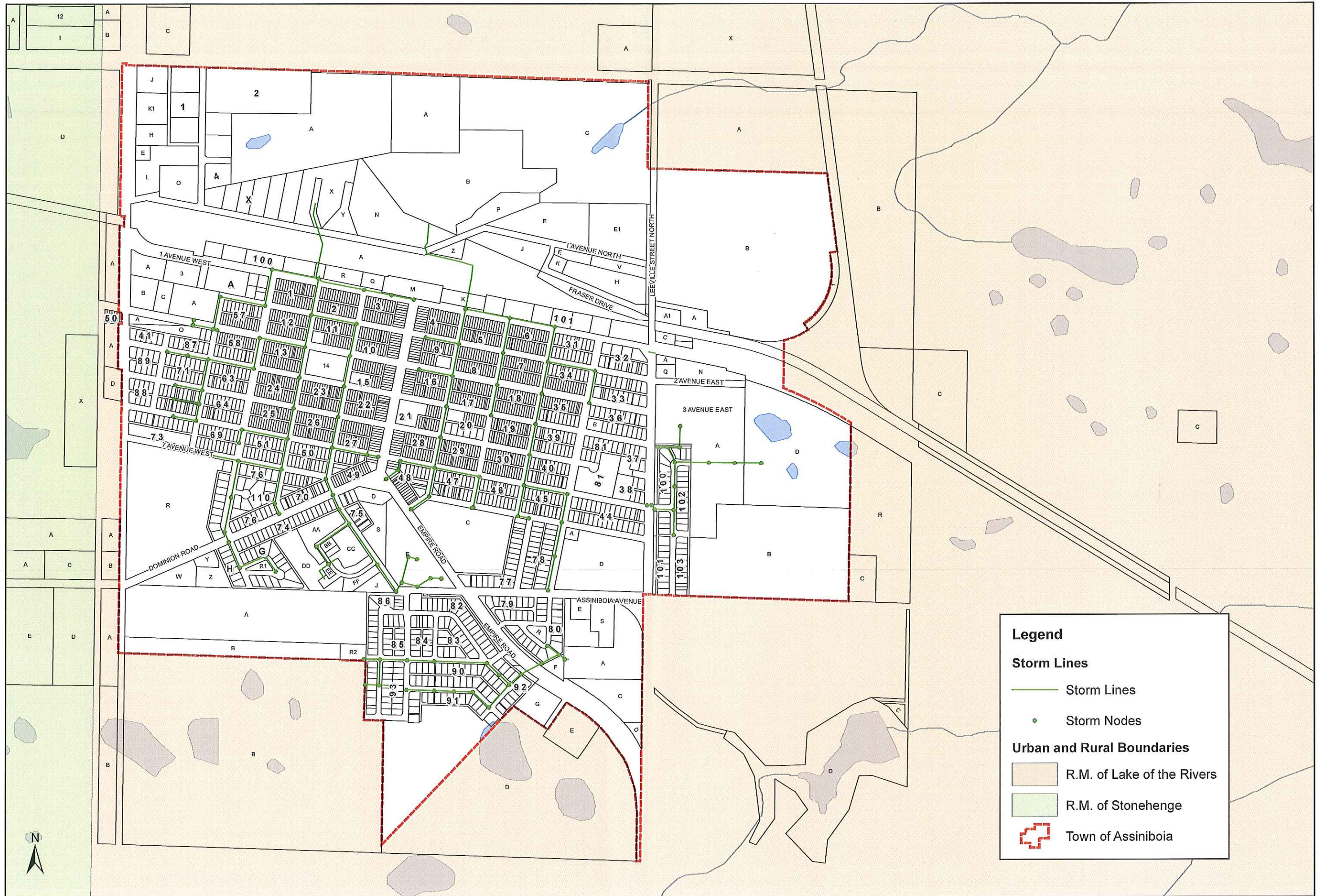
Water Lines

- Water Lines
- Water Nodes

Urban and Rural Boundaries

- R.M. of Lake of the Rivers
- R.M. of Stonehenge
- Town of Assiniboia

Town of Assiniboia - Storm Lines and Nodes



Legend

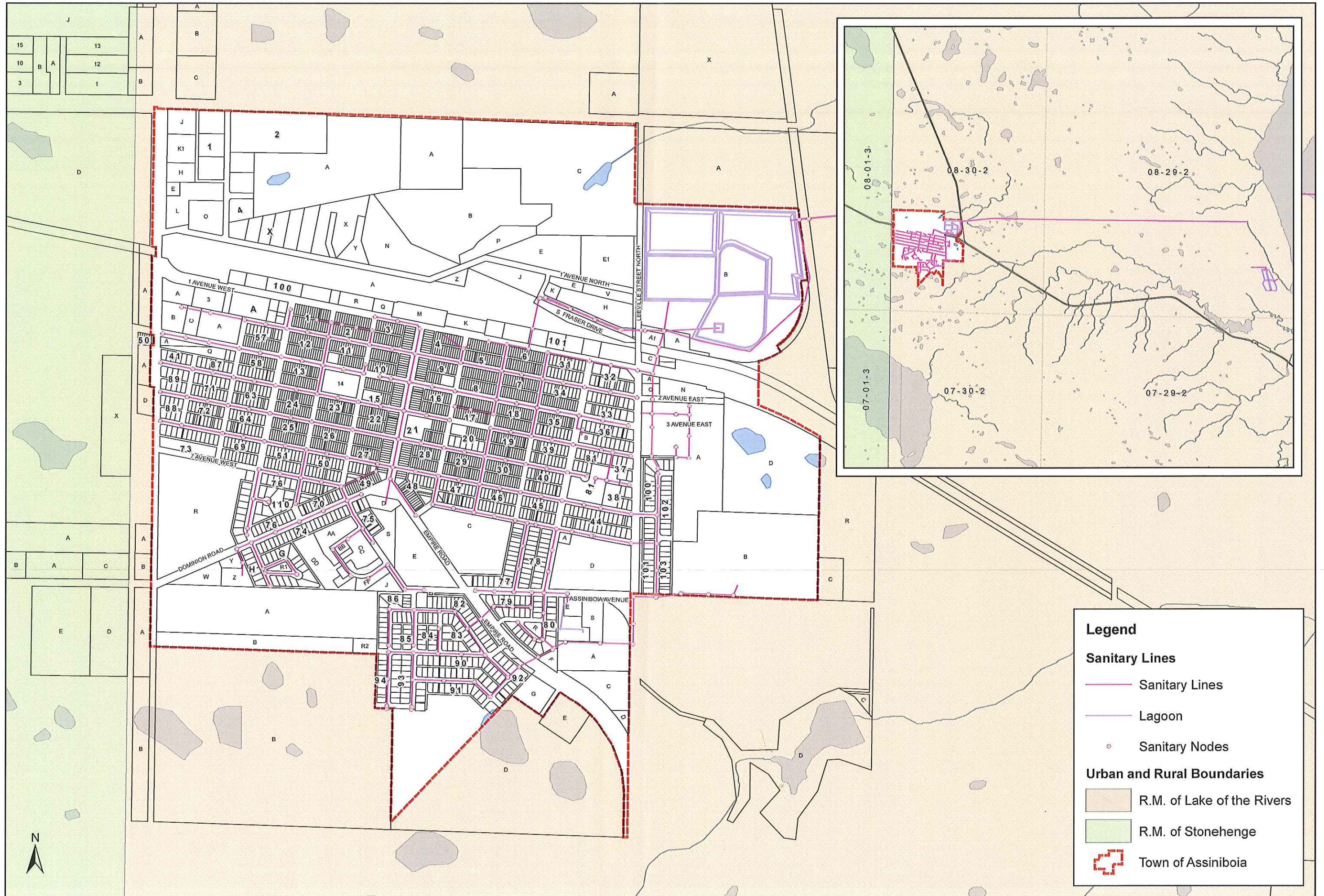
Storm Lines

- Storm Lines
- Storm Nodes

Urban and Rural Boundaries

- R.M. of Lake of the Rivers
- R.M. of Stonehenge
- Town of Assiniboia

Town of Assiniboia - Sanitary Lines and Nodes



Legend

Sanitary Lines

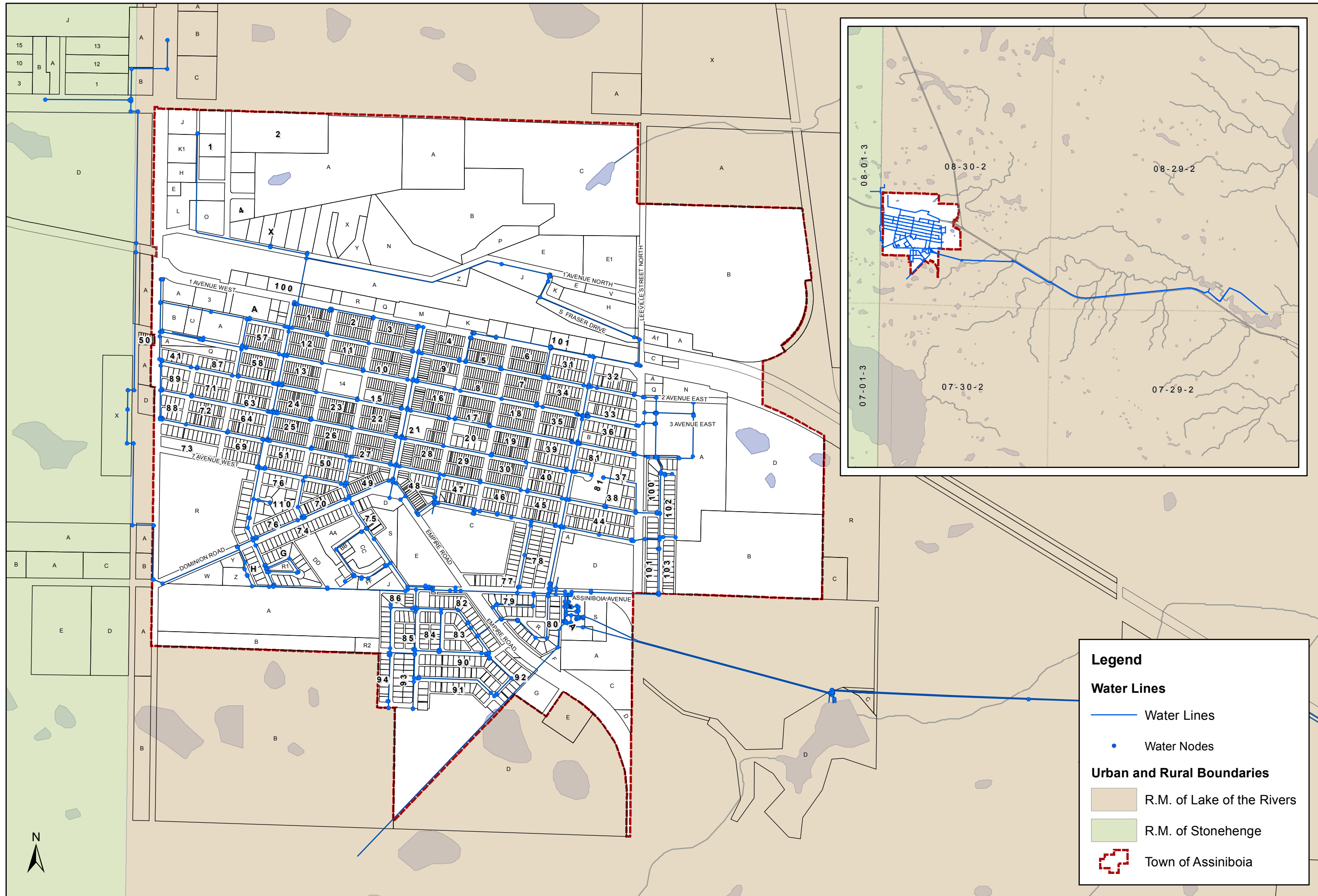
- Sanitary Lines
- Lagoon
- Sanitary Nodes

Urban and Rural Boundaries







- R.M. of Lake of the Rivers
- R.M. of Stonehenge
- Town of Assiniboia

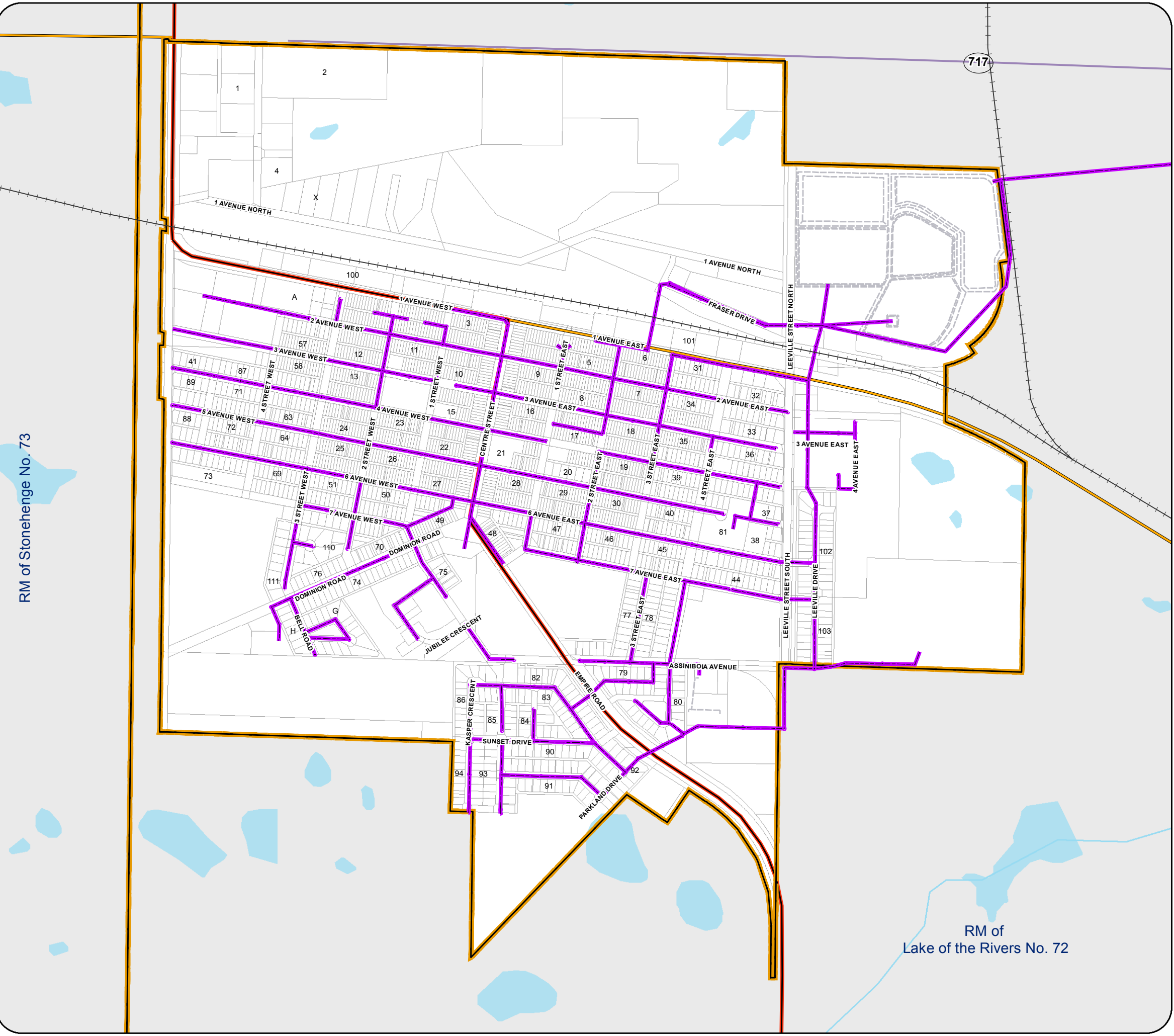
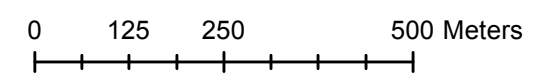
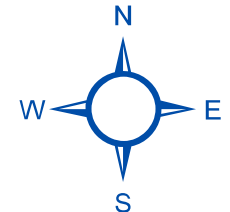


Town of Assiniboia - Water Lines and Nodes



TOWN OF ASSINIBOIA SEWER / SANITARY SYSTEM

-  Railways
-  Sewer Lines
-  Lagoons
-  Water Course / Drainage
-  Waterbody / Drainage
-  Municipal Boundary

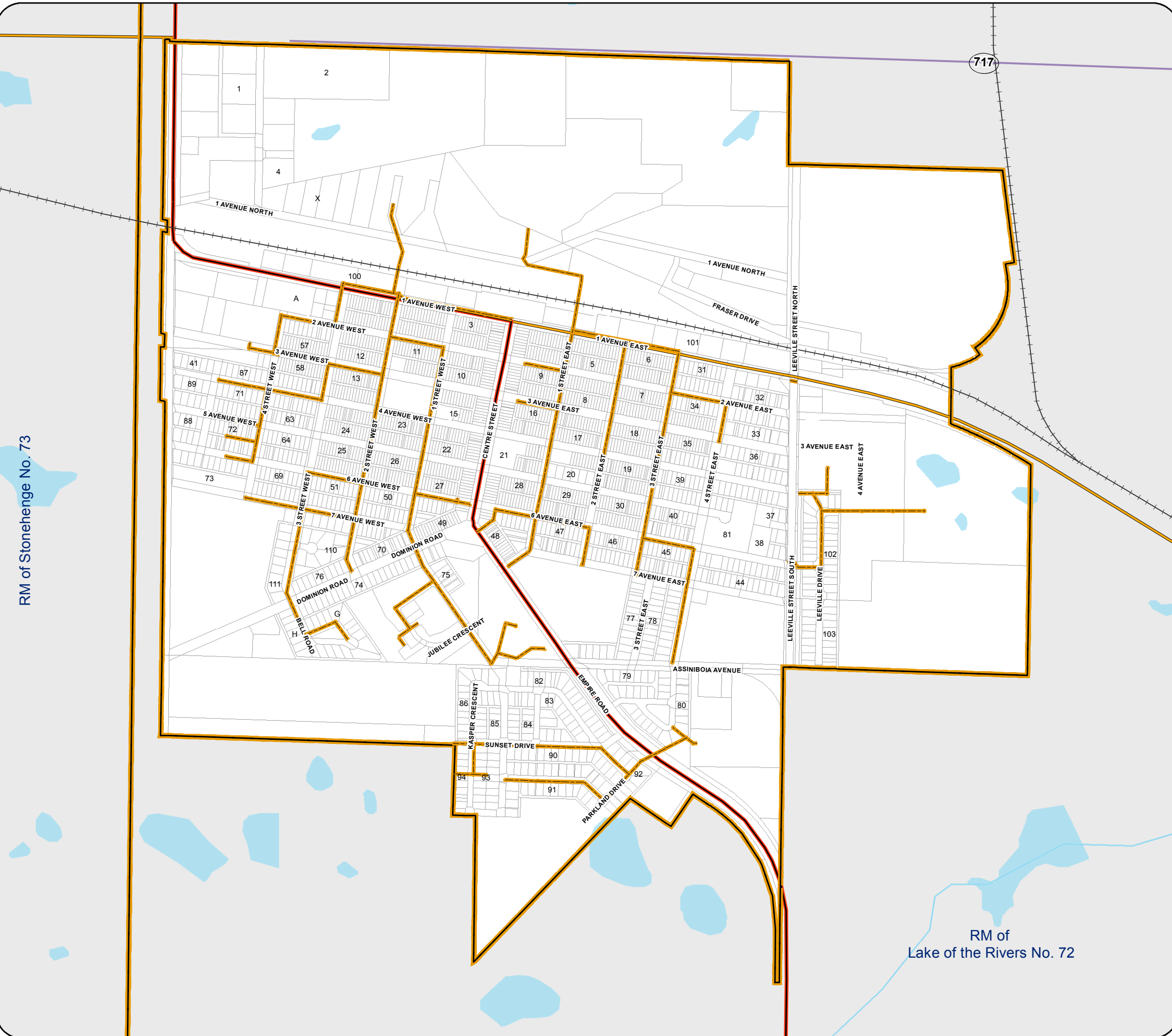
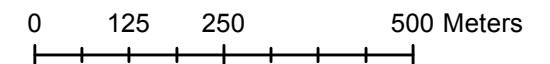
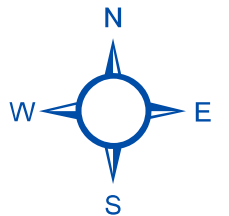


RM of Stonehenge No. 73

RM of
Lake of the Rivers No. 72

TOWN OF ASSINIBOIA STORM COLLECTION SYSTEM

- ++++ Railways
- Storm Lines
- Water Course / Drainage
- Waterbody / Drainage
- ▭ Municipal Boundary

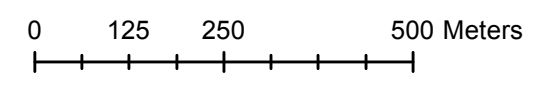
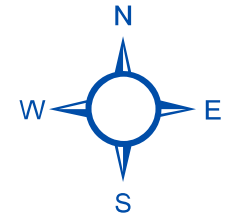


RM of Stonehenge No. 73

RM of
Lake of the Rivers No. 72

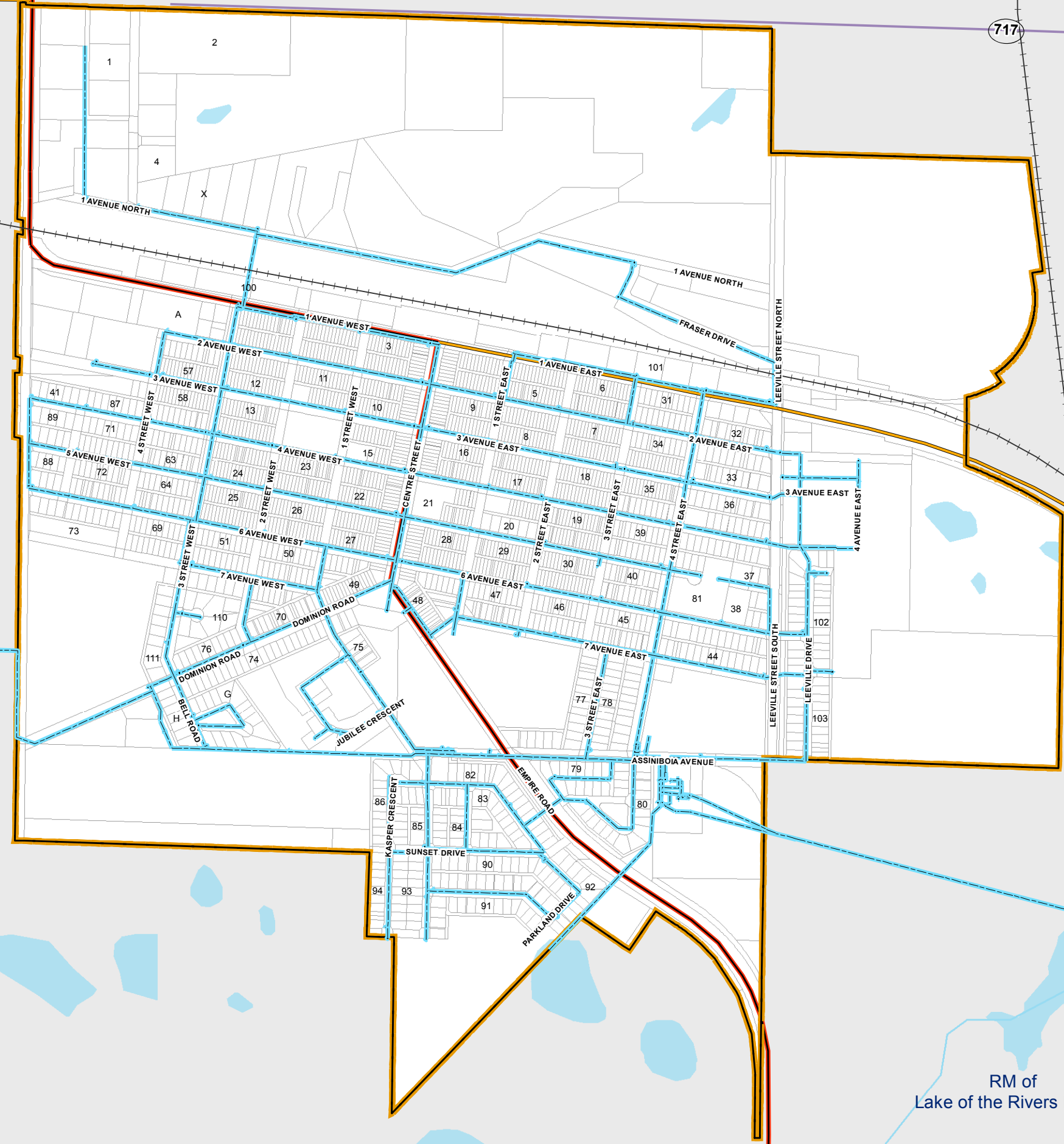
TOWN OF ASSINIBOIA WATER DISTRIBUTION SYSTEM

- ++++ Railways
- Water Lines
- Water Course / Drainage
- Waterbody / Drainage
- Municipal Boundary



RM of Stonehenge No. 73

RM of
Lake of the Rivers No. 72



717

Appendix “C” Infrastructure Capacities

Water Supply, Treatment and Distribution

Raw Water Supply

Assiniboia’s raw water supply source Willows Reservoir, is located in the RM of Lake of the Rivers approximately 9.5kms from Town. The water is treated through filtration and chlorination processes. The Willows raw water system is capable of a raw water supply in order of 3000m³/day (34.7L/s). This raw water supply capacity is adequate to support the projected future maximum day demand of approximately 2700 m³/day (31.3 L/s).

At a Full Supply Level (FSL) capacity of 6826 dam³ or 6,826,000 m³, The Willows Reservoir, without recharge and excluding evaporation, has enough volume to provide between 5055 and 5650 days of average day water supply. As such, the Town should have adequate long term water supply unless drought conditions prevail for a number of years of a row.

Water Treatment Process

The water treatment process is a conventional surface water process including upflow clarification, filtration, fluoridation and disinfection. An air stripper for trihalomethane control is used during spring, summer and fall at a reduced rate during winter. The reported capacity of the facility is 4050 L/min (67.5 L/s, however, the plant is typically run at a rate of approximately 1200 to 1500 L/min (20 to 25 L/s). Water is distributed through the town through 900 water mains. The location of these facilities is show on the Reference Map entitled Water Distribution system.

Treated Water Storage Reservoir

Treated water storage for the community is provided by three underground concrete reservoirs located immediately south of the water treatment plant and a fourth underground concrete reservoir, called the Dominion Reservoir, located on the west side of town. The overall storage capacity of the reservoirs alone is approximately 4320 m³ (950,000 gallons). A Guide to Waterworks Design (EPB201) recommends a minimum of twice the average day demand. Based on the future average day demand of 1350 m³/day (as summarized in Table 2-1), twice the average day demand for Assiniboia is 2700 m³/day. With a total water storage volume of 4320 m³, the four existing reservoirs providing adequate storage.

This information is provided in the Town Water Works Assessment Report (2010).

Sanitary Sewer System

The sanitary sewerage system includes the sanitary sewage collection system, a facultative lagoon and the discharge facility. The sanitary sewage collection system is comprised of a network of gravity sewage collection mains. Domestic sewer is conveyed to the facultative lagoons via a sewer pumping station and force mains to the lagoon site 10.5km away. The sanitary sewage lagoon has been designed to accommodate a population of 3400 residents. The existing sewage system is in good condition as it was constructed in 2001.

Storm Sewer System

The Town of Assiniboia has underground storm sewer system to handle the major drainage areas. These areas contributing to the town of Assiniboia watershed come from the south and south west of town. The main drainage route is water flows through the system to the CP rail dam site. The runoff water then flows to the north of town filling the Battle Lake riparian area that contributes water to adjacent catchment areas. Storm water runoff is accommodated by surface and underground drainage systems. The majority of storm water flows north to the Battle lake watershed. Storm water runoff to the east side of town flows through natural passageways to the Willows reservoir area. A significant amount of storm water also drains into a small reservoir/pond/slough /small surface bodies of water north east of Town.

Solid Waste Disposal

The Town of Assiniboia collects residential and commercial waste. The town contracts residential recycling works to collect, transport, sort and recycle material in a single stream manner. The Town of Assiniboia Landfill is permitted as a municipal and Industrial waste management facility which accepts all permitted of refuse.

Town of Assiniboia Infrastructure Capacities

POPULATION	2418 (2011 Census)
CONNECTIONS	1400
WATER SUPPLY	Surface Reservoir: 132 Acres Treated Reservoir 4,600m ³
ANNUAL WATER TREATMENT	365,000m ³ /year
SEPTIC TREATMENT	2 cell lagoon: 2 Primary, 1 Secondary, 1 reserve 180 day holding capacity.
SOLID WASTE MANAGEMENT TRANSFER STATION-LANDFILL	Located in RM 72 20 year life expectancy capacity
PUBLIC WELLS OR WELL-HEADS	2 Bexhill 1 & 2 Wells in RM 72
WATER LINES / UTILITIES	Within Town
LAGOONS	Located in RM #72
CEMETERY	Located within Town Limits

Source: Town of Assiniboia

Appendix “D” Community Socio-Economic Profile

ASSINIBOIA DISTRICT – STUDY AREA

*including Rural Municipality of Excel No. 71, Rural Municipality of Lake of the Rivers No. 72,
Rural Municipality of Stonehenge No. 73, Village of Limerick and Town of Assiniboia*

Selected Socio-Economic Profile Data for Study Area
2006 Canada Census

Prepared by DGMercer Eco Research

Aude Sapere

March 2011

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INTRODUCTION

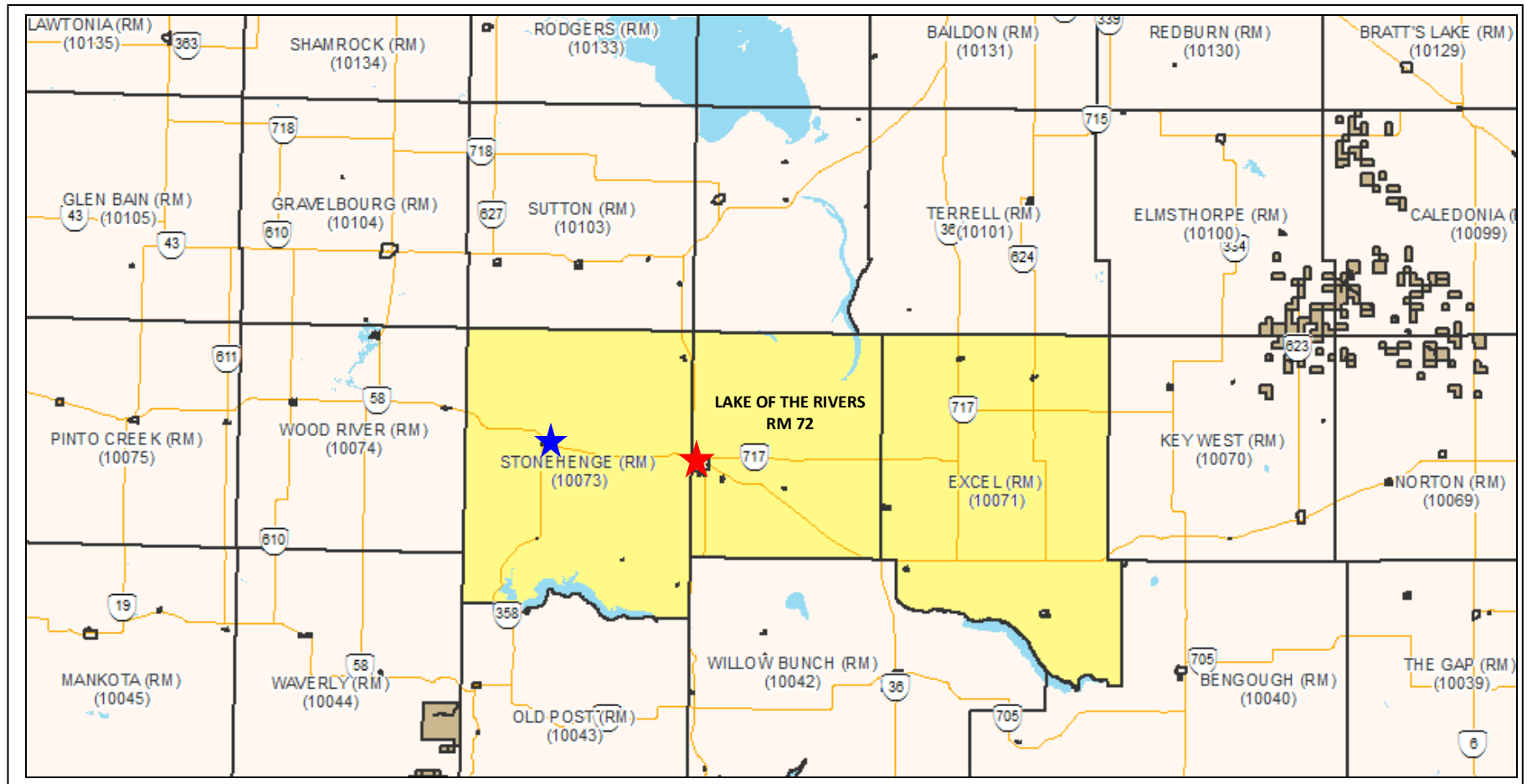
The following statistical information is from the 2006 Census, as collected by Statistics Canada, is intended to provide a general socio-economic profile for the research and development leading to a united and formal inter-municipal partnership for economic development in the Study Area. Socio-economic profiles can provide insight into the characteristics of the general population and assist in the identification of key issues and in the development of appropriate municipal planning and economic development policy.

The Study Area includes the rural municipalities of Excel, Lake of the Rivers, and Stonehenge; the village of Limerick and town of Assiniboia. In addition, the recent Saskatchewan Hospital Services Plan “Covered Population” statistics has also been added to extend population estimates from 2006 to June 2010 and this information is included in Appendix C.

The Study Area encompasses a region of 2790.9 square kilometres with a total population of 3,699 persons according to the 2006 Canada Census. Since 2006, significant economic development in both Saskatchewan and the Assiniboia region has occurred and has had a positive effect on population numbers, income and housing. Unfortunately, little statistical current information is available in the post-2006 period - the 2006 Census is required to serve in the interim. Further, the 2010 Saskatchewan Hospital Services Plan (SHSP) population statistics for the Study Area present values that are moderately higher (179 additional persons) than the 2006 Census and should be researched more fully. Comments are included in the body of this research document and in Appendix C.

The following profile elements are intended to highlight both characteristics of the Study Area and to stimulate thought and debate leading to policy development and action plans in the Assiniboia Region to promote economic development. In addition, this information can also be used in regional planning and land development. Local businesses may also wish to use this collective summary in general market studies and business plans. This material, in panel format, can be placed on websites or displaced on walls during open houses and discussion forums to aid in the understanding of the dynamics of this market area.

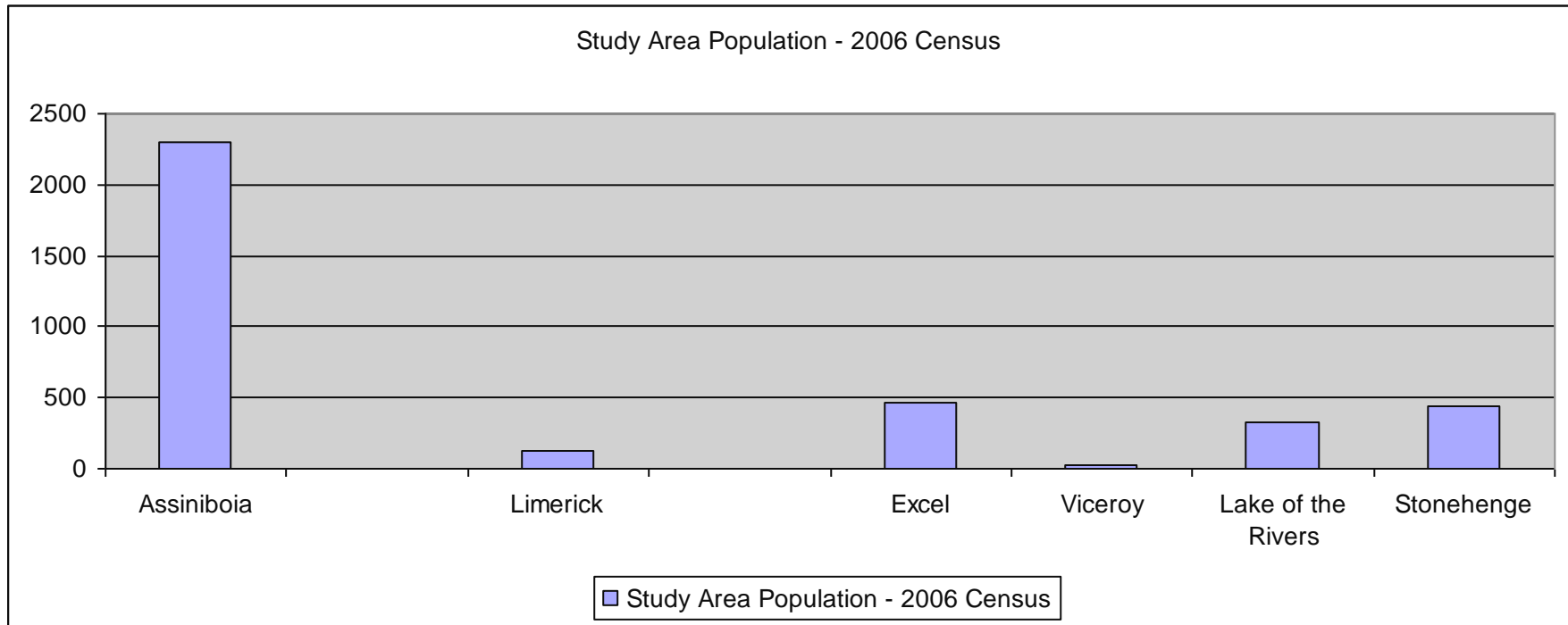
ASSINIBOIA REGION – STUDY AREA



★ Town of Assiniboia

★ Village of Limerick

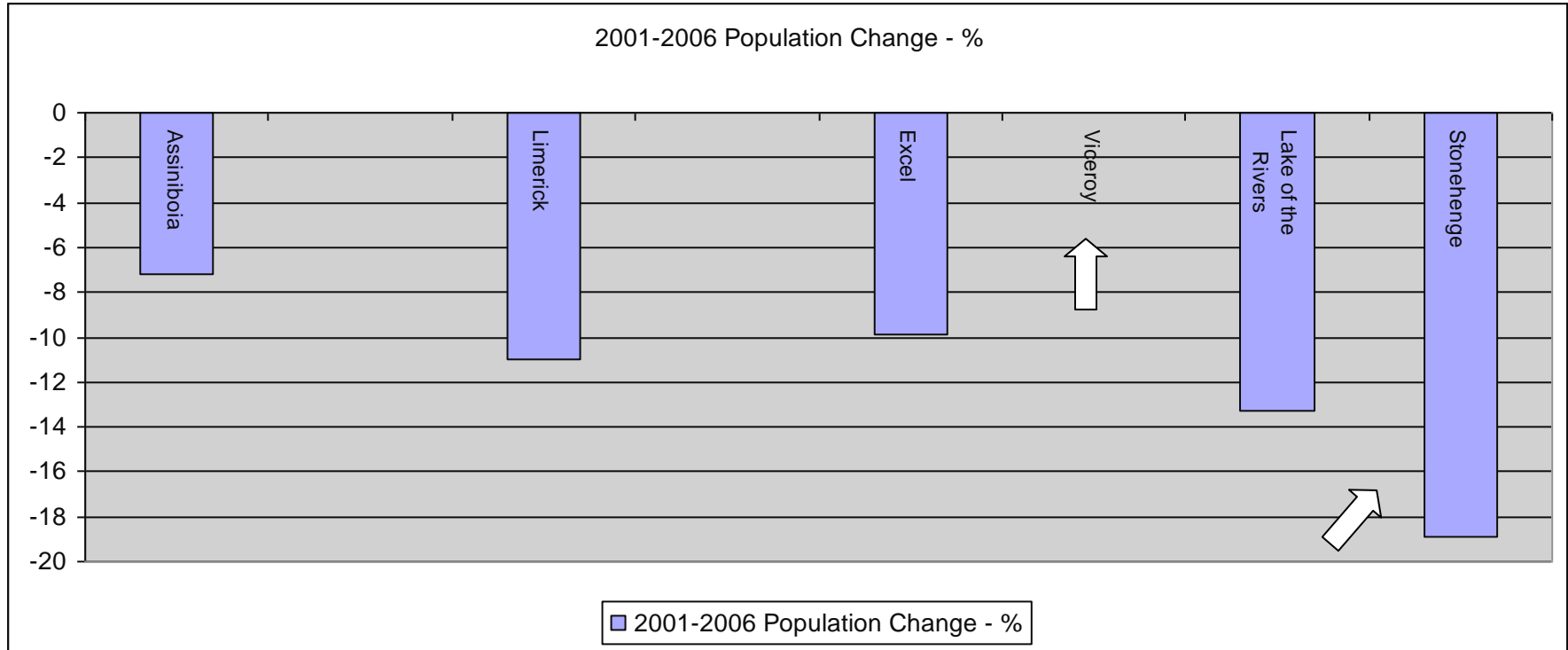
MUNICIPAL POPULATIONS – ASSINIBOIA REGION – 2006 CENSUS



- The 2006 Study Area urban and rural municipal population was 3,699 persons - this is a decline from 4,097 in 2001
- The Town of Assiniboia accounts for 62 percent of the total Study Area - significant but still very reliant on the region
- The rural municipalities present population numbers in the expected range for this region
- The Village of Viceroy has been dissolved and is now part of the RM of Excel No. 71

Note: Appendix C, 2010 Saskatchewan Covered Population Numbers lists the 2010 Study Area population at 3,878 which is 179 persons higher than the 2006 Canada Census of 3,699. Owing to a significant number of residents at a very advanced age (higher mortality) we can assume there was an additional number of in-migrants and new births to off-set natural mortalities in the Study Area population. Nevertheless, while the additional population has reserved the Study Area population loss, it is not clear at this time if this will be a significant trend.

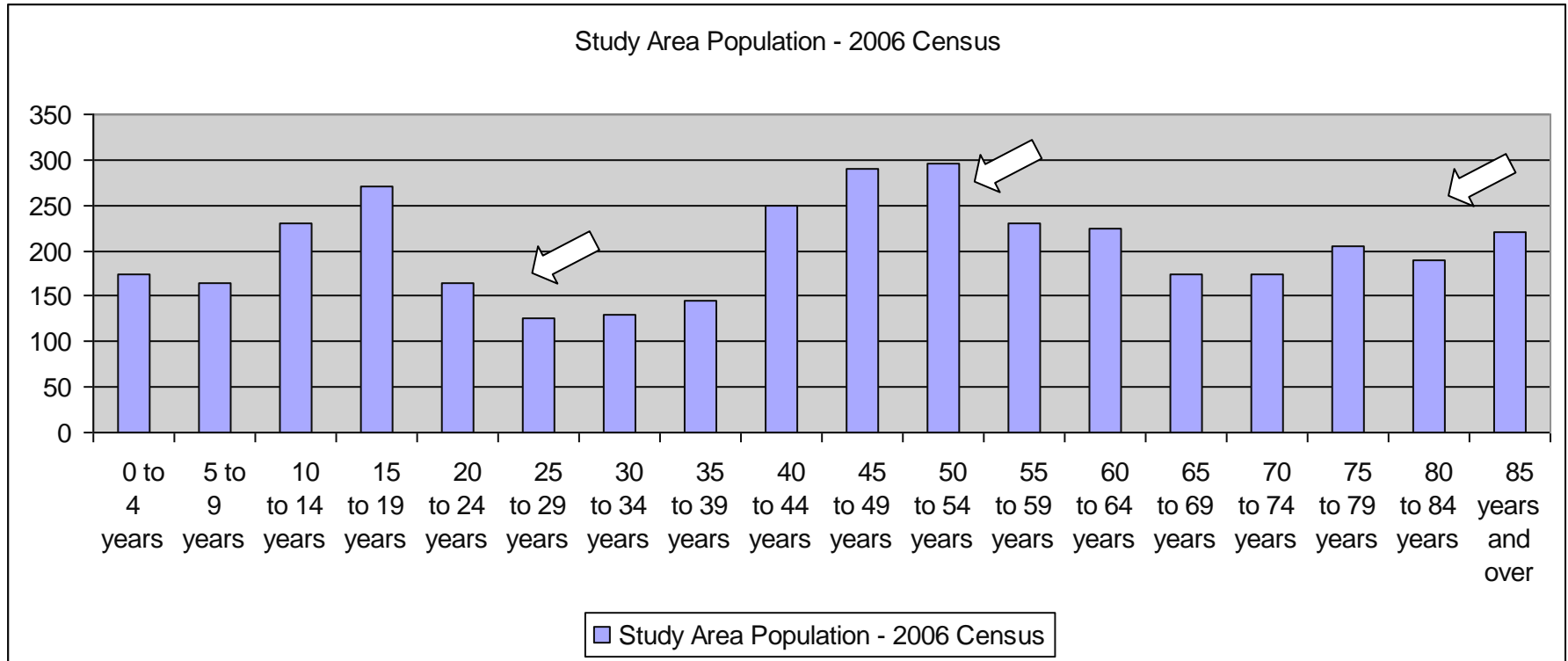
POPULATION CHANGE BY PERCENT – ASSINIBOIA REGION – 2006 CENSUS



- All municipalities experienced significant population loss during the 2001-2006 period
- It is not clear if this is the result of expected mortalities from a large elderly population plus out-migration of the 20-39 cohort
- No data is available for the Hamlet of Viceroy
- 2010 SHSP data strongly suggests a reversal in population loss - see Note below
- The RM of Stonehenge had a significant population loss of over 18 percent
- *Further research: out-migration of 20-29 year olds and seniors retiring to Town of Assiniboia?*

Note: Appendix C, 2010 Saskatchewan Covered Population Numbers lists the 2010 Study Area population at 3,878 which is 179 persons higher than the 2006 Canada Census of 3,699. Owing to a significant number of residents at a very advanced age (higher mortality) we can assume there was an additional number of in-migrants and new births to off-set natural mortalities in the Study Area population. Nevertheless, while the additional population has reserved the Study Area population loss, it is not clear at this time if this will be a significant trend.

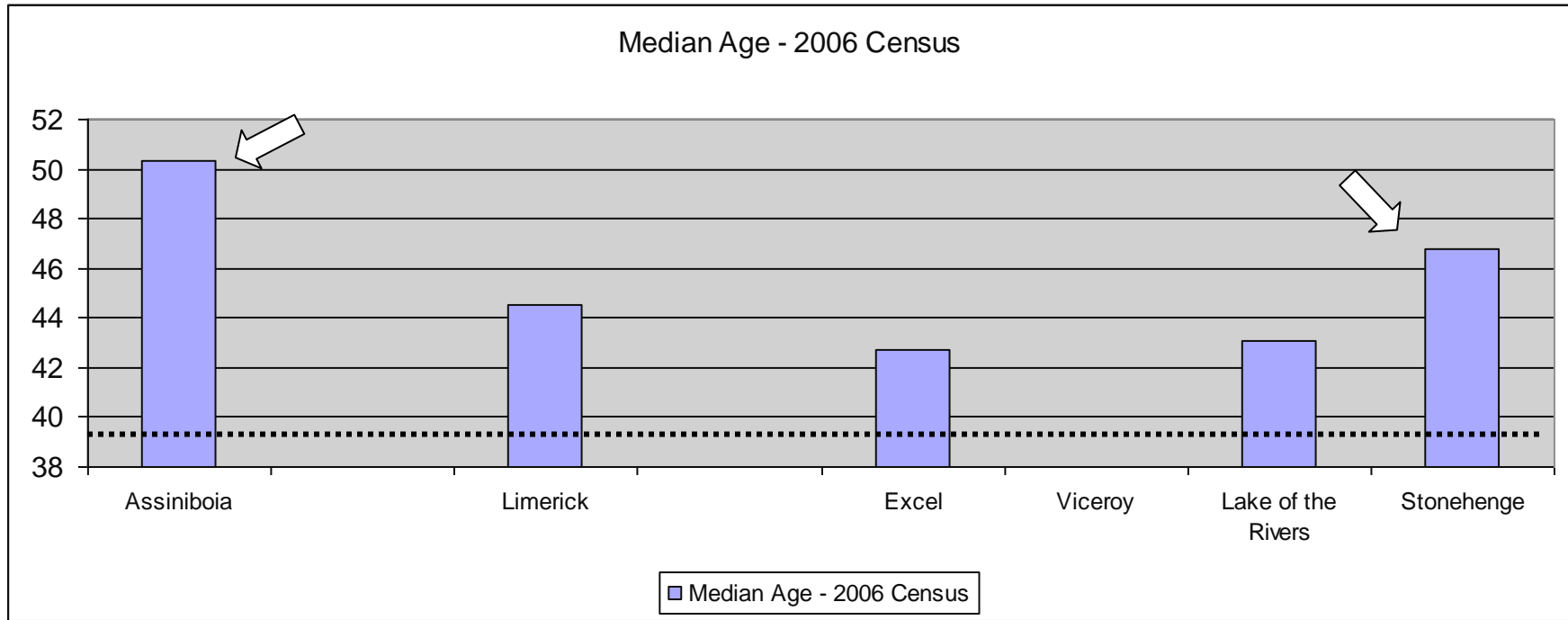
DEMOGRAPHIC PROFILE — ASSINIBOIA REGION — 2006 CENSUS



- Strong population representation in the prime income earning years of 40-54 years of age - good base to work from
- Large population age cohort in the 0-19 year age cohort, however, a decline in the youngest age group 0-9 years
- Lower number of persons in the 25-39 year age cohort - is this normal out-migration for education and jobs during period?
- Relatively small “early-retirement” population - somewhat unusual for the smaller cities and towns in Saskatchewan
- Significant labour force retirement within next 10-15 years - will people retire to Town of Assiniboia?
- Future regional contribution of retiring seniors may be reduced over the next 5-15 years - then increase
- Moderate number of persons over 69 years of age - somewhat less than expected for a major regional centre

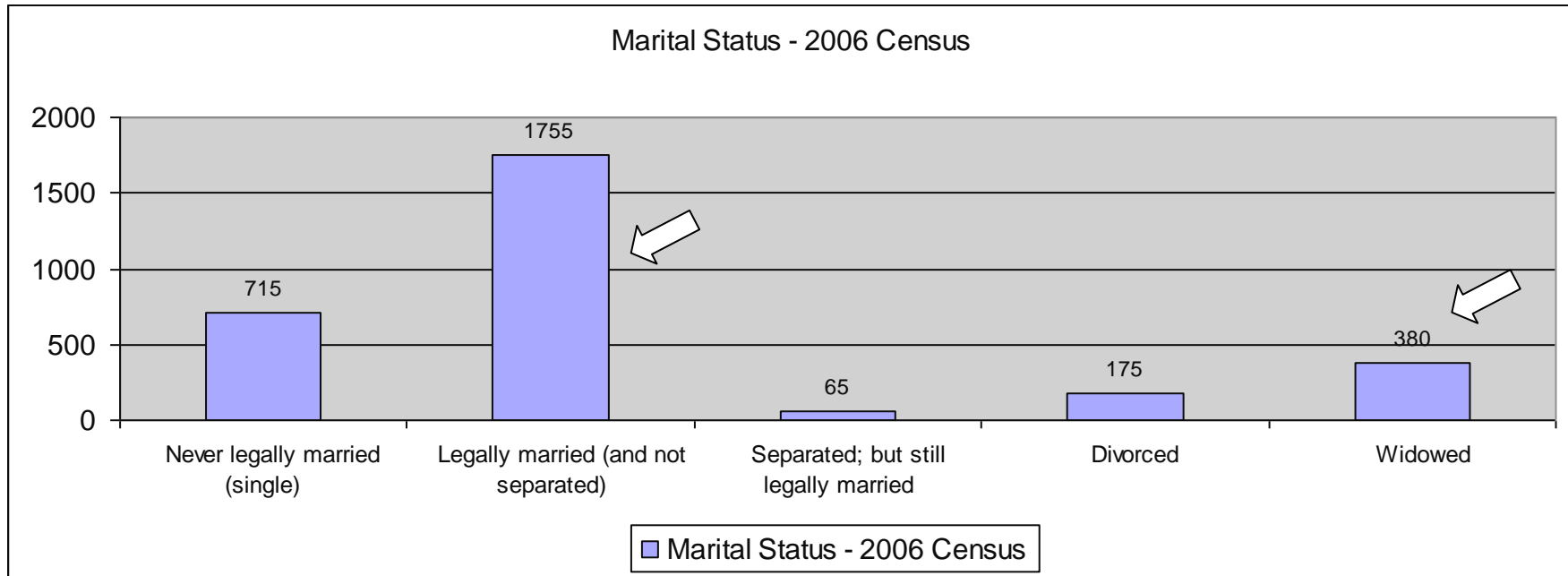
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MEDIAN AGE OF POPULATIONS – ASSINIBOIA REGION – 2006 CENSUS



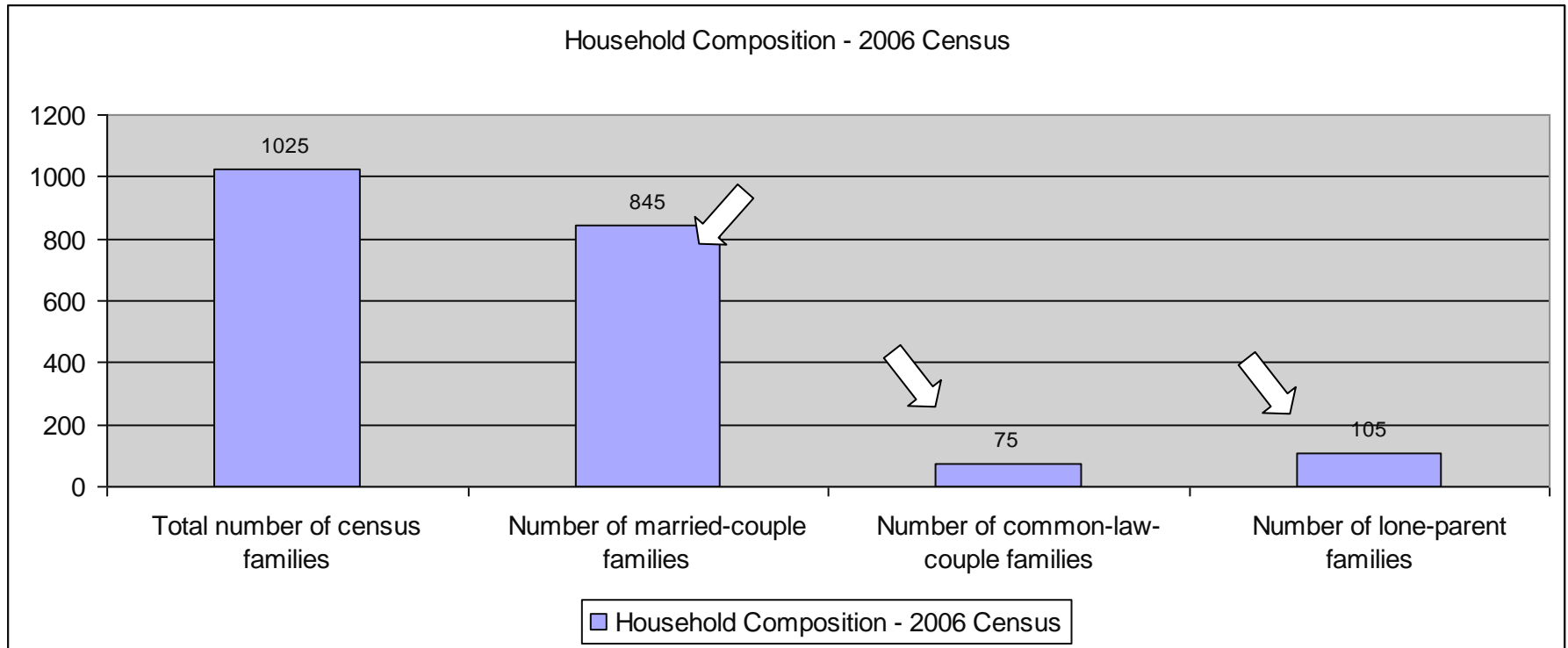
- Median age for all municipalities is significantly older than provincial median of 38.7 years - indicates aging population
- Town of Assiniboia is a retirement destination for the region - high Median Age is result
- RM of Stonehenge population profile more robust that represented by Median Age - see Appendix B for individual profile
- Median Age more affected by low numbers of population in the 20-34 yr age cohort - must retain and attract this age group

MARITAL STATUS – ASSINIBOIA REGION – 2006 CENSUS



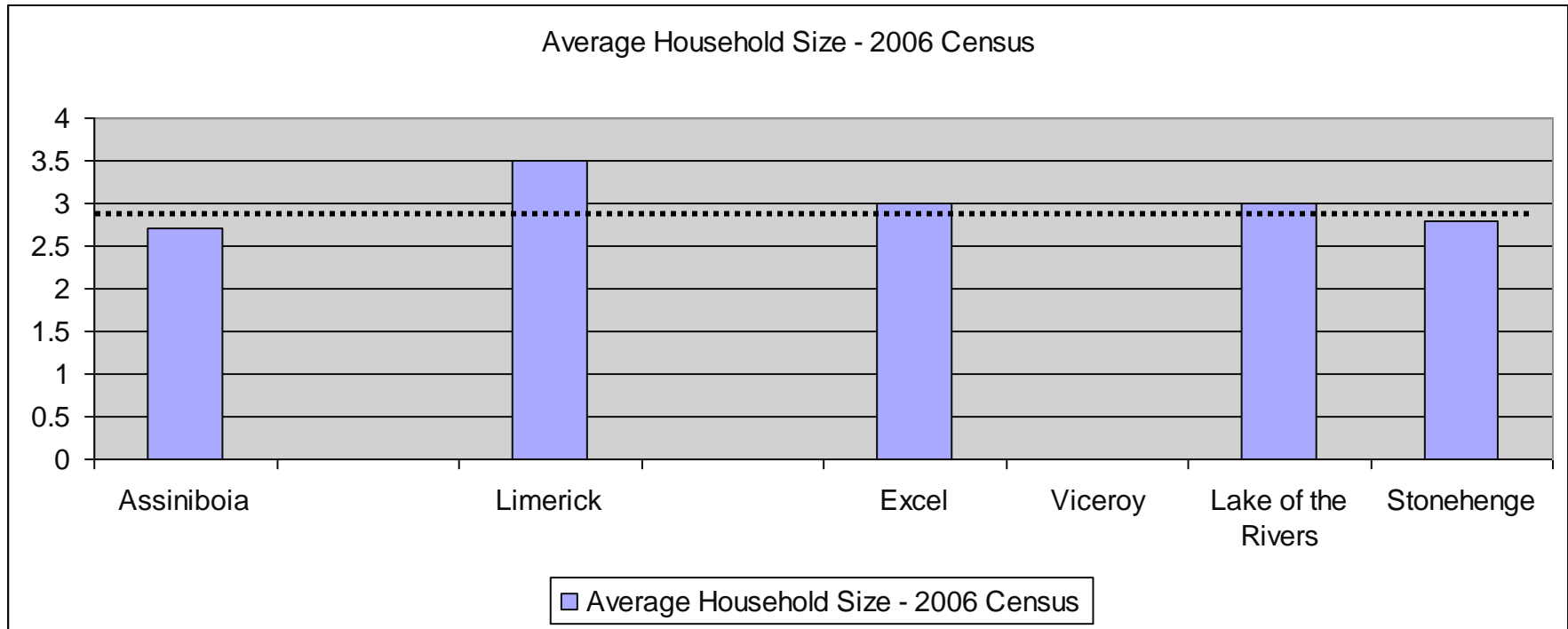
- Married households very predominate throughout Study Area - normal in rural and small town Saskatchewan
- Separated persons and divorced persons not significant in the Study Area
- Higher widowed population is related to the larger numbers of elderly in the Study Area
- No significant changes are expected in marital status in the short-term

HOUSEHOLD COMPOSITION – ASSINIBOIA REGION – 2006 CENSUS



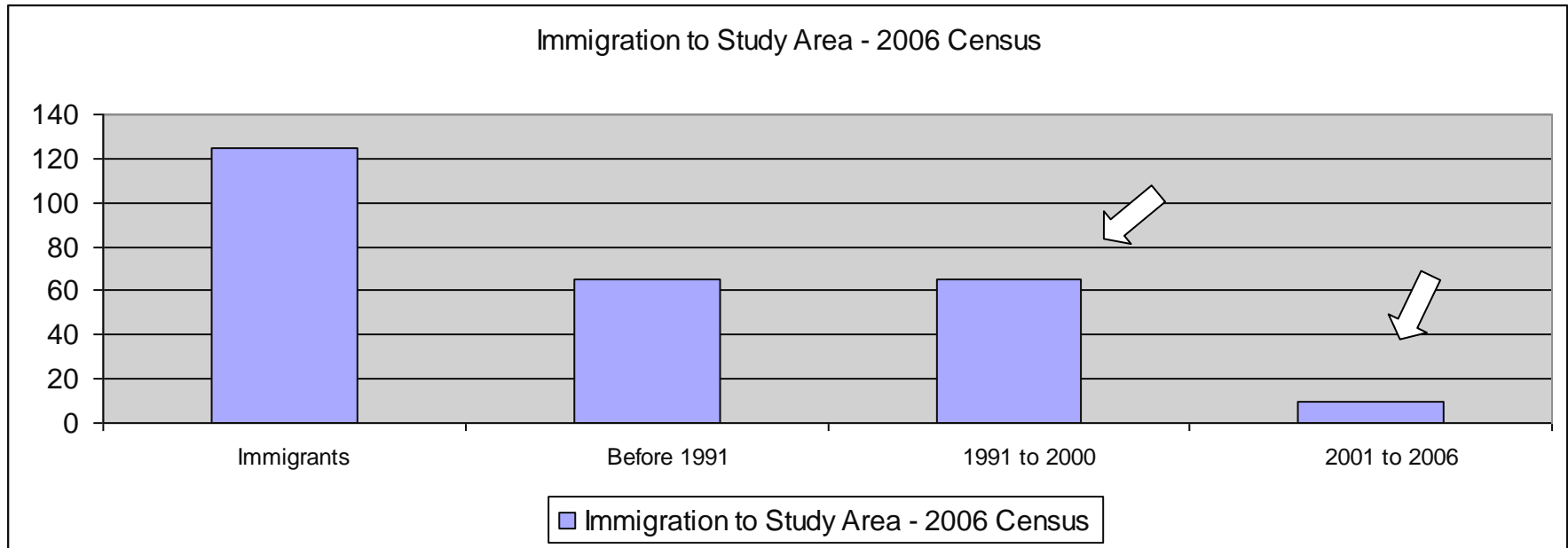
- Married households couple families predominate throughout Study Area - normal in “small town” Saskatchewan
- Common-law couples is slightly lower than expected - not significant
- Common-law couples also related to higher income households - see Median Income panel for RM of Stonehenge
- Lone-parent families - cause for mild concern owing to high number of female lone parents and poverty - monitor
- No major changes expected over the short-term
- Dominant demand will remain for single detached housing - however - rental and senior housing will also increase

AVERAGE HOUSEHOLD SIZE – ASSINIBOIA REGION – 2006 CENSUS



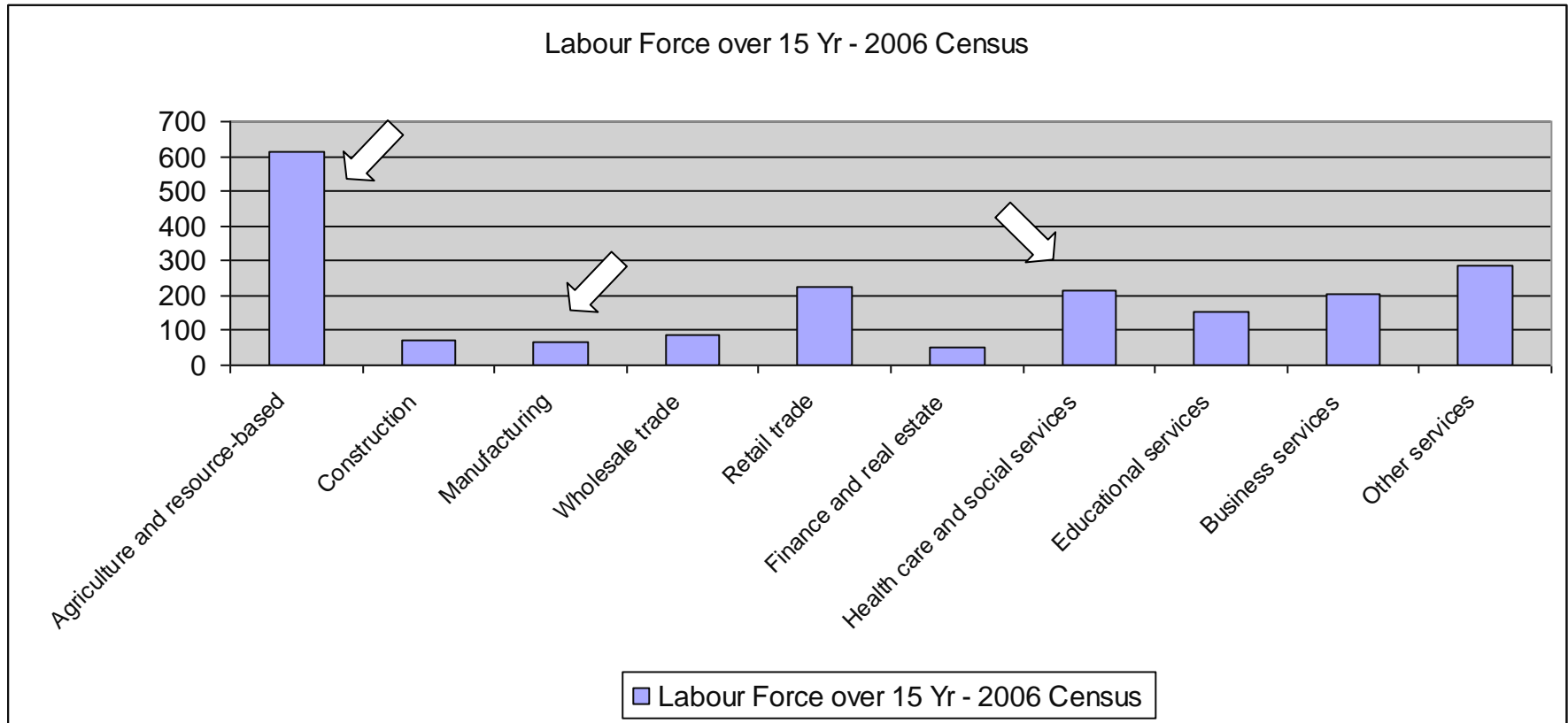
- Average household size of Study Area is close to the Provincial average is 2.9 persons
- Town of Assiniboia is slightly below - most likely the higher number of single households with widows
- Village of Limerick is slightly above - indicative of slightly more younger couples with all children still at home
- Household statistics for Study Area are within the normally expected range
- Creating opportunity for elderly widows to move into senior housing - will release affordable housing for young families
- Household size is often used in housing projections and in municipal sewer and water use estimates

IMMIGRATION – ASSINIBOIA REGION – 2006 CENSUS



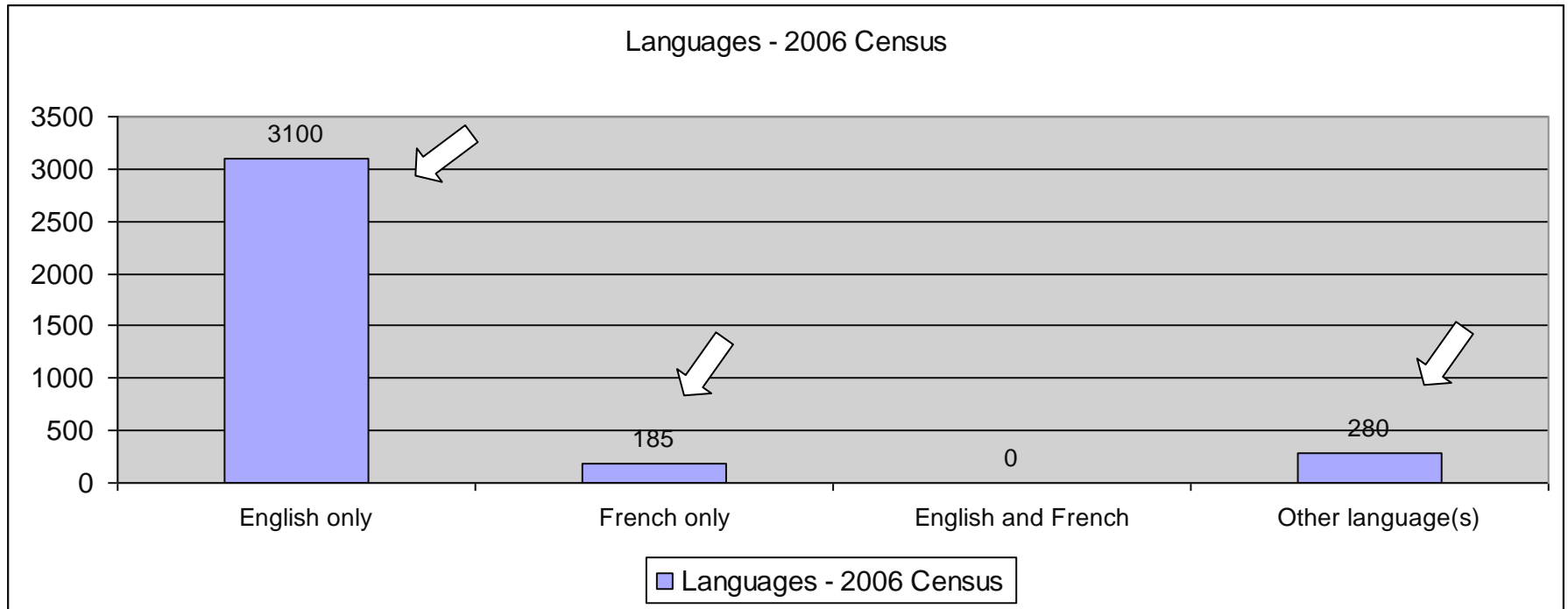
- Immigration into Study Area is very insignificant - Study Area has not experienced minimal post 2001 immigration
- Limited immigration into Study Area prior to 1991
- Possible oil and gas development in the region may result in some modest immigration but not likely - linked to job creation
- Wind farm employment generation - modest option for future unless large scale
- Immigration not considered to be significant factor for population growth; in-migration from other regions more important

LABOUR FORCE OVER 15 YEARS – ASSINIBOIA REGION – 2006 CENSUS



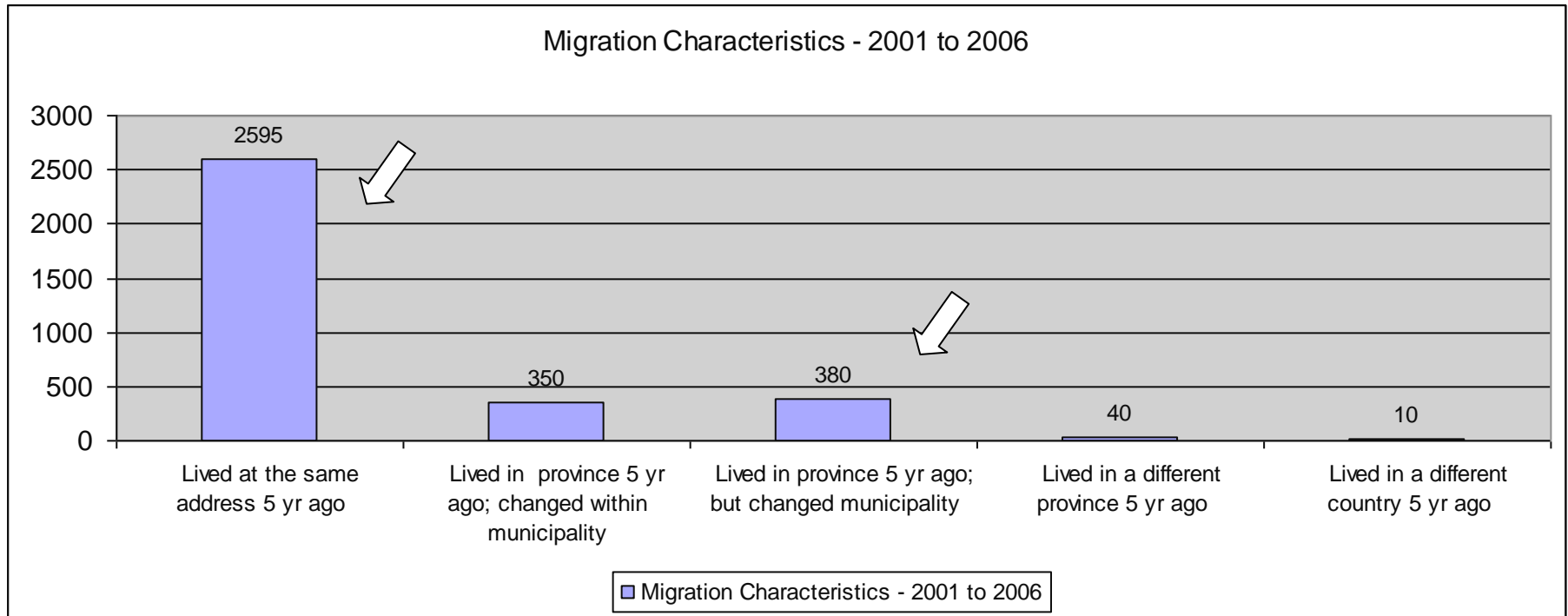
- Agriculture and resource-based oil exploration are the dominant employers in the Study Area - go for “value-added” jobs
- Other labour force activities is a strong second - includes a wide range of categories
- Retail, wholesale, finance and business are associated with a strong and diverse local service centre in Assiniboia
- Construction and Manufacturing present good employment base to work from in the Study Area
- Health and Education numbers indicative of regional centre status for Town of Assiniboia
- Business Services - higher than expected for a moderate sized town
- Stable and diverse labour force market characteristics for Study Area

LANGUAGES – ASSINIBOIA REGION – 2006 CENSUS



- Most residents of region are now third generation Canadians with English language being very dominant
- French and bilingual speakers is low - may be associated with both teachers and older residents from the region
- Other languages (Chinese) may be both small immigrant population and long-time second generation residents
- Language profile unlikely to change - French only is expected to decline further over time

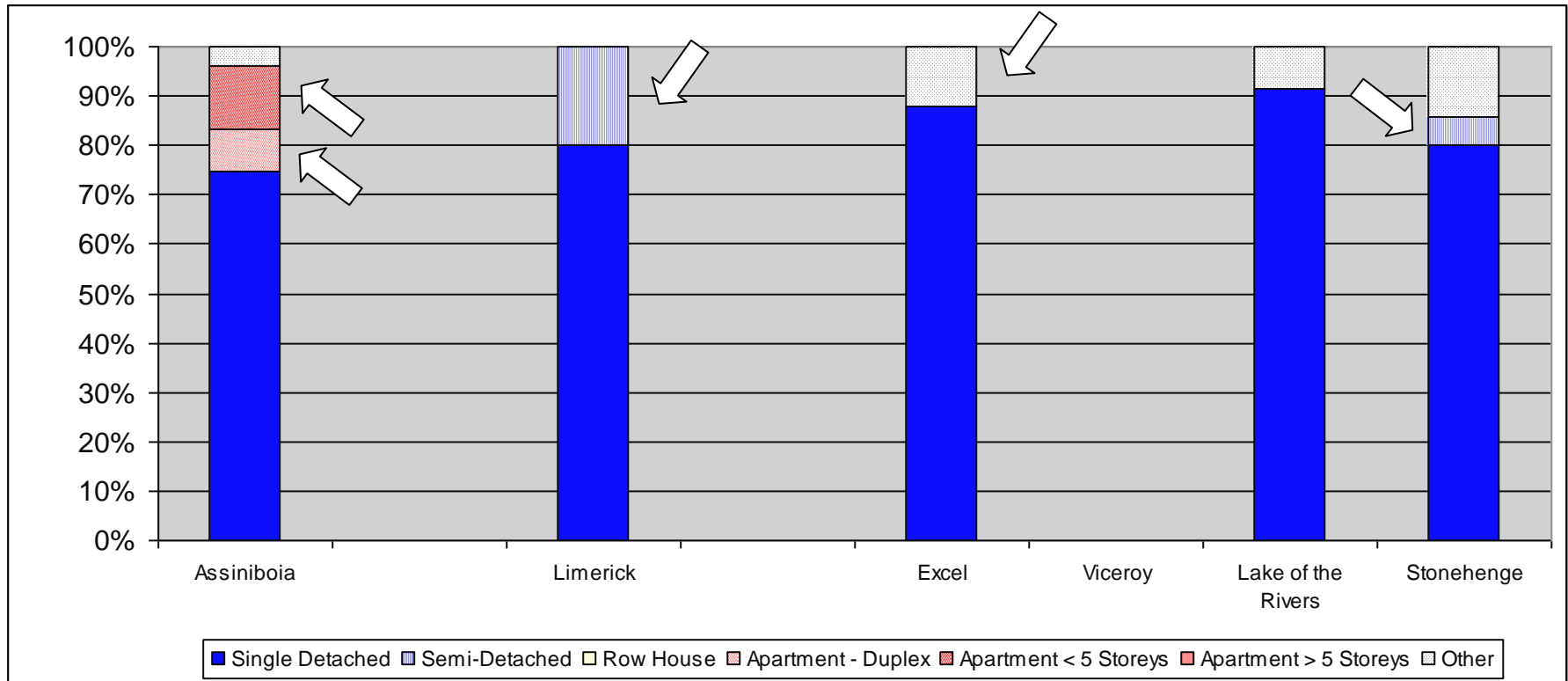
MIGRATION CHARACTERISTICS — ASSINIBOIA REGION — 2006 CENSUS



- Migration pattern for region is stable – modest percentage of both local and provincial origin between 2001 and 2006
- Very modest in-migration from elsewhere in province during 2001-2006 Census period
- Expansion in oil and gas exploration in the region could have a significant impact on migration characteristics
- Post 2006 economic expansion should influence migration patterns for the Study Area - more research required at later date

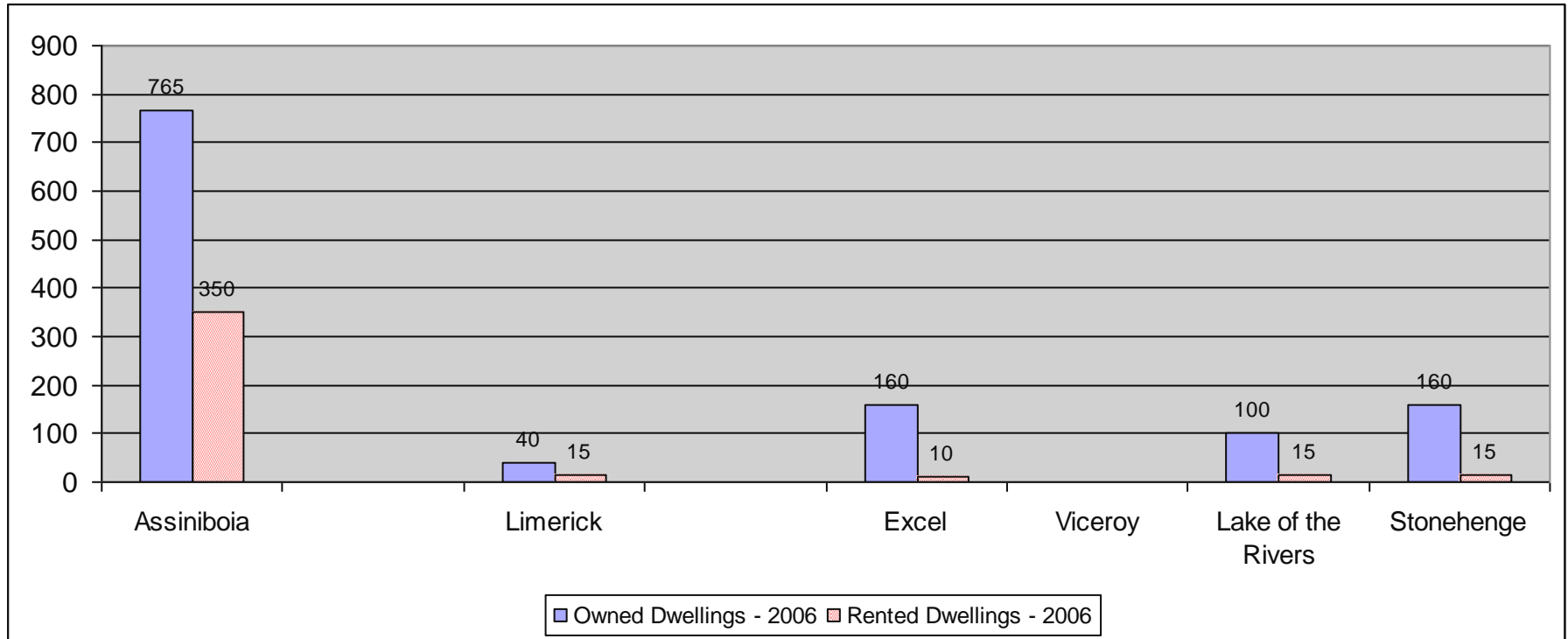
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HOUSING TYPES – ASSINIBOIA REGION – 2006 CENSUS (PERCENTAGE)



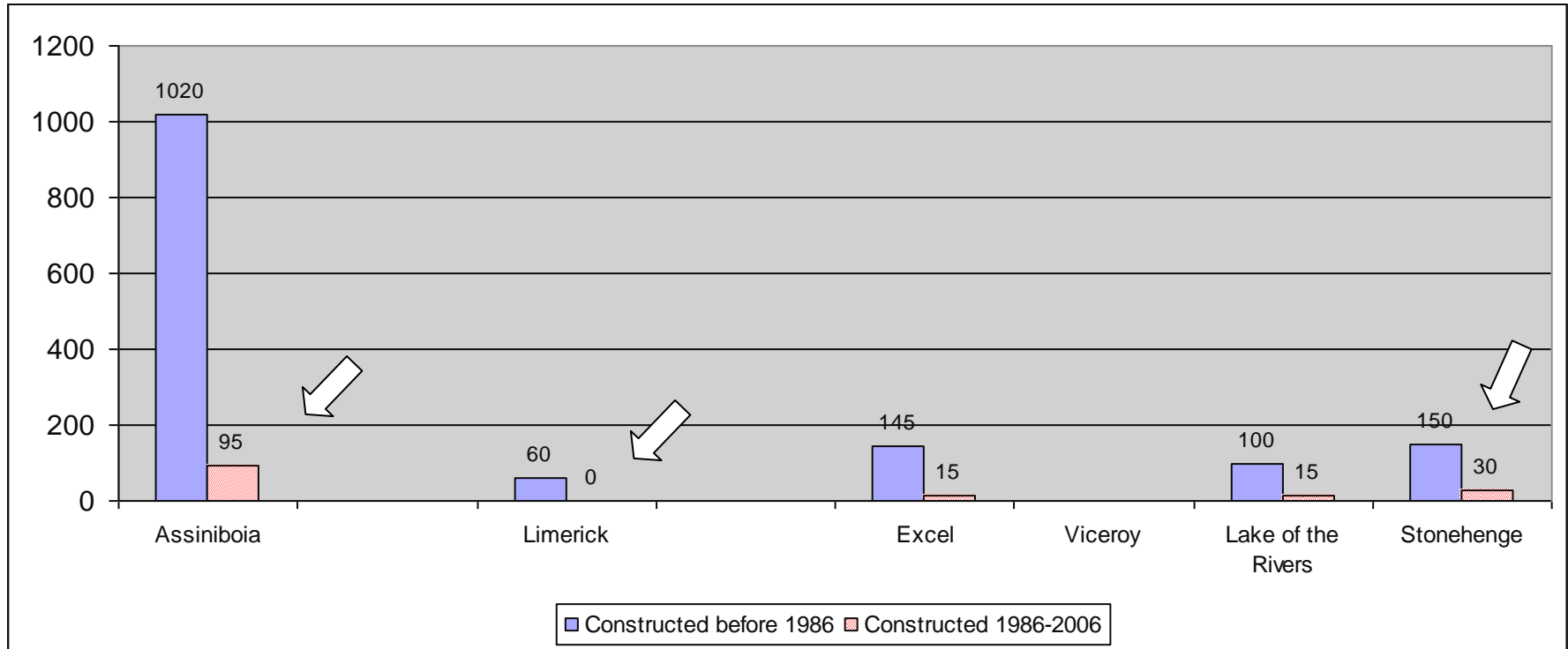
- Study Area - very high percentage of single detached housing - normal for rural municipalities and small town Saskatchewan
- Provincial average for single detached dwellings is 74.3 percent of all dwelling units
- Assiniboia has a moderate percentage of apartment buildings under 5 stories - positive for attracting new employees
- Village of Limerick - moderate number of semi-detached dwellings. Most likely affordable rental and ownership
- RM of Stonehenge has some semi-detached - unusual for a rural municipality
- Rental accommodation is important in attracting younger households during an economic growth period
- Other Dwellings - most likely mobile homes on farmstead sites
- Vacancy rates should be researched - especially with economic activity in the 2006-2011 era

DWELLING OWNERSHIP PROFILE - ASSINIBOIA REGION – 2006 CENSUS



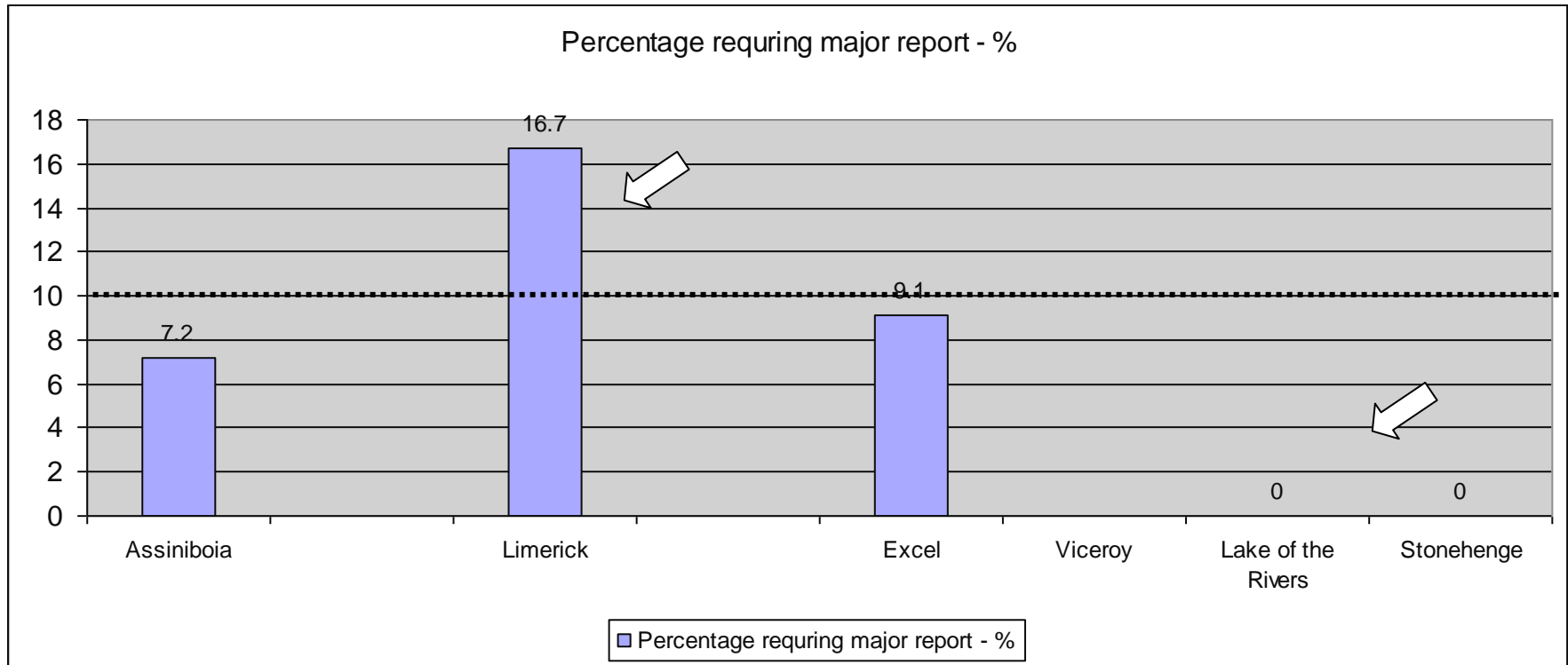
- Rented dwellings represent a very significant portion of the housing stock in Assiniboia - more research on details
- Rented dwellings in remainder of Study Area is much less pronounced
- Rental accommodation is important in attracting younger households during an economic growth period
- Has there been any change in rental to ownership during the 2006-2011 economic boom in the Study Area?
- Vacancy rates should be researched - especially with economic activity in the 2006-2011 era

PERIOD OF HOUSE CONSTRUCTION – ASSINIBOIA REGION – 2006 CENSUS



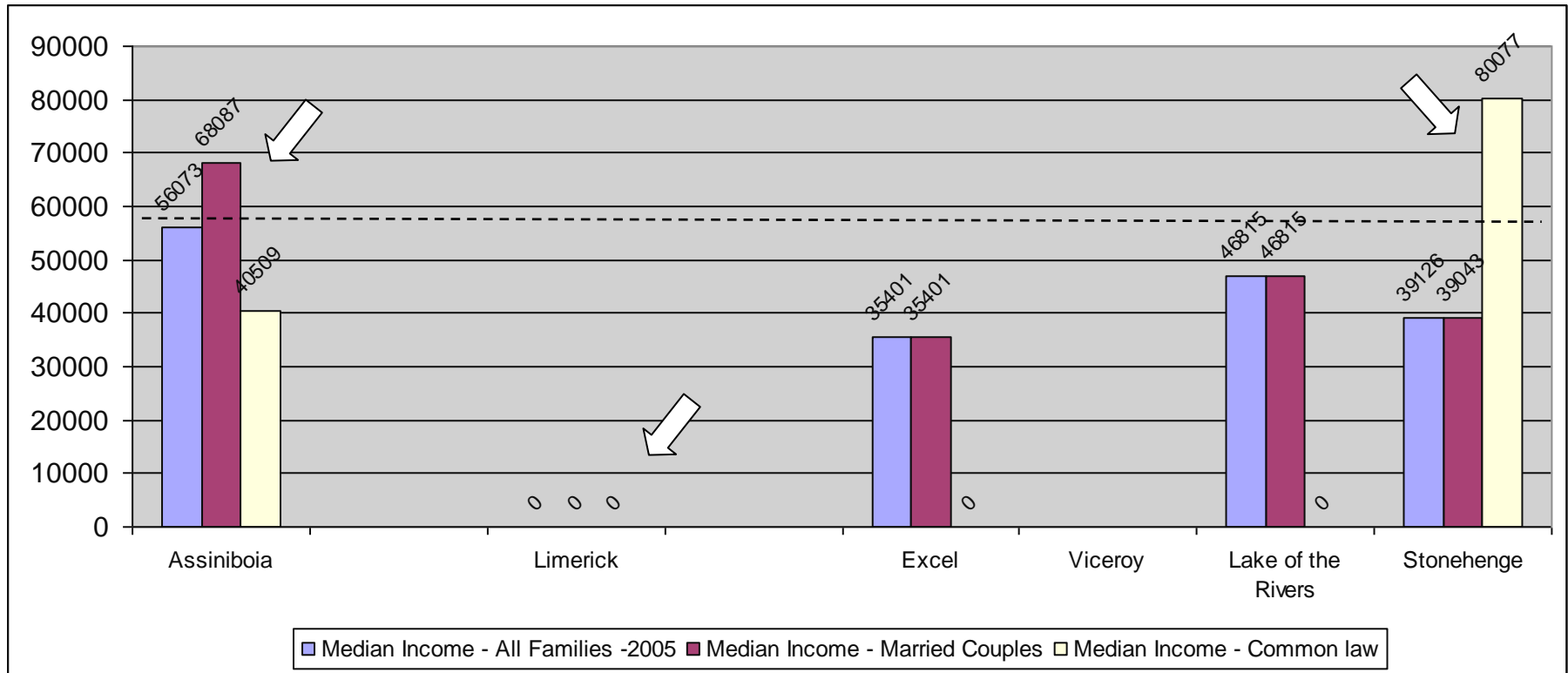
- Study Area is largely pre-1986 construction - only 155 dwelling units constructed during the 1986-2006 period
- Economic growth in the post-2006 era should present an increased level of construction and should be documented
- Influence of rural water distribution pipeline systems needs to be researched more fully
- Housing stock is beginning to age in Study Area - needs to be monitored
- Energy efficiency of housing stock may also be an emerging issue - older housing becoming expensive to heat
- The 2006-2010 period population SHSP population statistics (179 additional people) indicate moderate pressure for new house construction
- Housing starts for this period should be researched by all municipalities

DWELLINGS REQUIRING MAJOR REPAIR – ASSINIBOIA REGION – 2006 CENSUS



- Housing stock conditions in the Town of Assiniboia is moderately better than Provincial average of 10.5 percent
- Village of Limerick - housing conditions are significantly poorer than Provincial average - needs to be monitored
- RM of Excel - almost equal to Provincial average - Lake of Rivers and Stonehenge are zero (should be researched)
- Research into building permits and house improvements in post 2006 period should be researched

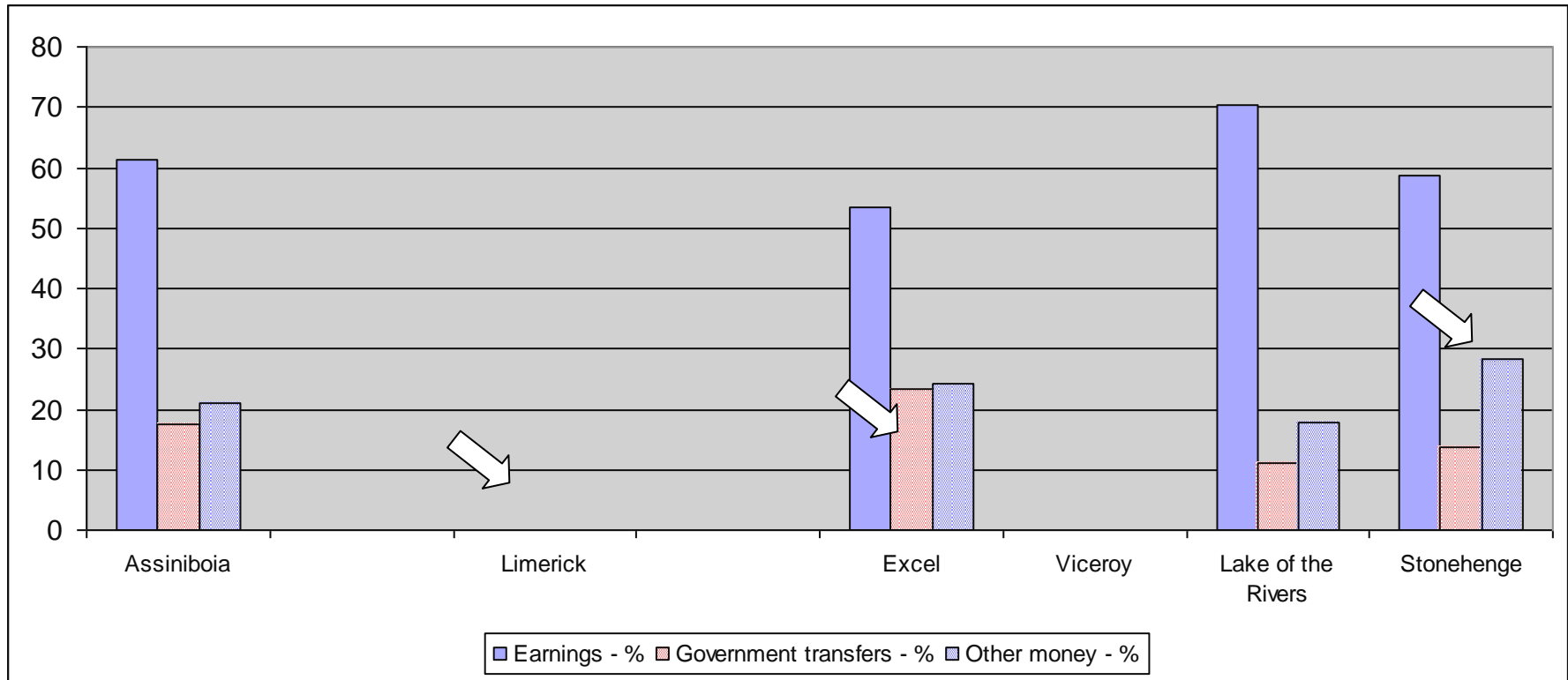
MEDIAN INCOME – ASSINIBOIA REGION AND SASKATCHEWAN– 2006 CENSUS



- Median income for Married Couples in Assiniboia (\$68,087) exceeds Provincial median value of \$58,563 - positive indicator
- Median income for All Families in Assiniboia is close to Provincial median value
- Median income in rural municipalities - especially Excel - are below the provincial median value and should be monitored
- Higher percentage of retired seniors will also affect median income
- RM of Stonehenge - very high income for Common Law households - interesting but no longer unusual in rural Saskatchewan
- No data for Village of Limerick - estimate income levels similar to RM of Excel
- Oil and gas exploration in district could increase the median income somewhat

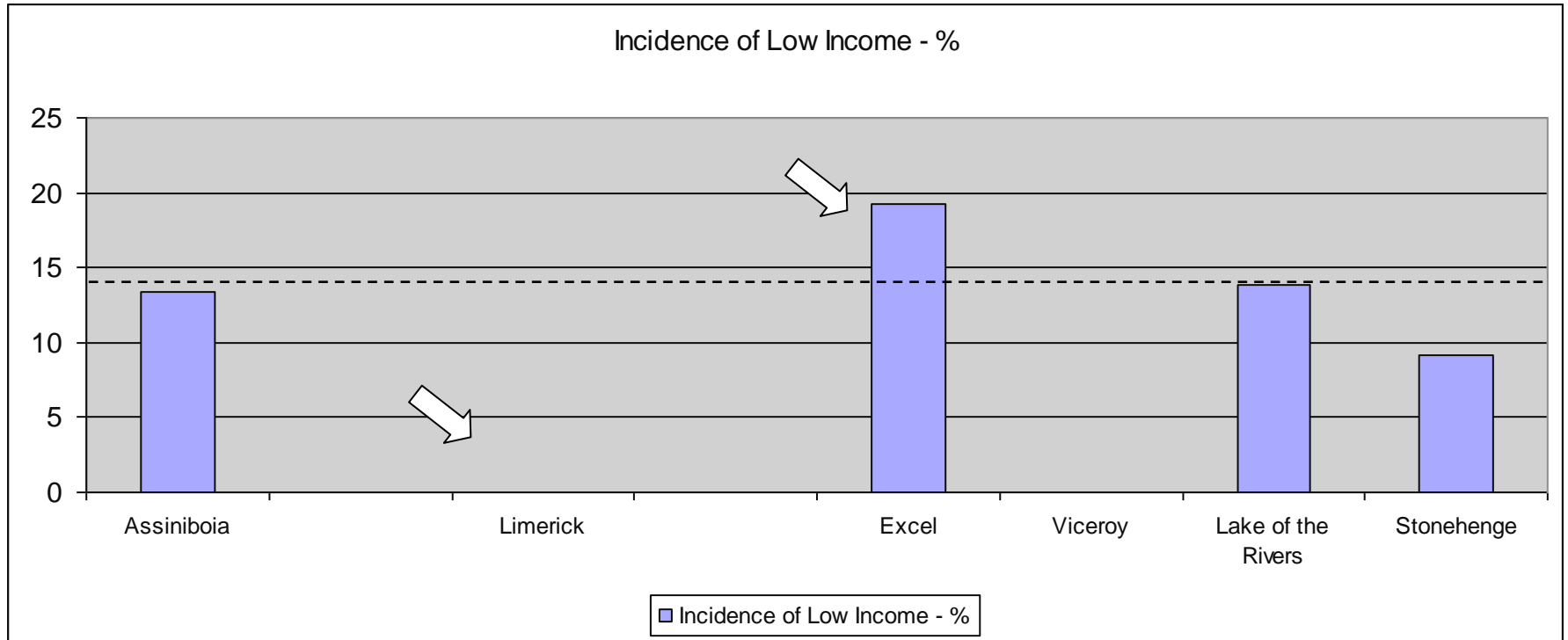
NOTE: City of Regina median income for married couples is \$70,353

INCOME SOURCES – ASSINIBOIA REGION – 2006 CENSUS



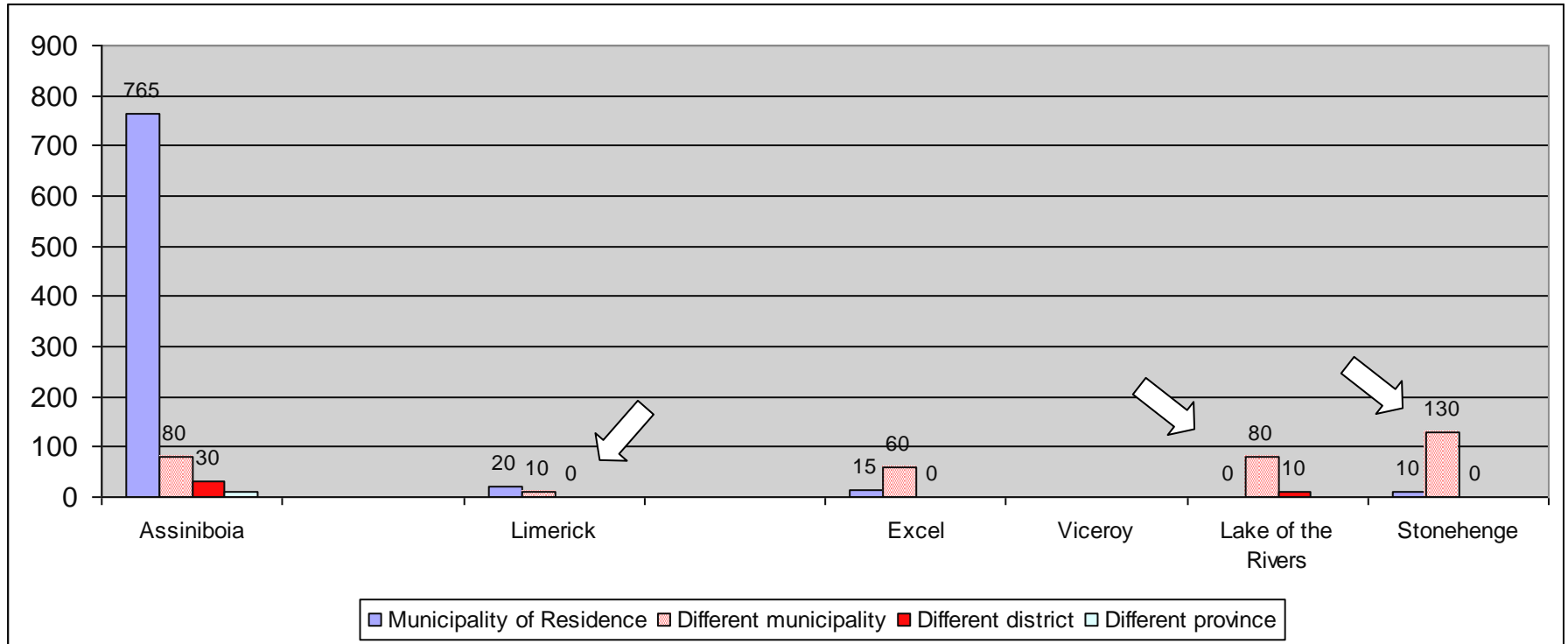
- Largest percentage of population is still in the Work Force - Study Area has good disposable income
- Government Transfer - higher than Provincial average of 12.8 percent - transfer payments linked to pensions and some UIC
- Government transfers include old age security and some social assistance
- Other Money (investment income/oil royalties) is higher than Provincial rate of 13.3 percent
- Earnings income expected to increase slightly owing to the new economic development in the Study Area
- No data for the Village of Limerick or Viceroy

INCIDENCE OF LOW INCOME— ASSINIBOIA REGION — 2006 CENSUS



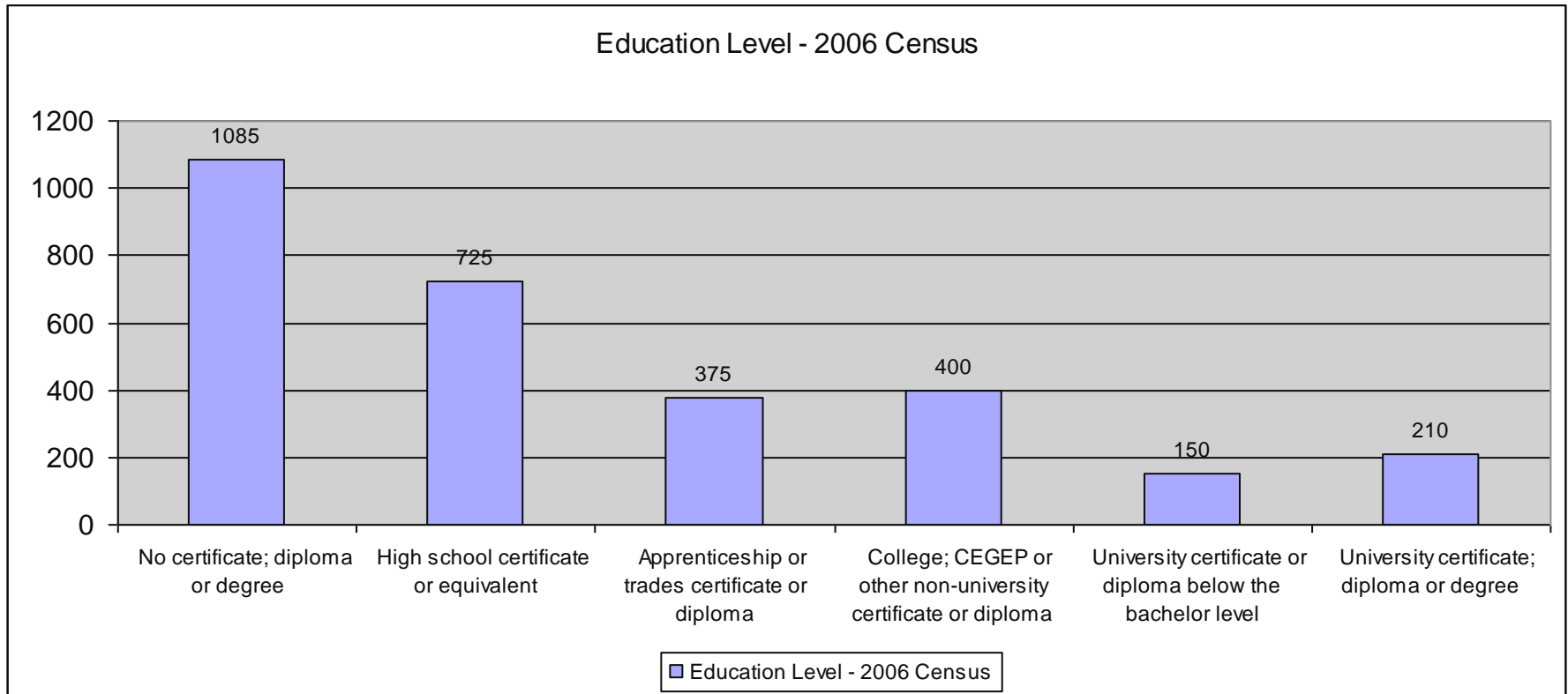
- Incidence of low income in Assiniboia is lower than provincial average - older citizens and lone parent families may contribute
- Incidence of low income in RM of Excel is above provincial average - most likely associated with higher retirement population
- RM of Stonehenge has lowest percentage of Low Income in Study Area
- General indication the Study Area is slightly better as compared to Saskatchewan average 14.4%
- Single parent households may be under some stress - should be monitored and sensitive to rental costs
- No data for Village of Limerick or Viceroy

PLACE OF WORK - ASSINIBOIA REGION – 2006 CENSUS



- Vast majority of Study Area residents live and work in Town of Assiniboia - major service centre in the greater region
- Vast majority of RM residents (280 out total of 720 in workforce) worked in different municipality (Town of Assiniboia?)
- Place of work is tightly clustered around the Town of Assiniboia
- Oil and gas exploration may change the place of work percentages in a modest way over the next few years

EDUCATION LEVELS COMPLETED – ASSINIBOIA REGION – 2006 CENSUS



- General education attainment is quite positive for the Study Area - *definite positive indicator to be exploited*
- Significant numbers of persons with Trades Certificates, College diplomas, university classes and university degrees
- No high school certificate - generally related to older population which tend to have lower historic education attainments
- Education levels are quite positive - strong base for local economic development

APPENDIX A

2006 CANADA CENSUS SOURCE DATA ASSINIBOIA DISTRICT – STUDY AREA

ASSINIBOIA REGION ECONOMIC DEVELOPMENT STUDY - SOCIO-ECONOMIC PROFILE 2006

Characteristics - 2006	Assiniboia	Limerick	Excel	Viceroy	Lake of the Rivers	Stonehenge		Totals
	<i>Town</i>	<i>Village</i>	<i>RM No 71</i>	<i>Dissolved</i>	<i>RM No 72</i>	<i>RM No 73</i>		
Population in 2006	2305	130	466	30	326	442		3699
Population in 2001	2483	146	517	30	376	545		4097
2001 to 2006 population change (%)	-7.2	-11	-9.9	0	-13.3	-18.9		
Total private dwellings	1228	68	206	18	125	203		1848
Private dwellings occupied by usual residents	1112	58	164	12	116	178		1640
Possible Vacant Dwellings	116	10	42	6	0.5	25		208
Percentage of Vacant to Total	9.4%	14.7%	20.4%	33.3%	0.4%	12.3%		11.3%
Population density per square kilometre	609.9	165.6	0.4	26		0.4		
Land area (square km)	3.7795	0.7852	1122.0246	1.15	677.507	985.7407		2790.987
Total population	2305	130	465		325	440		3665
0 to 4 years	110	10	20		20	15		175
5 to 9 years	85	5	35		20	20		165
10 to 14 years	125	5	45		25	30		230
15 to 19 years	155	5	30		30	50		270
20 to 24 years	110	10	20		10	15		165
25 to 29 years	85	5	20		5	10		125
30 to 34 years	80	10	15		15	10		130
35 to 39 years	90	0	30		15	10		145
40 to 44 years	145	10	30		30	35		250
45 to 49 years	160	15	30		30	55		290
50 to 54 years	165	10	40		25	55		295
55 to 59 years	145	0	30		25	30		230
60 to 64 years	120	10	40		25	30		225
65 to 69 years	110	5	30		15	15		175
70 to 74 years	125	0	25		10	15		175
75 to 79 years	150	10	15		10	20		205
80 to 84 years	145	5	15		10	15		190
85 years and over	200	5	5		5	5		220
Median age of the population	50.3	44.5	42.7		43.1	46.8		
% of the population aged 15 and over	86.1	84.6	77.7		80	86.4		
Total population 15 years and over	1985	110	365		260	380		3100
Not in a common-law relationship	1865	90	355		255	365		2930
In a common-law relationship	125	10	10		10	10		165
Total population 15 years and over	1990	105	365		260	380		3100

ASSINIBOIA REGION ECONOMIC DEVELOPMENT STUDY - SOCIO-ECONOMIC PROFILE 2006

Never legally married (single)	465	30	75	50	95	715
Legally married (and not separated)	1000	60	250	195	250	1755
Separated; but still legally married	55	0	5	0	5	65
Divorced	130	5	15	10	15	175
Widowed	335	10	20	5	10	380
Total private dwellings occupied by usual residents	1110	60	165	115	175	1625
Single-detached houses	75.2	66.7	87.9	91.3	80	
Semi-detached houses	0	16.7	0	0	5.7	
Row houses	0	0	0	0	0	
Apartments; duplex	8.6	0	0	0	0	
Apartments < 5 storeys	12.6	0	0	0	0	
Apartments > 5 storeys	0	0	0	0	0	
Other dwellings	4.1	0	12.1	8.7	14.3	
Number of owned dwellings	765	40	160	100	160	1225
Number of rented dwellings	350	15	10	15	15	405
Number of dwellings constructed before 1986	1020	60	145	100	150	1475
Number of dwellings constructed between 1986 and 2006	95	0	15	15	30	155
Dwellings requiring major repair - %	7.2	16.7	9.1	0	0	
Average number of rooms per dwelling	6.4	6.2	7.5	8.5	7.5	
Dwellings with more than one person per room - as a % of total occupied private dwellings	0	0	0	0	0	
Average value of owned dwelling (\$)	100519	27360	36196	58716	83910	
Total number of census families	630	35	115	100	145	1025
Number of married-couple families	475	30	115	100	125	845
Number of common-law-couple families	55	0	0	0	20	75
Number of lone-parent families	105	0	0	0	0	105
Number of female lone-parent families	100	0	0	0	0	100
Number of male lone-parent families	10	0	0	0	0	10
Average number of persons in all census families	2.7	3.5	3	3	2.8	
Average number of persons in married-couple families	2.8	3.3	3	3	2.9	
Average number of persons in common-law-couple families	2.6	0	0	0	2.3	
Average number of persons in lone-parent families	2.3	0	0	0	0	
Average number of persons in female lone-parent families	2.2	0	0	0	0	
Average number of persons in male lone-parent families	0	0	0	0	0	
Median income in 2005 - All census families (\$)	56073	0	35401	46815	39126	
Median income in 2005 - Married-couple families (\$)	68087	0	35401	46815	39043	
Median income in 2005 - Common-law-couple families (\$)	40509	0	0	0	80077	
Median income in 2005 - Lone-parent families (\$)	27400	0	0	0	0	
Median income in 2005 - Female lone-parent families (\$)	25137	0	0	0	0	
Median income in 2005 - Male lone-parent families (\$)	0	0	0	0	0	

ASSINIBOIA REGION ECONOMIC DEVELOPMENT STUDY - SOCIO-ECONOMIC PROFILE 2006

Median after-tax income in 2005 - All census families (\$)	48318	0	29786	42839	38015	
Median after-tax income in 2005 - Married-couple families (\$)	57114	0	29786	42839	36807	
Median after-tax income in 2005 - Common-law-couple families (\$)	36777	0	0	0	67789	
Median after-tax income in 2005 - Lone-parent families (\$)	27400	0	0	0	0	
Median after-tax income in 2005 - Female lone-parent families (\$)	24625	0	0	0	0	
Median after-tax income in 2005 - Male lone-parent families (\$)	0	0	0	0	0	
Total private households	1115	55	165	115	175	1625
Households containing a couple (married or common-law) with children	200	10	40	50	65	365
Households containing a couple (married or common-law) without children	320	20	70	50	80	540
One-person households	490	20	50	15	30	605
Other household types	105	0	0	0	0	105
Average household size	2	2.3	2.4	2.8	2.4	
Median income in 2005 - All private households (\$)	37043	0	31448	46759	44387	
Median income in 2005 - Couple households with children (\$)	93297	0	28881	46763	40150	
Median income in 2005 - Couple households without children (\$)	55815	0	35514	47458	39152	
Median income in 2005 - One-person households (\$)	21139	0	19291	34835	0	
Median income in 2005 - Other household types (\$)	31729	0	0	0	0	
Median after-tax income in 2005 - All private households (\$)	32807	0	28820	42783	37921	
Median after-tax income in 2005 - Couple households with children (\$)	77787	0	28804	44459	39212	
Median after-tax income in 2005 - Couple households without children (\$)	47437	0	34490	41314	38086	
Median after-tax income in 2005 - One-person households (\$)	19645	0	17232	28554	0	
Median after-tax income in 2005 - Other household types (\$)	28898	0	0	0	0	
Median monthly payments for rented dwellings (\$)	406	0	0	0	0	
Median monthly payments for owner-occupied dwellings (\$)	434	0	491	373	434	
Total population	2215	130	465	325	445	3580
English only	1905	130	365	300	400	3100
French only	135	0	10	15	25	185
English and French	0	0	0	0	0	0
Other language(s)	165	0	90	10	15	280
Total population	2210	130	465	325	445	3575
English only	2015	130	435	295	420	3295
French only	0	0	0	0	0	0
English and French	195	0	15	35	20	265
Neither English nor French	0	0	15	0	0	15

ASSINIBOIA REGION ECONOMIC DEVELOPMENT STUDY - SOCIO-ECONOMIC PROFILE 2006

Total population	2210	130	465	325	440	3570
English	2170	130	390	325	440	3455
French	10	0	0	0	0	10
Non-official language	0	0	75	0	0	75
English and French	15	0	0	0	0	15
English and non-official language	15	0	0	0	0	15
French and non-official language	0	0	0	0	0	0
English; French and non-official language	0	0	0	0	0	0
Total population	2210	130	465	325	440	3570
Non-immigrants	2155	130	445	275	435	3440
Immigrants	60	0	15	50	0	125
Before 1991	45	0	10	0	10	65
1991 to 2000	15	0	10	40	0	65
2001 to 2006	0	0	0	10	0	10
Non-permanent residents	0	0	0	0	0	0
Total population	2215	130	465	325	440	3575
Canadian citizens	2200	125	465	320	440	3550
Canadian citizens under age 18	445	35	135	105	80	800
Canadian citizens age 18 and over	1755	90	330	215	360	2750
Not Canadian citizens	10	0	10	10	0	30
Total population 15 years and over	1860	95	345	260	395	2955
1st generation	55	0	15	40	10	120
2nd generation	525	45	125	30	60	785
3rd generation or more	1270	55	200	185	320	2030
Total population 1 year and over	2200	125	465	320	440	3550
Lived at the same address 1 yr ago	1895	120	465	320	380	3180
Lived in province 1 yr ago; changed within municipality	180	0	0	0	35	215
Lived in province 1 yr ago; but changed municipality	115	0	0	0	25	140
Lived in a different province 1 yr ago	10	10	0	0	0	20
Lived in a different country 1 yr ago	0	0	0	0	0	0
Total population 5 yrs and over	2110	125	435	290	430	3390
Lived at the same address 5 yr ago	1465	115	385	280	350	2595
Lived in province 5 yr ago; changed within municipality	300	0	0	0	50	350
Lived in province 5 yr ago; but changed municipality	300	10	35	10	25	380
Lived in a different province 5 yr ago	40	0	0	0	0	40
Lived in a different country 5 yr ago	10	0	0	0	0	10
Total Aboriginal and non-Aboriginal identity population	2210	130	465	325	440	3570
Aboriginal identity population	80	10	0	0	0	90
Non-Aboriginal identity population	2130	125	465	325	440	3485
Total population 15 years and over	1855	95	345	255	395	2945

ASSINIBOIA REGION ECONOMIC DEVELOPMENT STUDY - SOCIO-ECONOMIC PROFILE 2006

No certificate; diploma or degree	635	40	185	65	160	1085
High school certificate or equivalent	530	30	25	70	70	725
Apprenticeship or trades certificate or diploma	175	15	75	65	45	375
College; CEGEP or other non-university certificate or diploma	265	0	10	35	90	400
University certificate or diploma below the bachelor level	95	10	25	10	10	150
University certificate; diploma or degree	160	0	25	10	15	210
Total population aged 15 to 24	230	10	25	65	70	400
No certificate; diploma or degree	100	0	25	40	55	220
High school certificate or equivalent	95	0	0	10	0	105
Apprenticeship or trades certificate or diploma	0	0	0	0	0	0
College; CEGEP or other non-university certificate or diploma	15	0	0	10	0	25
University certificate or diploma below the bachelor level	10	0	0	0	0	10
University certificate; diploma or degree	0	0	0	0	0	0
Total population aged 25 to 34	175	10	55	25	15	280
No certificate; diploma or degree	30	0	30	0	0	60
High school certificate or equivalent	50	0	15	15	0	80
Apprenticeship or trades certificate or diploma	25	0	0	0	0	25
College; CEGEP or other non-university certificate or diploma	10	0	0	10	10	30
University certificate or diploma below the bachelor level	25	0	0	0	0	25
University certificate; diploma or degree	30	0	0	0	10	40
Total population aged 35 to 64	830	45	170	150	260	1455
No certificate; diploma or degree	145	0	80	20	80	325
High school certificate or equivalent	270	25	0	45	45	385
Apprenticeship or trades certificate or diploma	100	10	40	60	35	245
College; CEGEP or other non-university certificate or diploma	185	0	15	10	80	290
University certificate or diploma below the bachelor level	35	0	0	10	10	55
University certificate; diploma or degree	95	0	20	0	10	125
Total population 15 years and over	1855	95	340	260	395	2945
No postsecondary certificate; diploma or degree	1165	70	210	140	230	1815
Education	155	0	10	20	20	205
Visual and performing arts; and communications technologies	10	0	0	0	10	20
Humanities	20	0	0	0	10	30
Social and behavioural sciences and law	15	0	0	0	0	15
Business; management and public administration	140	0	20	30	15	205
Physical and life sciences and technologies	15	0	0	0	0	15
Mathematics; computer and information sciences	10	0	0	0	0	10
Architecture; engineering; and related technologies	120	10	55	25	60	270
Agriculture; natural resources and conservation	15	10	0	10	0	35
Health; parks; recreation and fitness	135	0	25	20	40	220

ASSINIBOIA REGION ECONOMIC DEVELOPMENT STUDY - SOCIO-ECONOMIC PROFILE 2006

Personal; protective and transportation services	55	0	15	15	10	95
Other	0	0	0	0	0	0
Total population 15 years and over	1860	95	345	255	395	2950
No postsecondary certificate; diploma or degree	1165	65	210	140	230	1810
Postsecondary certificate; diploma or degree	695	30	135	120	160	1140
Inside Canada	670	25	135	115	160	1105
Outside Canada	25	0	0	0	0	25
Total population 15 years and over	1855	95	340	260	395	2945
In the labour force	1185	45	245	185	310	1970
Employed	1135	35	240	185	295	1890
Unemployed	55	0	0	0	20	75
Not in the labour force	670	55	100	75	85	985
Participation rate	63.9	47.4	72.1	71.2	78.5	
Employment rate	61.2	36.8	70.6	71.2	74.7	
Unemployment rate	4.6	0	0	0	6.5	
Total experienced labour force 15 years and over	1180	35	245	185	315	1960
A Management occupations	110	10	0	0	0	120
B Business; finance and administration occupations	185	0	20	10	40	255
C Natural and applied sciences and related occupations	25	0	0	0	0	25
D Health occupations	110	0	25	10	15	160
E Occupations in social science; education; government service and religion	80	0	0	10	15	105
F Occupations in art; culture; recreation and sport	25	0	0	0	0	25
G Sales and service occupations	265	0	20	50	35	370
H Trades; transport and equipment operators and related occupations	210	0	30	0	55	295
I Occupations unique to primary industry	155	10	135	95	145	540
J Occupations unique to processing; manufacturing and utilities	20	0	0	0	0	20
Total experienced labour force 15 years and over	1180	40	245	185	315	1965
Agriculture and resource-based	205	10	140	100	160	615
Construction	45	0	15	0	10	70
Manufacturing	55	0	0	0	10	65
Wholesale trade	55	10	10	10	0	85
Retail trade	180	0	10	20	15	225
Finance and real estate	40	0	0	10	0	50
Health care and social services	155	10	25	10	15	215
Educational services	125	0	0	10	20	155
Business services	125	10	20	15	35	205
Other services	195	15	20	15	40	285
Population 15 years and over reporting hours of unpaid work	1665	85	310	230	390	2680

ASSINIBOIA REGION ECONOMIC DEVELOPMENT STUDY - SOCIO-ECONOMIC PROFILE 2006

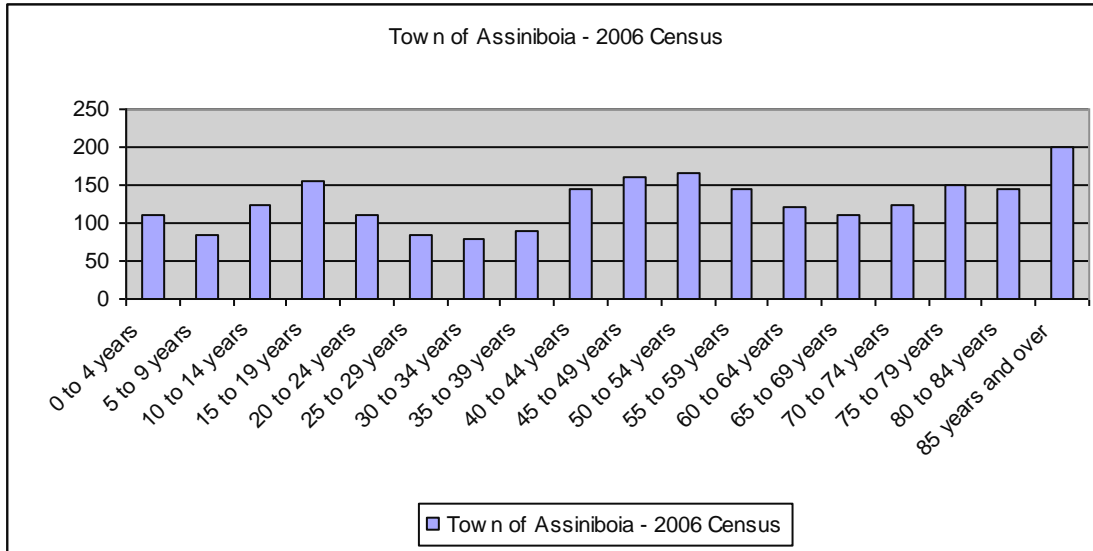
Population 15 years and over reporting hours of unpaid housework	1630	85	310	230	390	2645
Population 15 years and over reporting hours looking after children without pay	650	30	120	100	110	1010
Population 15 years and over reporting hours of unpaid care or assistance to seniors	355	25	50	50	95	575
Total population 15 years and over who worked since 2005	1240	40	255	230	345	2110
English	1240	45	235	230	350	2100
French	0	0	0	0	0	0
Non-official language	0	0	15	0	0	15
English and French	0	0	0	0	0	0
English and non-official language	0	0	0	0	0	0
French and non-official language	0	0	0	0	0	0
English; French and non-official language	0	0	0	0	0	0
Total employed labour force 15 years and over	1130	40	245	185	295	1895
Worked at home	130	0	140	95	145	510
Worked outside Canada	0	0	0	0	0	0
No fixed workplace address	125	0	10	0	0	135
Worked at usual place	880	30	90	85	140	1225
Worked in municipality of residence	765	20	15	0	10	810
Worked in a different municipality	80	10	60	80	130	360
Worked in a different district	30	0	0	10	0	40
Worked in a different province	10	0	0	0	0	10
Total employed labour force 15 years and over with a usual place of work or no fixed workplace address	1000	35	95	90	150	1370
Car; truck; van; as driver	785	20	90	80	145	1120
Car; truck; van; as passenger	45	0	0	0	0	45
Public transit	0	0	0	0	0	0
Walked or bicycled	175	20	0	10	0	205
All other modes	0	0	0	0	0	0
Total population	2210	130	465	325	440	3570
Total visible minority population	0	0	0	10	0	10
Chinese	0	0	0	10	0	10
South Asian	0	0	0	0	0	0
Black	0	0	0	0	0	0
Filipino	0	0	0	0	0	0
Latin American	0	0	0	0	0	0
Southeast Asian	0	0	0	0	0	0
Arab	0	0	0	0	0	0
West Asian	0	0	0	0	0	0
Korean	0	0	0	0	0	0

ASSINIBOIA REGION ECONOMIC DEVELOPMENT STUDY - SOCIO-ECONOMIC PROFILE 2006

Japanese	0	0	0	0	0	0
Visible minority; n.i.e.	0	0	0	0	0	0
Multiple visible minority	0	0	0	0	0	0
Not a visible minority	2205	125	465	315	440	3550
Persons 15 years and over with earnings (counts)	1285	0	215	210	325	2035
Median earnings - Persons 15 years and over (\$)	21790	0	15397	17640	13253	
Persons 15 years and over with earnings who worked full year; full time (counts)	680	0	85	85	175	1025
Median earnings - Persons 15 years and over who worked full year; full time (\$)	35200	0	26926	25961	15815	
Persons 15 years and over with income (counts)	1805	0	290	240	370	2705
Median income - Persons 15 years and over (\$)	24341	0	19278	21059	18271	
Median income after tax - Persons 15 years and over (\$)	21927	0	17215	19847	17471	
Composition of total income (100%)	100	0	100	100	100	
Earnings - As a % of total income	61.3	0	53.5	70.4	58.8	
Government transfers - As a % of total income	17.6	0	23.3	11	13.8	
Other money - As a % of total income	20.9	0	24.1	17.9	28.2	
Income status of all persons in private households (counts)	2205	0	390	325	440	3360
% in low income before tax - All persons	13.4	0	19.2	13.8	9.1	
% in low income after tax - All persons	5	0	11.7	0	8	
% in low income before tax - Persons less than 18 years of age	11.2	0	35	0	12.5	
% in low income after tax - Persons less than 18 years of age	0	0	0	0	0	

APPENDIX B

POPULATION PROFILES FOR THE STUDY AREA

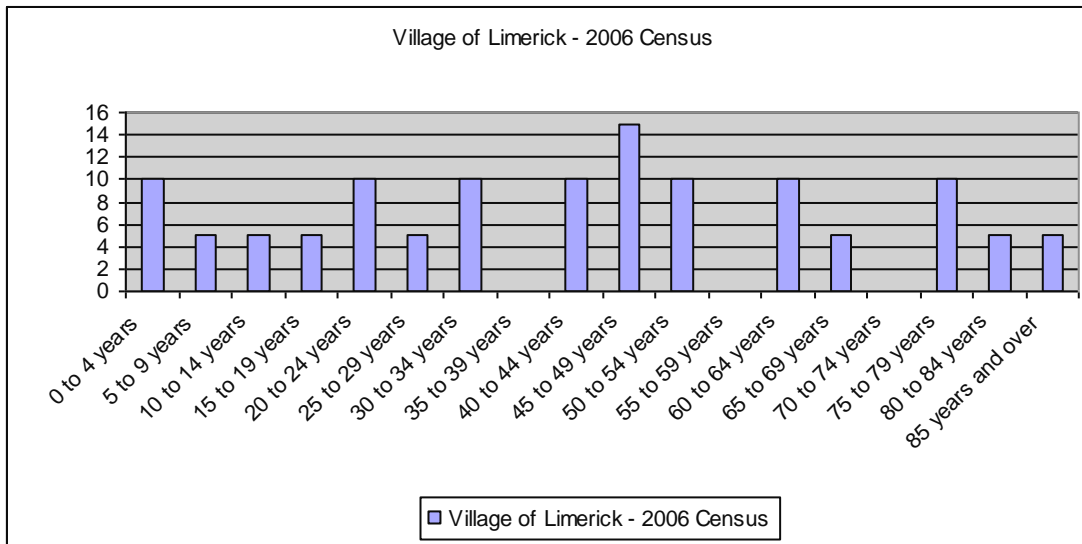


Strong representation in prime working years (40-64)
 Older residents - 65+ are very predominant
 Very significant population over 75 years of age

Younger age groups - significant with increase in 0-4 yr
 Lower numbers in 25-39 age group - expected
 Fertility rates influenced by 20-39 year age group
 Mortality rates influenced by 75+ age group

Profile expected for a regional health centre - older

Still strong representation in prime working age group
 Job creation important to attract and retain 20-39 age
 Reasonably stable demographic profile for a small town



Village of Limerick has weakened demographic profile
 - some data suppression by Census

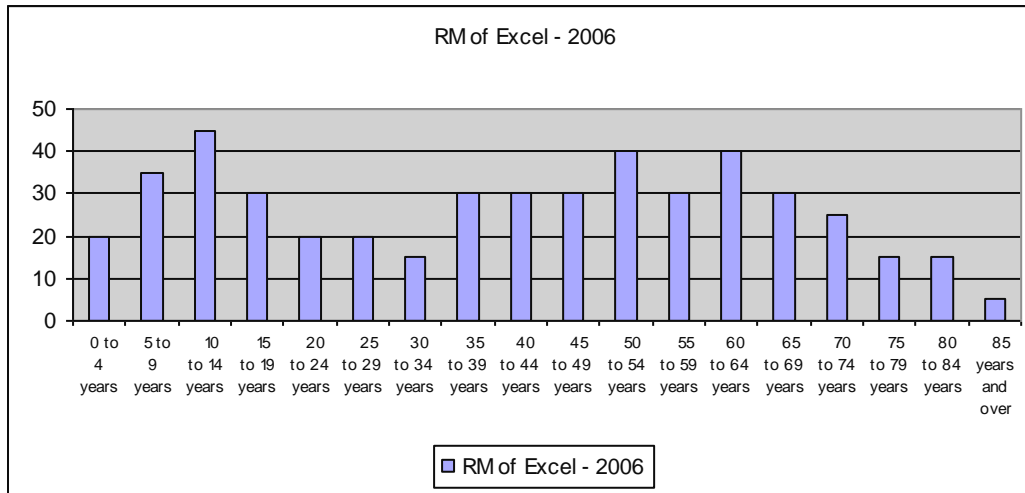
Slightly younger working households - 20 to 34 years
 - most likely seeking affordable housing

Second working group in 40 to 54 year age cohort

Reduced number of seniors - attraction of Assiniboia

Limerick is most likely a “bedroom” community in region

Good location for infill and affordable housing in region
 Need to research sewer and water capacity for growth



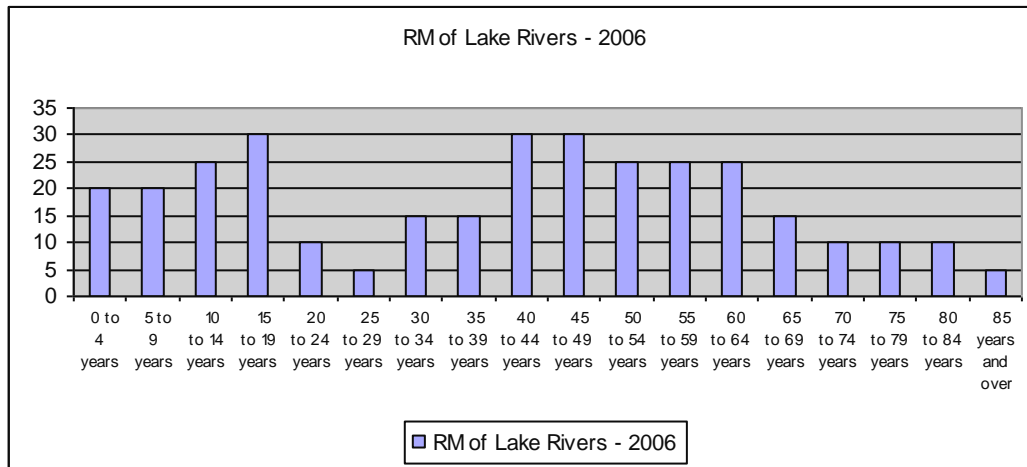
RM of Excel has good demographic profile for an RM

Broad representation in 35-69 working age group - prime income
 Very strong representation in 0-19 age group - but in decline

Reduced numbers in 20-34 yr group - normal in rural areas

Lower numbers of elderly - most like migrating to Assiniboia

Job creation in Study Area key to retaining 20-39 year cohort



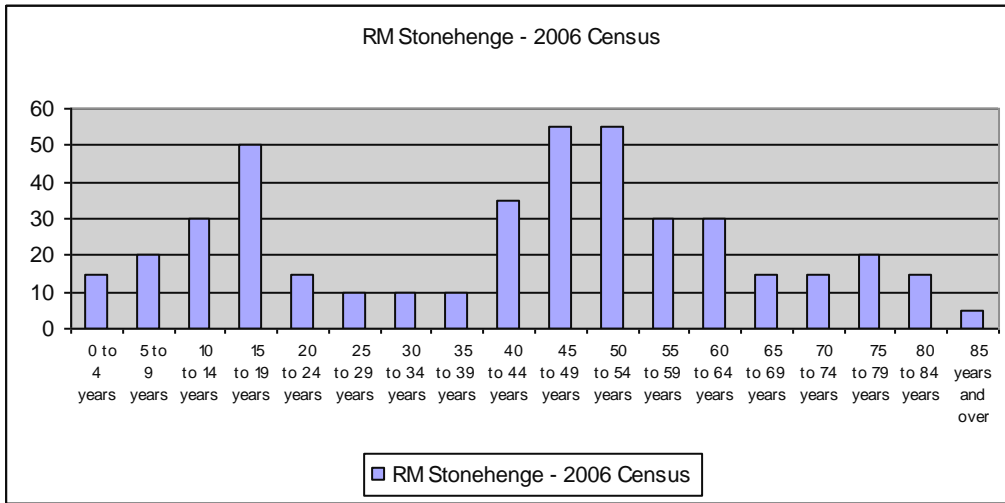
RM has good demographic profile for a rural municipality

Broad representation in 40-64 yr cohort - prime income
 Strong representation in 0-19 age group - but in decline

Reduced numbers in 20-29 yr group - normal in rural areas
 Some retention in 30-39 yr cohort - more research here

Lower numbers of elderly - most like migrating to Assiniboia

Job creation in Study Area key to retaining 20-39 year cohort



RM of Stonehenge - strong representation in 40-54 age cohort
 Strong but weakening 0-19 age cohort
 Lack of 20-39 yr cohort - normal in farming and ranching areas
 - generally leave for education and employment

Should work to retain and recover this age cohort for econ-dev.

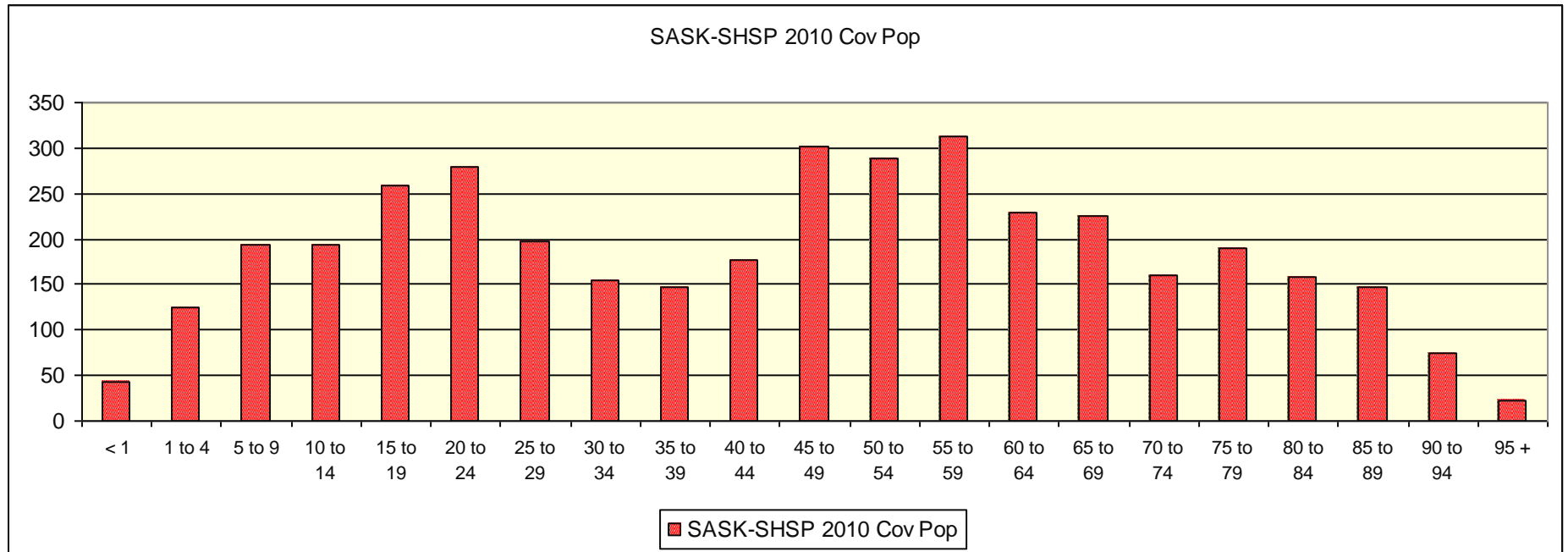
Moderate number of persons in the 65+ age cohort

RM has a stronger than expected profile - off farm employment?

Job creation in Study Area key to retaining 20-39 year cohort

APPENDIX C

SASKATCHEWAN COVERED POPULATION NUMBERS - 2010 ASSINIBOIA REGION STUDY AREA



Assiniboia Region 2010 SHSP Study Area Population Total = **3,878**

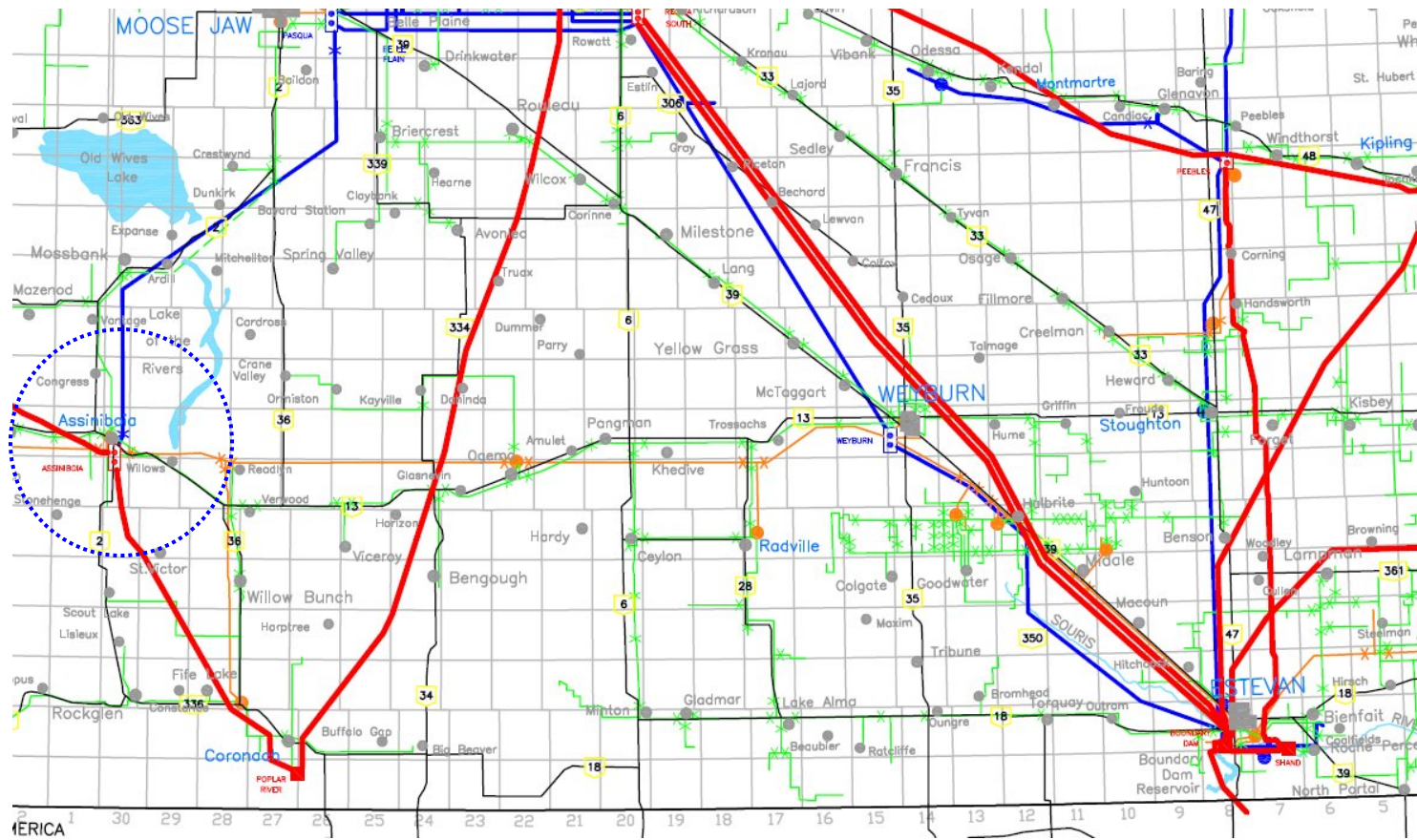
2006 Canada Census = **3,699**

Study Area Population may have increased by 179 persons between 2006 and 2010. This has resulted in a reversal in the overall population decline of the Study Area. Normal population loss from the most elderly will continue, however, population retention of some of the 20-29 year age cohort and perhaps some in-migration are likely factors in the reversal of population loss to population gain. A view of live births in the health district may also show a slight increase in infants - more research is required on this.

In summary, the 2010 SHSP suggests a modest reversal in an overall population loss trend with an estimated increase of 179 persons between 2006-2010.

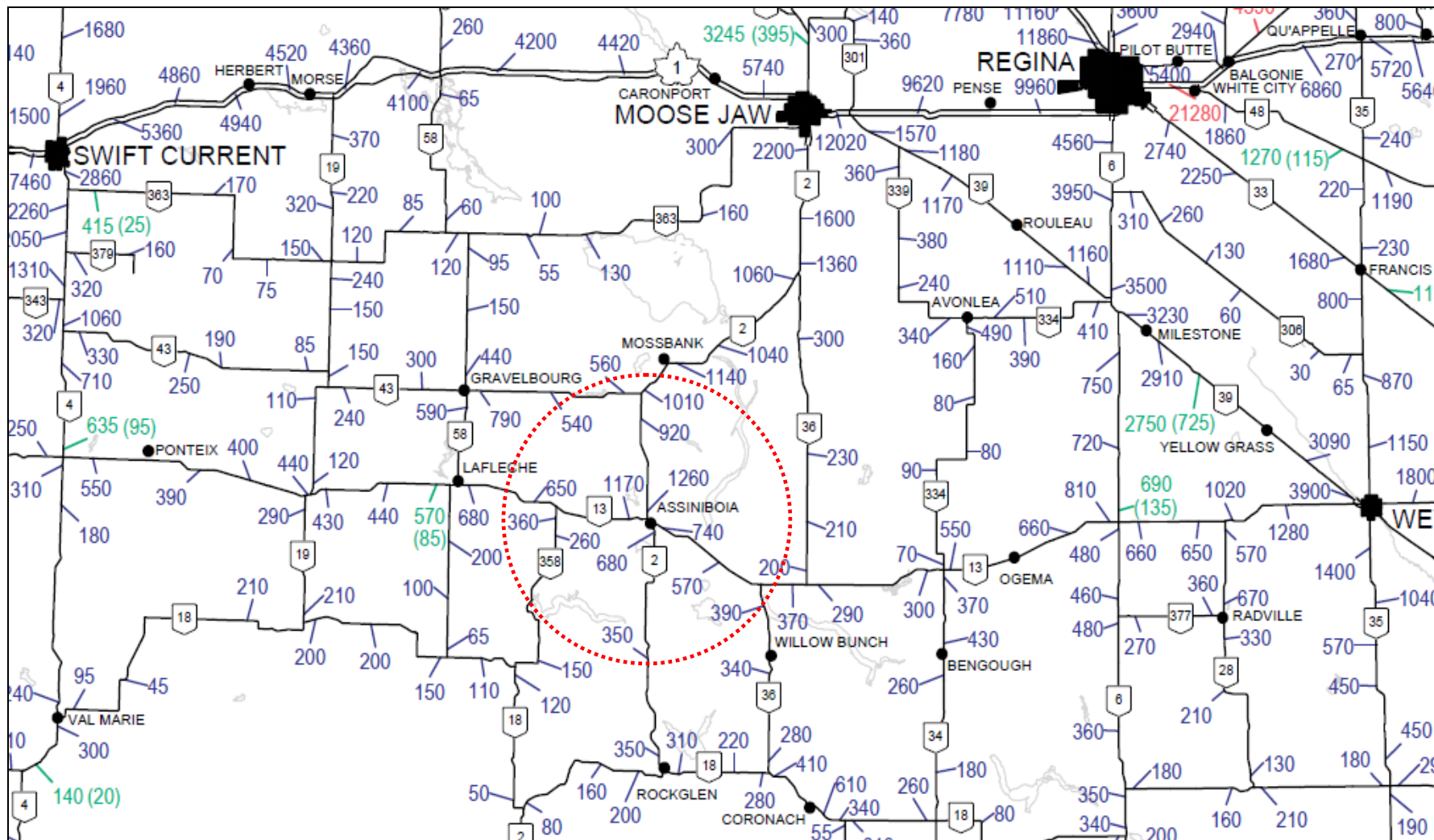
APPENDIX D

SASKPOWER GRID (ASSINIBOIA AREA) - 2006



APPENDIX E

ASSINIBOIA AREA - AVERAGE ANNUAL DAILY TRAFFIC 2009



Appendix “E” General Reports

2011 Community Development Assessment

Report

Town of Assiniboia

**Community Development
Assessment**

December 2011

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REPORT

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5 Geographic Information Systems

5-1

Certification Page

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1

Introduction

This report contains an assessment prepared for the Town of Assiniboia. The basis of this report is based on visual inspections performed by Associated Engineering as well as supplementary material provided by the Town of Assiniboia in the form of CCTV Inspection Videos and infrastructure drawings. The report focuses on three main areas: Building Inspection, Underground Inspection, and Surface Inspection. The building inspection was limited to the Civic Area, Agricultural Complex, Prince of Wales Community Centre, Water Treatment Plant, and Swimming pool. The underground inspection was limited to the streets contained within the CCTV inspection reports. The surface inspection focused on the streets of highest traffic volume and the airport runways. The recommendations provided in each section detail future action with priority based on level of deficiency and frequency of use.

2

Building Assessment

2.1 INTRODUCTION

Further to your request for engineering services, the following report documents our findings for the visual inspection of the existing buildings identified in the proposal, located in the town of Assiniboia, Saskatchewan.

2.2 OBJECTIVE

In May 2011, the Town identified the need for an overall building assessment of the following facilities:

- Civic Arena
- Agricultural Complex
- Prince of Wales Community Centre/Bowling Alley
- Water Treatment Plant
- Swimming Pool

A high level visual inspection was completed for each of these facilities, identifying problem areas and requirements for additional investigations or studies. The purpose of this inspection was to review the condition of the building envelope and structure, building heating and electrical systems, to identify problem areas or concerns and to provide recommendations on remedial action. The assessment is divided into the following categories for each building:

- Building envelope and finishes
- Building foundation and structure
- Mechanical
- Electrical

The assessment includes recommendations for future action and budget estimates where applicable.

2.3 CIVIC ARENA

2.3.1 Facility Background

The Civic Arena, shown in Figure 2-1, was originally constructed in 1962 as an Agricultural Equipment and Grain Storage Facility and was later converted to an artificial ice arena. The building was expanded in 1998 with additional dressing rooms and storage spaces. The asphalt shingles were partially replaced in the fall of 2010. The roof above the concession was replaced in 2009. This building suffers from moisture problems and has had some cosmetic renovations as a result.

Figure 2-1
Assiniboia Recreation Centre

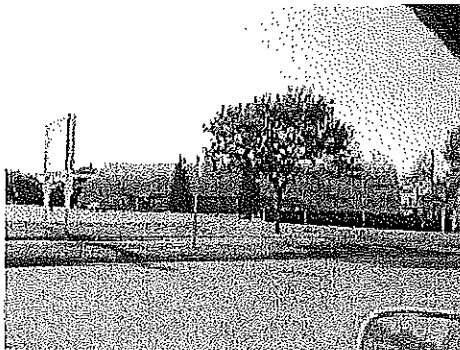
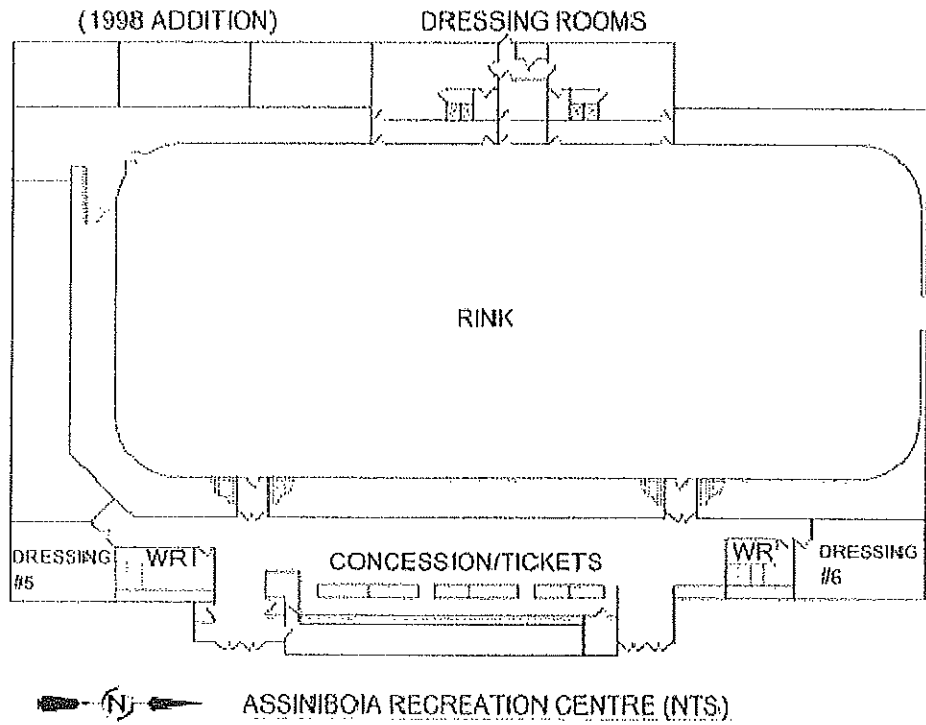


Photo 1: Arena – East Side Exterior

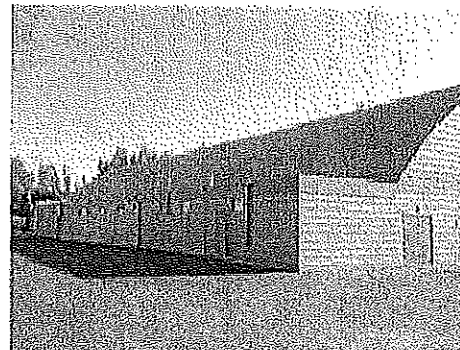


Photo 2: Arena – South West Exterior

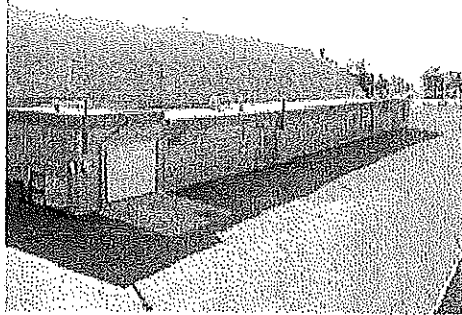


Photo 3: Arena – West Side Exterior

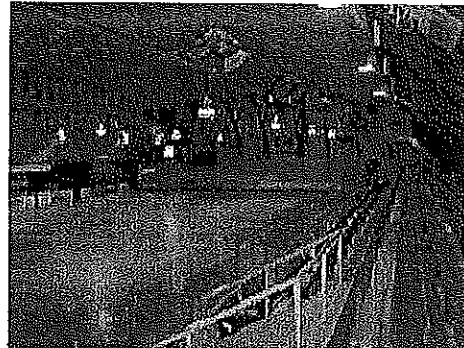


Photo 4: Arena - Interior

2.3.2 Building Envelope and Finishes

The building is a wood timber framed structure with laminated beams sitting on a concrete foundation. The exterior of the building is metal cladding with asphalt shingles. The building is only partially insulated in the dressing room, offices and concession areas. The arena area has no building insulation or vapour barrier, it does however have low emissivity reflective panels installed to improve the efficiency of maintaining the ice surface.

The visual inspection identified the following concerns:

- Tears in the low emissivity reflective panels
- No insulation or vapour barrier, making it difficult to produce ice for extended operating seasons which may also contribute towards humidity issues
- Moisture stains on structure from potential roof leaks and/or humidity (Photos 5 & 6).

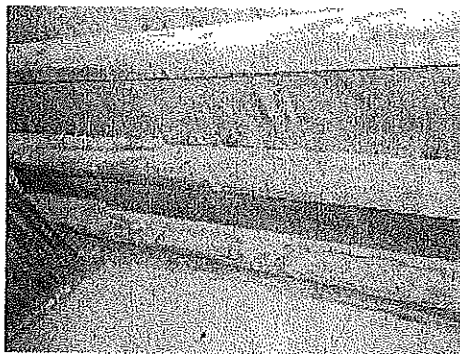


Photo 5: Arena – Interior Structure



Photo 6: Arena – Interior Ceiling

- Dressing Room #5 has mould growth due to moisture infiltration in walls and ceiling cavity -- further investigation is required
- Dressing Room #6 has mould growth due to moisture infiltration in walls, floor, and ceiling (Photos 7, 8, & 9).

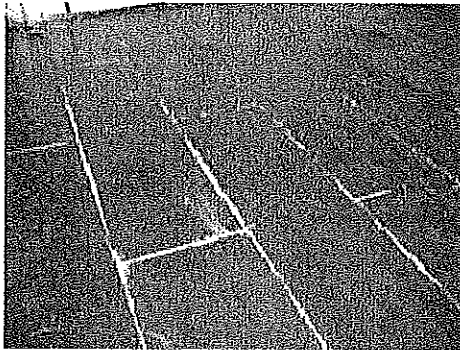


Photo 7: Dressing Rm#6 – Floor

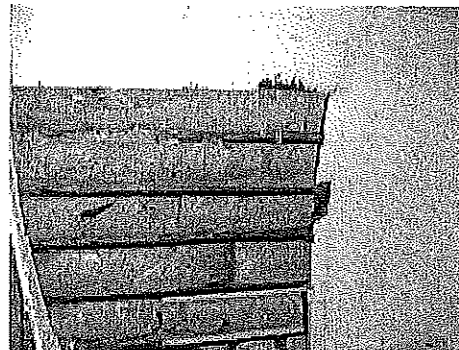


Photo 8: Dressing Rm#6 – Structure

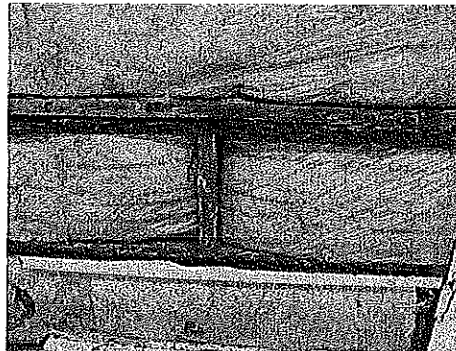


Photo 9: Dressing Rm#6 – Structure

- Loose metal panels on exterior
- Wood windows need repainting or replacement
- Exterior metal cladding in contact with soil is corroded
- Tears in the exterior metal cladding need to be repaired
- Possible roof leak at transition joint from shingles to metal cladding on east side (Photo 10) may contribute to the moisture infiltration in both Dressing Room #5 and #6.

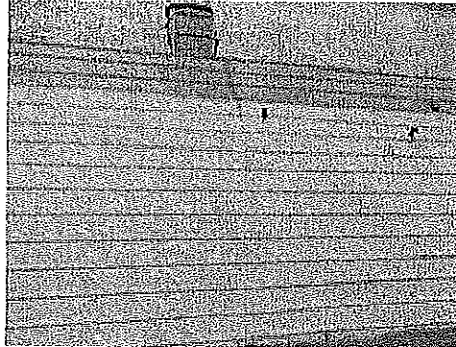


Photo 10: Arena – East Side Exterior

- Repair hole in exterior door on west side
- Sliding wood door on north end has no seal and needs to be replaced (Photo 11 & 12).

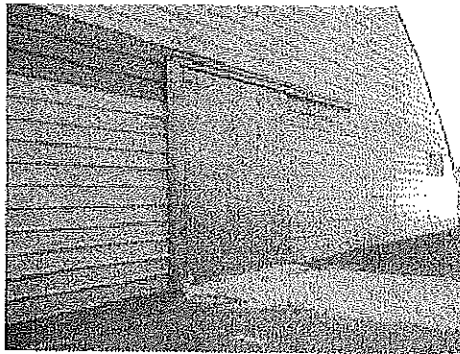


Photo 11: Arena – North Side Door

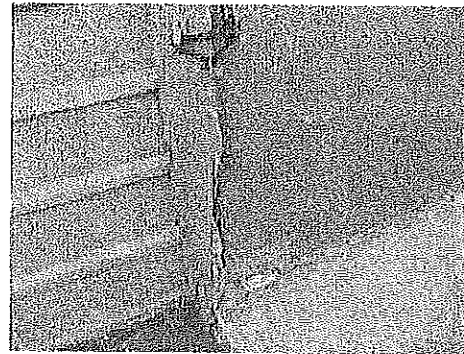


Photo 12: Arena – North Side Door

- Minor damage to cladding on overhead door jamb on west side exterior
- Repair or replace damaged downspouts on west side
- Install splash pads to improve positive drainage from building.

2.3.3 Building Foundation and Structure

The building is a wood timber framed structure with laminated beams sitting on a concrete foundation. After completing visual inspection, the following concerns have been identified:

- The slab in the north end of the Arena has settled significantly and cracked as a result (Photo 13). Further investigation is required
- North west corner has water damage to the structure at the base, as well as the wood structure in dressing room #6 has rotted and requires further investigation (Photo 14).



Photo 13: Arena – Floor Slab

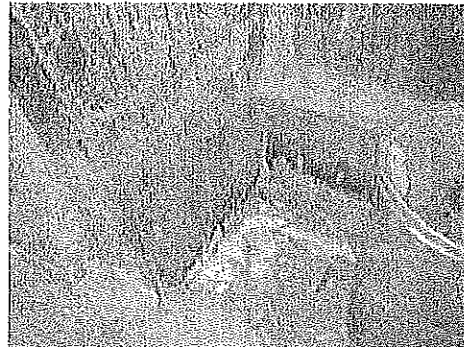


Photo 14: Arena – Structure

2.3.4 Mechanical

The building is heated by natural gas furnaces in the dressing rooms and concession areas. The arena is equipped with an artificial ice plant. Two of the domestic water heaters have been replaced last fall. The visual inspection identified the following concerns:

- The furnace that feeds the lobby area is not operational and needs repair
- The Arena suffers from humidity problems and has no de-humidifier units
- An abandoned chimney in the furnace room next to the ice plant needs to be sealed off
- Poor ventilation in ice plant mechanical room requires further investigation
- In the mechanical room located on the west side, there was a faint odour of natural gas. The regulator located inside the mechanical room requires further inspection (Photo 15).

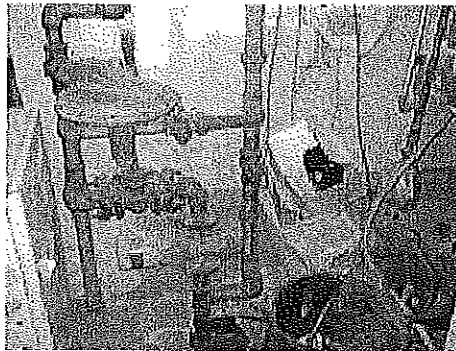


Photo 15: Arena – Mech. Rm. Gas Meter

2.3.5 Electrical

The lighting consists of fluorescent fixtures in the lobby and dressing room areas, and metal halide fixtures in the arena. After completing visual inspection, the following concerns have been identified:

- The ice plant electrical panels overheat and trip. Staff have positioned a fan to blow air over the panel as a temporary solution, further investigation is required (Photos 16 & 17).

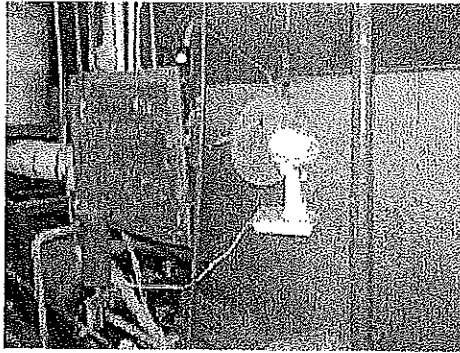


Photo 16: Arena – Ice Plant Rm.

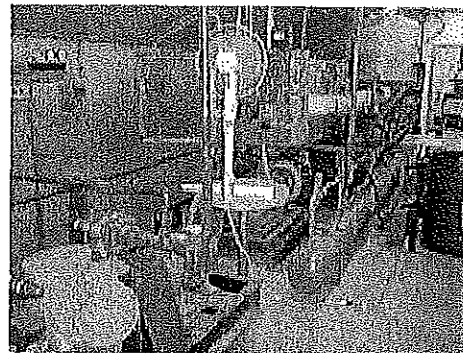


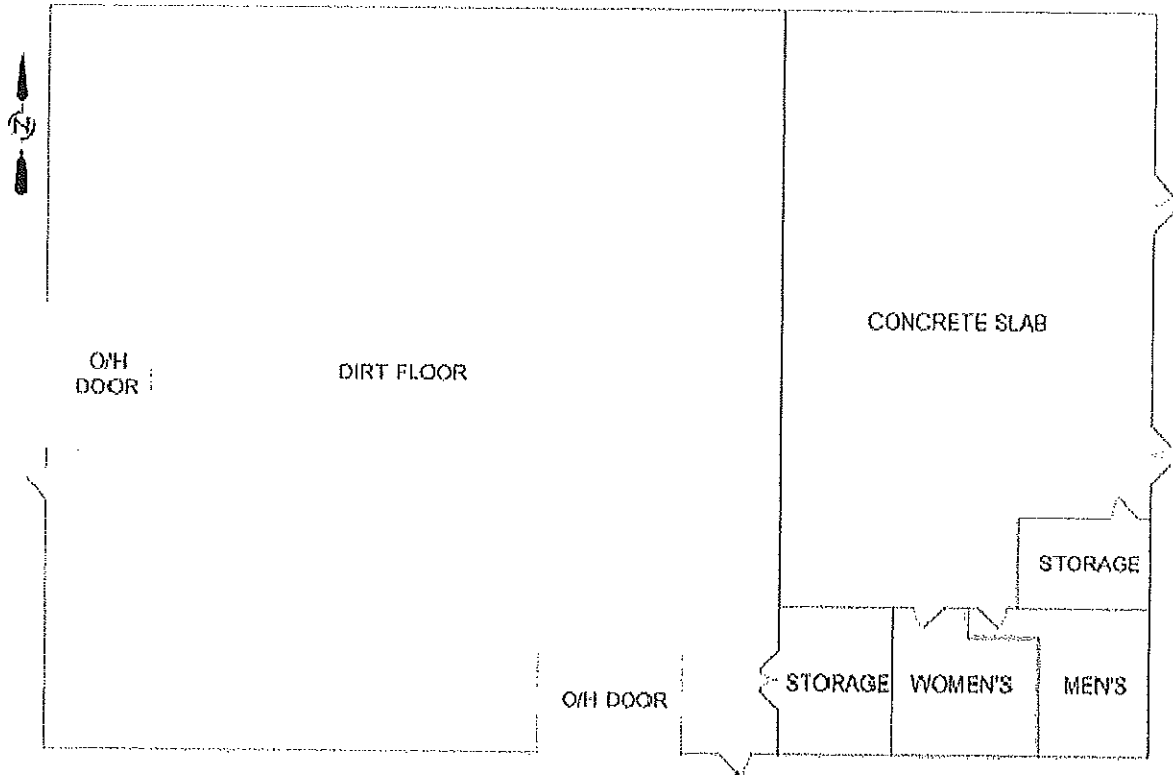
Photo 16: Arena – Ice Plant Rm.

2.4 AGRICULTURAL COMPLEX

2.4.1 Facility Background

The Agricultural Complex, shown in Figure 2-2, is used to host rodeos and other events. This building is a pre-engineered steel structure and was constructed in 1995. The building is not insulated and as a result only operated during the summer months. The washrooms are winterized each year, however one year they had a frozen water line burst which created some water damage to both of the washrooms.

Figure 2-2
Agricultural Complex



AGRICULTURAL COMPLEX (NTS)

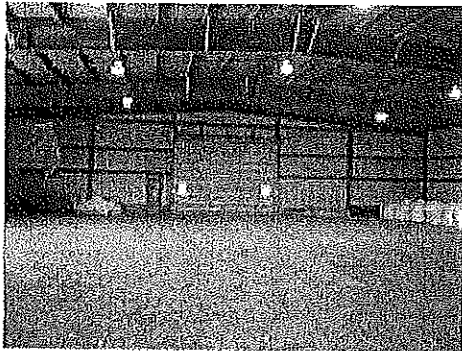


Photo 18: Ag. Complex – Interior

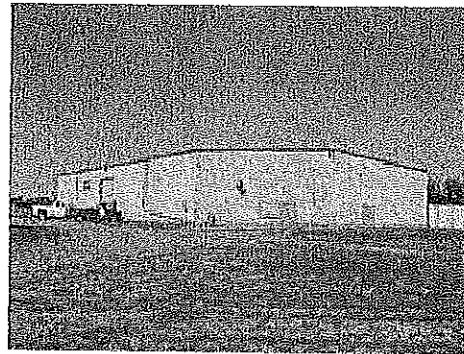


Photo 19: Ag. Complex – South East Ext.

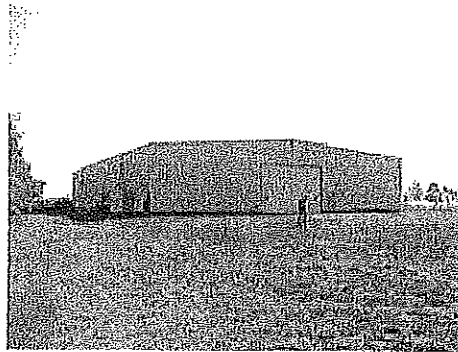


Photo 20: Ag. Complex – North West Ext.

2.4.2 Building Envelope and Finishes

The building is a pre-engineered steel structure with a partial concrete slab, two washrooms and storage area. The building is not insulated and is only operated during the summer months. The washrooms are finished with painted gypsum board walls and ceilings and a bare concrete floor. The remainder of the building interior is unfinished with exposed structure and a dirt floor. The exterior is pre-finished metal cladding walls and roof. After completing visual inspection, the following concerns have been identified:

- The building has no emergency lighting or exits signs
- No panic bars installed on emergency exits
- There are no fire alarms or fire extinguishers present
- There are no grab bars located in the handicap stalls of the washrooms
- The sinks have no insulated P-traps for handicap accessible
- The men's washroom has mould growth on the walls, and may be present within the wall cavities in other areas, further investigation is required (Photo 21)
- The ladies washroom ceiling has sagged due to moisture and needs to be repaired (Photo 22).
- The exterior metal cladding has some holes in the south east corner and needs repair.



Photo 21: Ag. Complex – Men's W.R.

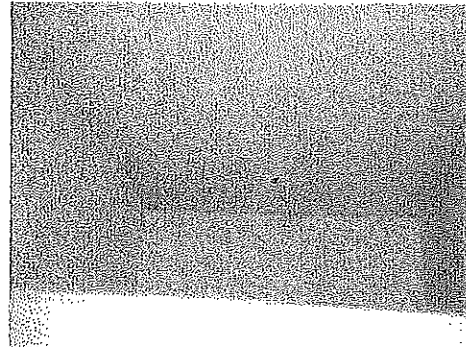


Photo 22: Ag. Complex – Ladies W.R.

2.4.3 Building Foundation and Structure

The building is a pre-engineered steel structure with a concrete grade beam and partial concrete slab. After completing visual inspection, there was no apparent concern noted.

2.4.4 Mechanical

The building is not heated and is only used during the summer months. There are two washrooms complete with exhaust fans, hot and cold water supply and sanitary plumbing. After completing visual inspection, the following concern has been identified:

- The washroom exhaust vent cap is missing on the exterior and the other one is damaged and needs replacement.

2.4.5 Electrical

The lighting consists of fluorescent fixtures in the washrooms and storage areas and metal halide fixtures in the main area of the complex. After completing visual inspection, there was no apparent concern noted.

2.5 PRINCE OF WALES COMMUNITY CENTRE

2.5.1 Facility Background

The Prince of Wales Community Center (POW Center), shown in Figures 2-3 and 2-4, is host to a variety of community services and programs. The building houses a 4-lane curling rink, a basketball court, theater, library, fitness center, as well as other spaces. This building is a steel structure with a masonry exterior finish and was constructed in 2000. The building is not currently owned by the Town, however is planned to be in the near future.

Figure 2-3
Prince of Wales Community Centre - Main Floor Plan

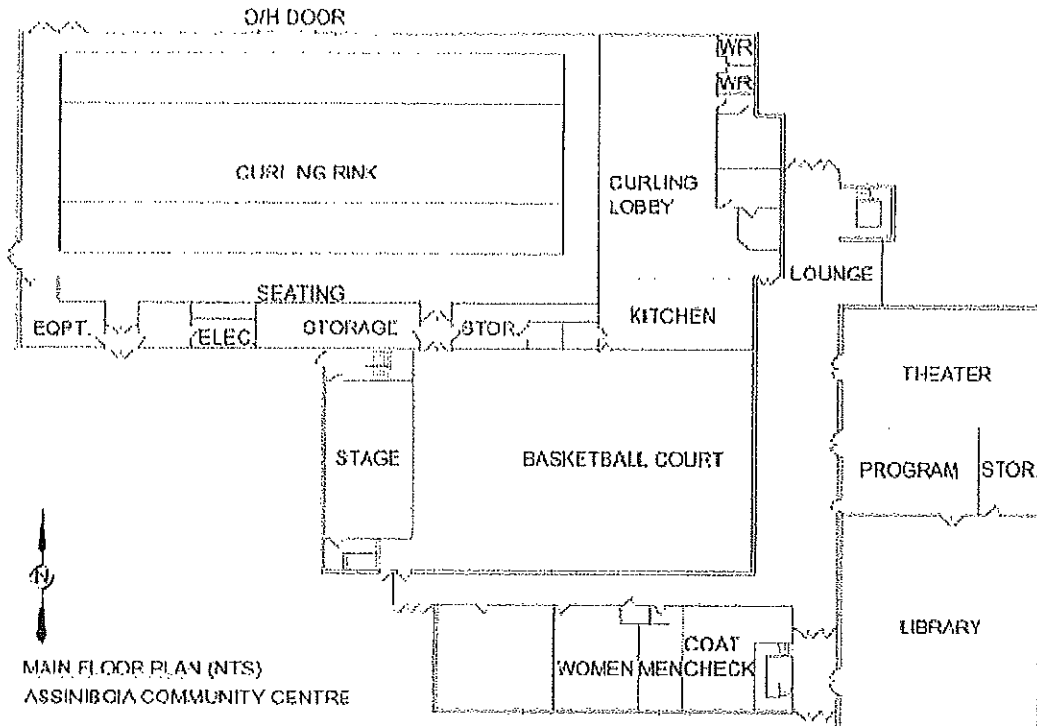
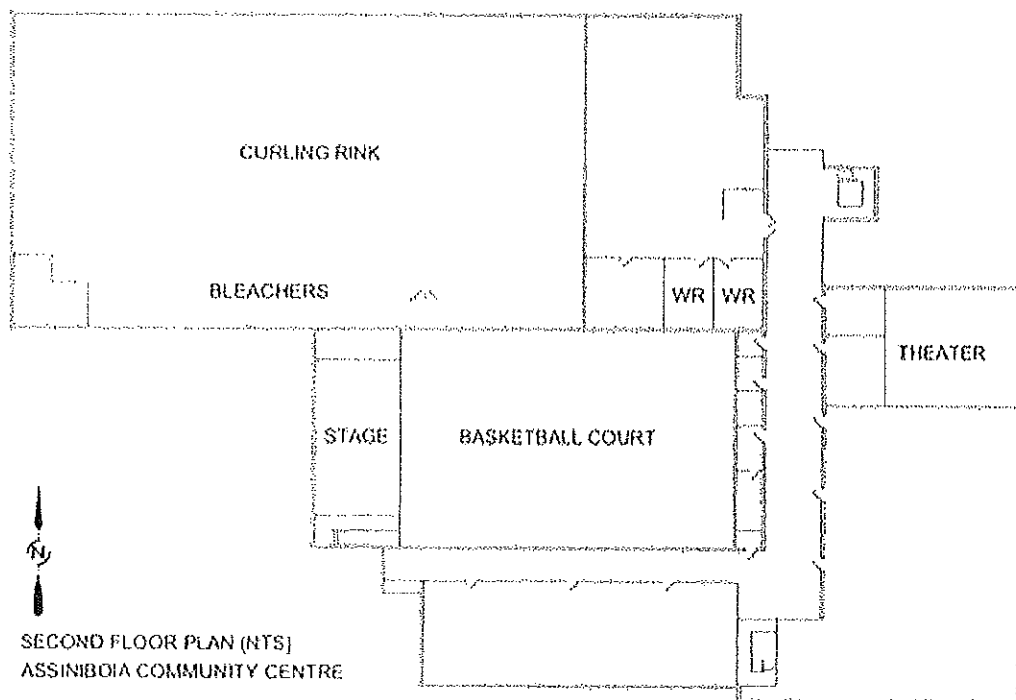


Figure 2-4
Prince of Wales Community Centre - Second Floor Plan



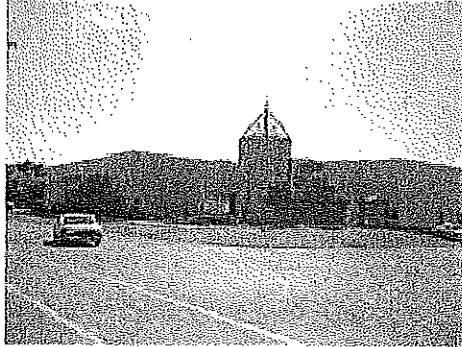


Photo 23: POW Center – North East Ext.



Photo 24: POW Center – South West Ext.

2.5.2 Building Envelope and Finishes

The building is a steel structure with a concrete basement crawl space and pre-cast concrete slab panel floors. The exterior of the building is finished with a combination of masonry brick and metal cladding exterior and an EPDM (membrane) roof system with rock ballast. The interior has a mixture of different floor finishes from carpet in the lobby and corridors, tile in the washrooms, hardwood in the gym and seamless sheet vinyl in the kitchen and stairs area. The walls are mainly painted gyproc finish and the ceilings are fitted with acoustical tile. After completing visual inspection, the following concerns have been identified:

- Investigate mould growth on wall near entrance to crawlspace at north east corner of building (Photo 25)
- The stair corridor in the south west corner of the building is missing an exit sign indicating the direction of exit.

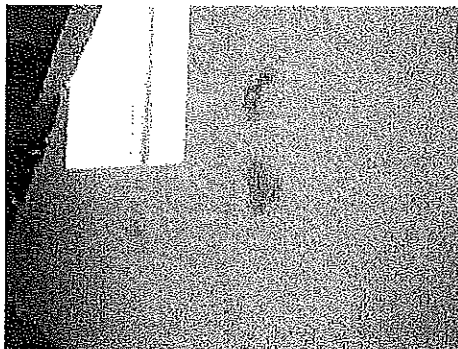


Photo 25: POW Center – Crawlspace
North East Entrance



Photo 26: POW Center – Crawlspace
Hatch in Kitchen

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- Emergency exit hatch located in the kitchen area is blocked (Photo 26)
- Window seals need replacing on windows in the upper level corridor north east corner
- Prior water leak in curling rink change room has damaged ceiling tiles which need to be replaced
- Settling cracks in the concrete sidewalk on the north side need repair (Photo 27)
- Repair joint cracks in gyproc walls throughout the building (Photo 28)
- Water has saturated the carpet in the main entry due to a flashing leak in the main entrance door (Photo 29). The flashing should be repaired and the carpet replaced with a more suitable flooring.
- Possible rain water leader leak in main level corridor requires repair and damaged ceiling tiles replaced (Photo 30).



Photo 27: POW Center – North Sidewalk.

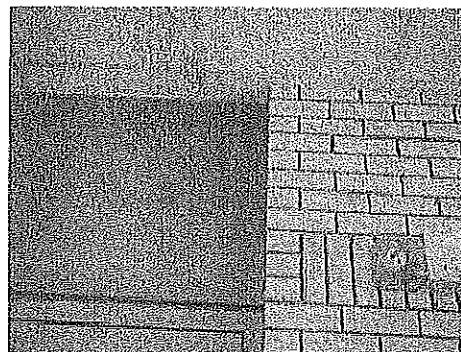


Photo 28: POW Center – Upper Corridor.



Photo 29: POW Center – North East Ext.

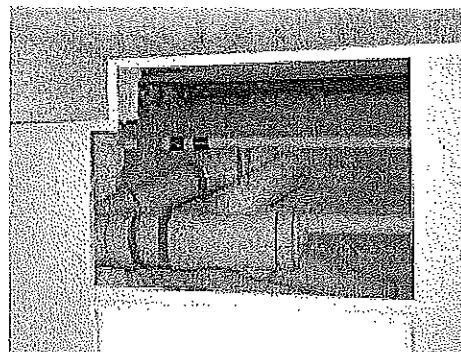


Photo 30: POW Center – South West Ext.

2.5.3 Building Foundation and Structure

The building is a steel structure with a concrete basement crawlspace and precast concrete slab panels. After completing visual inspection, there were no apparent concerns noted.

2.5.4 Mechanical

The building is heated by Natural Gas Fired forced Air Roof Top units. There is an ice plant for the curling rink. The plumbing consists of a roof drainage system, sanitary piping, and a recirculating domestic water supply system. After completing the visual inspection, the following concerns were identified:

- All the sump lines located in the crawspace are tied into the sanitary with only a garbage bag providing a seal for escaping sewage gases (Photos 31, 32 & 33). This is a code violation and could pose serious problems. There is a smell of sewage gas. Immediate remedial action is required.
- Further study is required to determine if the ventilation in the crawspace is adequate.

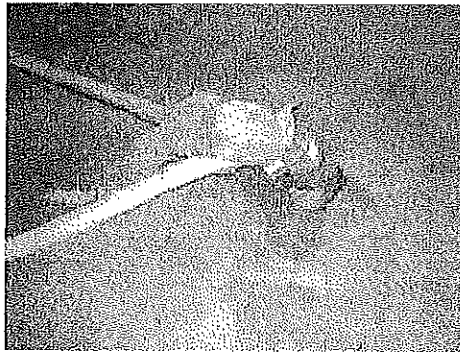


Photo 31: POW Center – Crawls

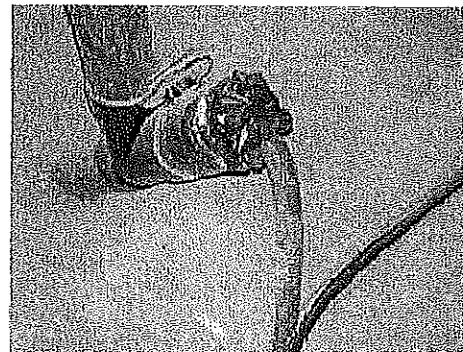


Photo 32: POW Center – Crawlspace

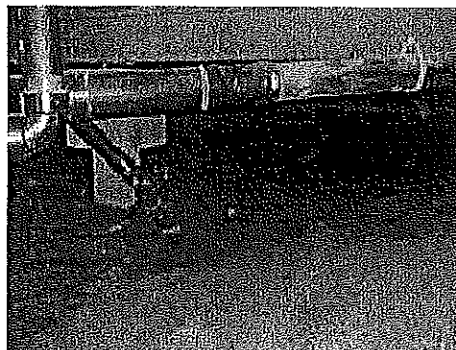


Photo 33: POW Center – Crawlspace

2.5.5 Electrical

The lighting mainly consists of fluorescent fixtures. After completing visual inspection, there were no apparent concerns noted.

2.6 WATER TREATMENT PLANT

2.6.1 Facility Background

It is unknown when the Water Treatment Plant was first constructed; however, the facility, shown in Figures 2-5 and 2-6 underwent extensive renovations including an addition in 1995. Just prior to the renovations in 1995, the basement was flooded with water to a level of around 1200mm deep damaging equipment and finishes.

Figure 2-5
Water Treatment Plant - Main Floor

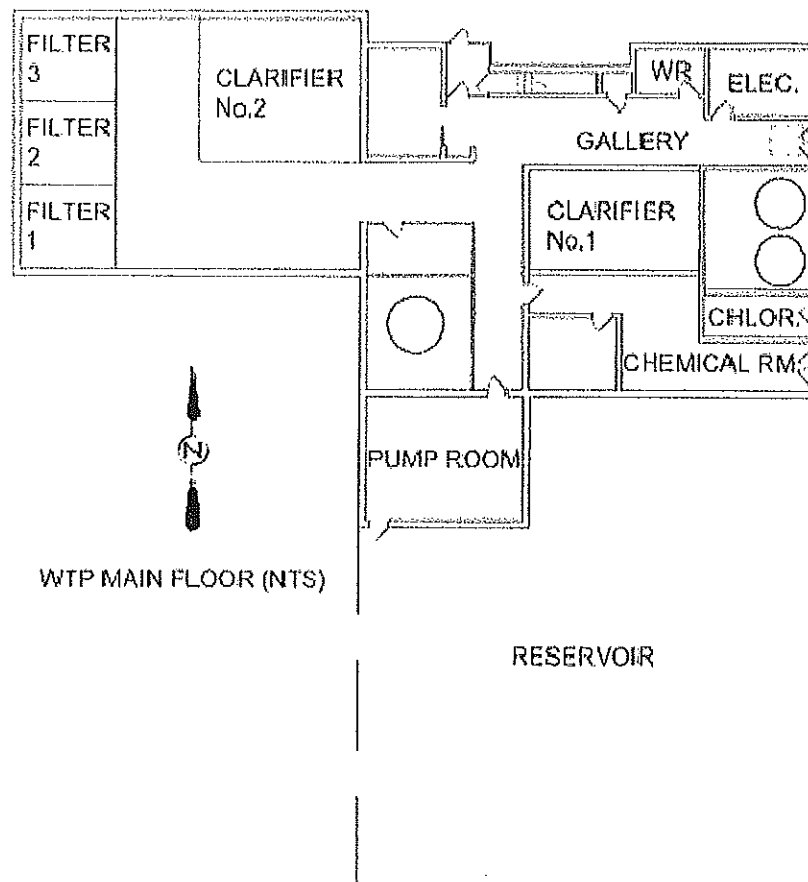


Figure 2-6
Water Treatment Plant - Lower Floor

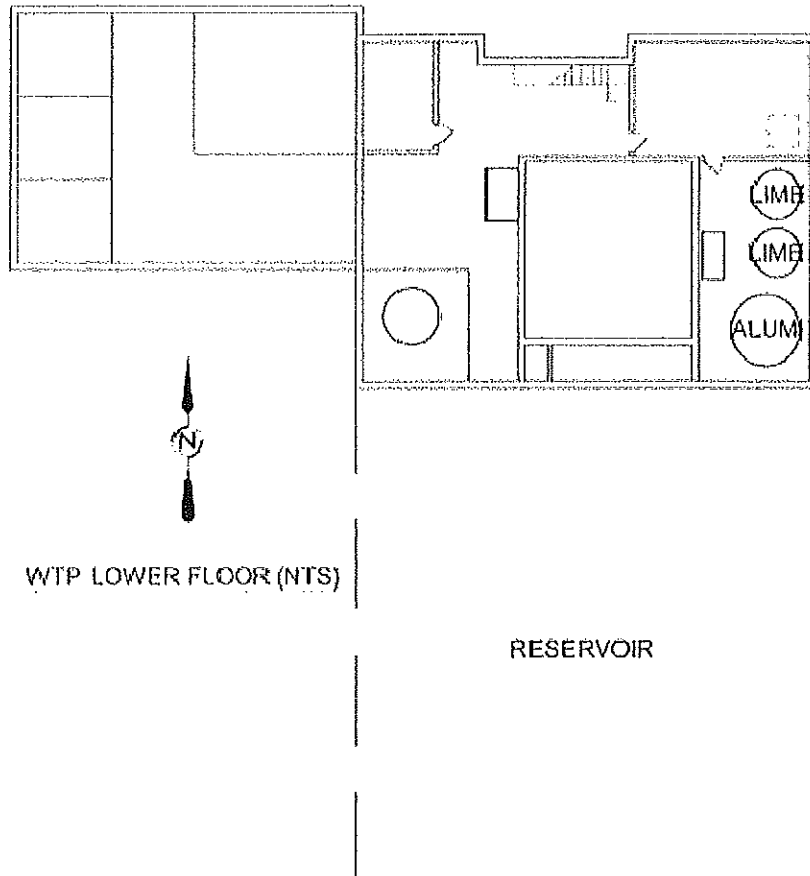


Photo 34: WTP – North West Exterior

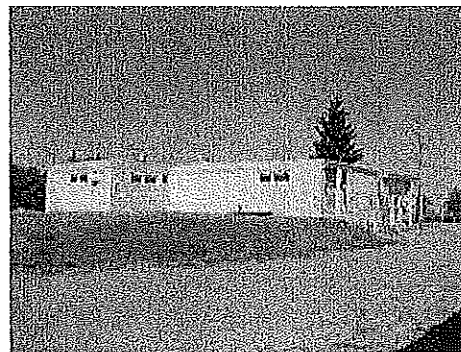


Photo 35: WTP – South East Exterior

2.6.2 Building Envelope and Finishes

The building is constructed of masonry block walls with the exterior consisting of a combination of brick veneer, painted block and vinyl siding. The roof is fitted with a modified bitumen roof system and wood soffits. The interior is finished with painted block walls, aluminum framed windows and doors, ceramic tile flooring, and both tongue and groove cedar and acoustical tile ceiling finishes. The following concerns were identified from the visual inspection:

- Window seals need replacing in a few windows on both the north and south sides of the building (Photo 36)
- A roof leak located behind the scrubber tank has created water damage to the wall surface
- Roof leaks in the south east corner have damaged the ceiling above the chlorine tank storage area (Photo 37)
- Replace damaged ceiling in the MCC room
- Spalding requires patching in the concrete basement floor
- Possible asbestos insulation on boiler piping and expansion tank needs to be confirmed and labelled (Photo 38)
- Both the south and east side exteriors display cracking, peeled paint and spalding of the concrete block. The spalding should be patched and the exterior repainted.
- The original building roof (not the newer addition), needs replacement, some soft spots in the south east corner may require further investigation for damage to structure (Photo 39).



Photo 36: WTP – North Side Windows

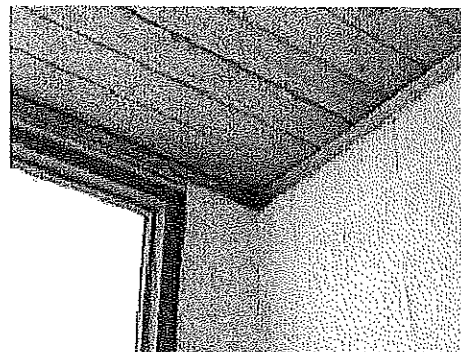


Photo 37: WTP – South East Corner Roof

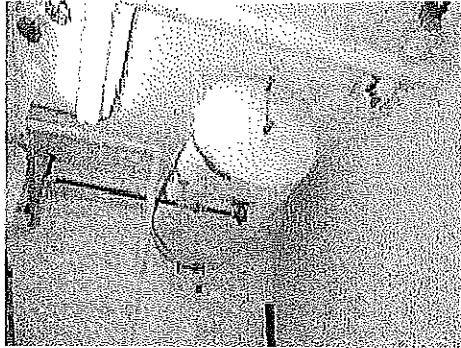


Photo 38: WTP – Basement Mech. Rm.

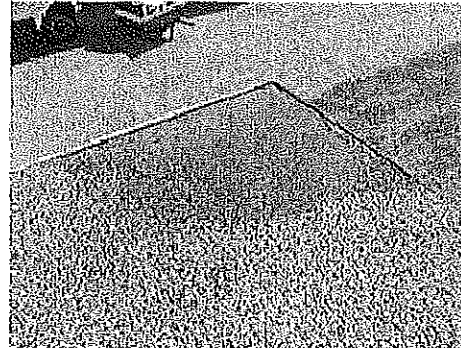


Photo 39: WTP – Roof Exterior

2.6.3 Building Foundation and Structure

The building is a concrete block structure on a concrete basement foundation and concrete slabs. After completing the visual inspection, the following concerns have been identified:

- There is a crack in the concrete at the clarifier wall in the south east corner located in the newer addition
- Years of roof leaks in the south east corner have damaged the concrete block wall structure which requires further investigation (Photos 40 & 41).



Photo 40: WTP – South East Ext. Block



Photo 41: WTP – East Ext. Block Wall

2.6.4 Mechanical

The building is heated by a gas fired boiler. After completing the visual inspection, the following concerns were identified:

- Water pooling on the floor next to the Alum tank in the lower level (Photo 42)
- The bird screen is torn in the louvre located on the south west side exterior

- Repair or replace a loose vent cap on the scrubber chimney vent (Photo 43).



Photo 42: WTP – Basement Alum Tank

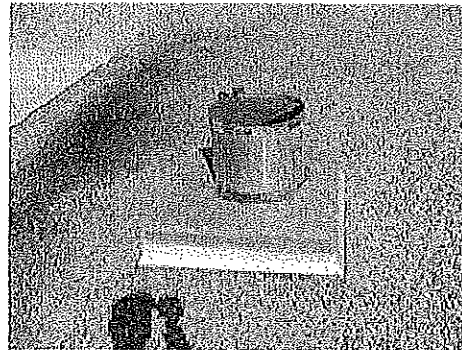


Photo 43: WTP – Scrubber Chimney

2.6.5 Electrical

The lighting consists of fluorescent fixtures. The visual inspection identified the following concern:

- There are several abandoned conduits with exposed wiring located in the basement electrical room that should be removed or concealed (Photos 44 & 45).

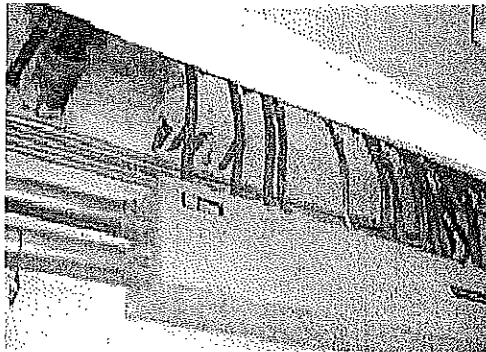


Photo 44: WTP – Basement Elec. Rm.

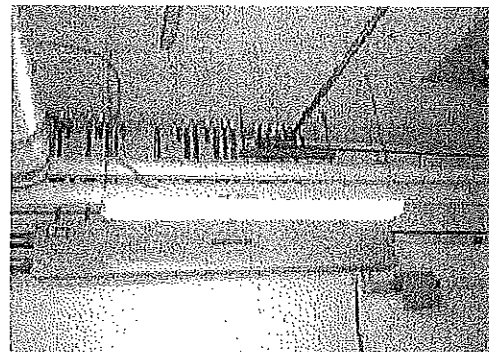


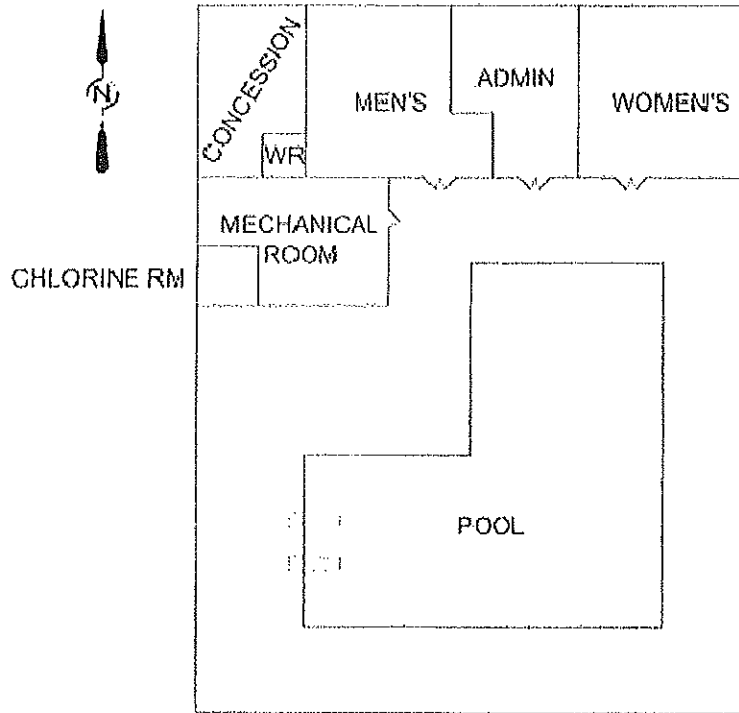
Photo 45: WTP – Basement Elec. Rm.

2.7 SWIMMING POOL

2.7.1 Facility Background

The Swimming Pool, shown in Figure 2-7 was constructed in the late 1970's, with minimal upgrades done to maintain basic operation. The building features men's and ladies change rooms, a concession, admission area, mechanical room and electrical room. The pool is an 'L' shape concrete in-ground pool having both shallow and deep areas, complete with two diving boards.

Figure 2-7
Swimming Pool



SWIMMING POOL (NTS)

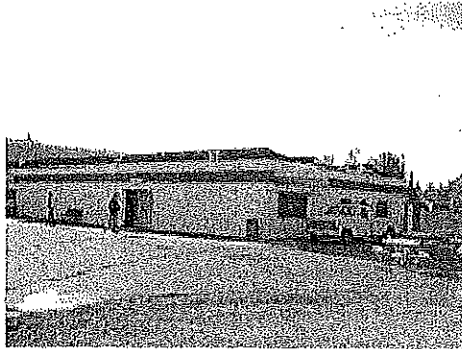


Photo 46: Pool Bldg. – North West Ext.

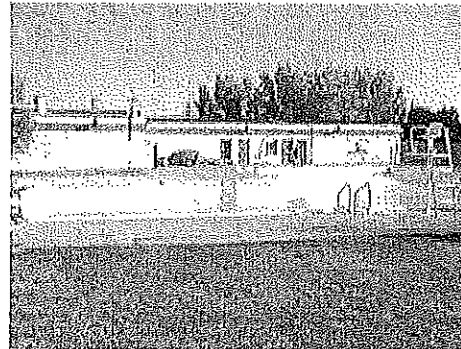


Photo 47: Pool Bldg. – South Ext.

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Photo 48: Pool – From The North West

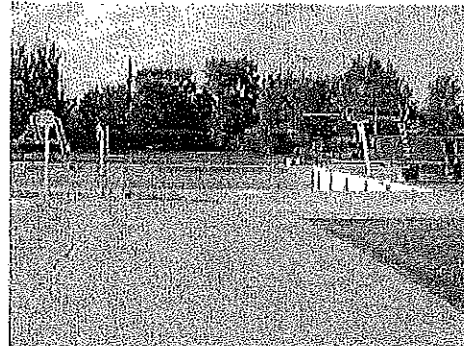


Photo 49: Pool – Looking South.

2.7.2 Building Envelope and Finishes

The building is constructed of painted masonry block walls, a steel roof structure with open web steel joists, galvanized metal roof decking and a modified bitumen roof system. The interior is mainly painted block walls and painted concrete flooring with some acoustical tile ceilings. The pool is concrete with a painted plaster finish and has a concrete pool deck surrounding the entire pool. The building has asphalt surface surrounding the building. The visual inspection identified the following concerns:

- The chlorine room interior walls exhibit spalding and requires repainting
- The interior of the pump room needs repainting (Photo 50)
- Repair flashing roof leak around exhaust fan roof penetration located above the concession washroom and replace damaged ceiling tiles
- The north side of the building needs more positive drainage away from the building (Photo 51)
- The ceiling in the women's washroom needs replacing
- The men's shower block walls are saturated with moisture, resulting in bubbling paint and joint cracks. The walls need to be repainted.

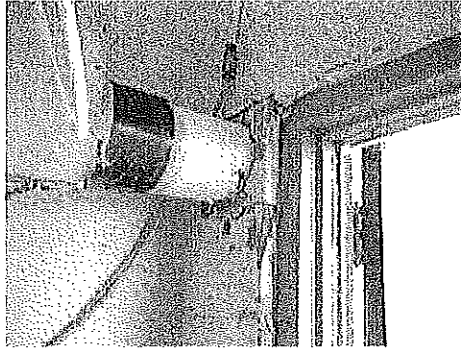


Photo 50: Pool Bldg. – Chlorine Room Int.

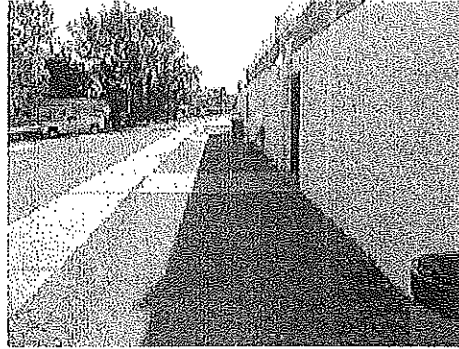


Photo 51: Pool Bldg. – North Side Ext.

2.7.3 Building Foundation and Structure

The building is a concrete block structure, sitting on a concrete grade beam and slab foundation. The pool is constructed of reinforced concrete with a painted plaster finish and a concrete pool deck surrounds the pool area. The visual inspection identified the following concerns:

- There are settling cracks in the block walls in the mechanical room (Photo 52)
- There is cracking in the concrete slab throughout the building. In the concession area there is a 1 inch gap between the wall and slab (Photos 53 & 54).
- The concrete pool deck has differential settling of over 2 inches in some areas. This poses a tripping hazard and needs to be repaired (Photo 55).
- The pool deck crawlspace hatch opening has cracks and exposed rusted reinforcement that needs to be repaired (Photo 56).

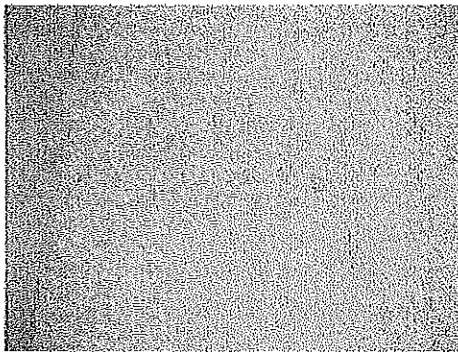


Photo 52: Pool Bldg.– Mechanical Rm. Int.

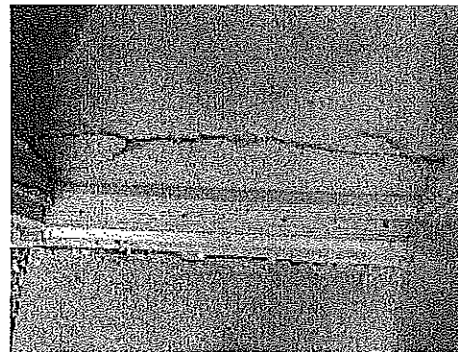


Photo 53: Pool Bldg. – Mechanical Rm. Int.

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Photo 54: Pool Bldg. – Concession Slab

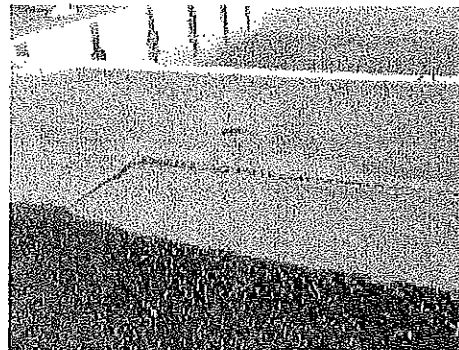


Photo 55: Pool Deck – South Side

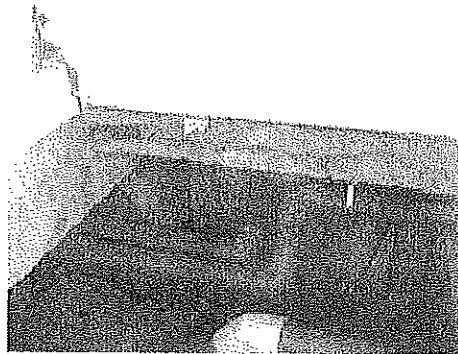


Photo 56: Pool Deck – Crawlspace

2.7.4 Mechanical

The building is not heated since it is only used during the summer. There is ventilation in place for the washrooms and concession, a separate ventilation system is used for the chlorine storage room. There are two domestic water heaters for the washrooms and showers. The pool mechanical system consists of a sand filtration system with multiple circulation pumps, a natural gas pool heater which is assisted by several roof top solar panels, and a chlorine gas injection system for sanitization. The visual inspection identified the following concerns:

- The chlorine exhaust fan and ducting has some rust. It should be painted to minimize further corrosion
- One of the circulation pumps looks newer, the other looks as though it is original and may need replacing in the near future
- Every solar panel on the roof has leaks in the tubing that needs repair or replacement (Photo 57).

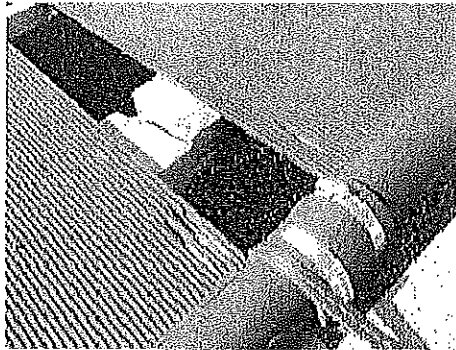


Photo 57: Pool Bldg. – Roof Solar Panel

2.7.5 Electrical

The lighting mainly consists of fluorescent fixtures inside the building and mercury vapour outside the building. The visual inspection identified the following concern:

- The electrical panels have some rust and should be repainted to protect from further corrosion (Photo 58).



Photo 58: Pool Bldg. – Electrical Panels

2.8 FUTURE ACTION

2.8.1 Civic Arena

2.8.1.1 Discussion

The original Arena is nearly 50 years old. Technically, the building has reached the end of its typical service life and the Town should consider a new building at some point in the next 5 to 10 years. The building has aged well, however has a few concerns which if not

remediated will decrease the continued use of the building significantly. The building is suffering from moisture problems due to roof leaks, air infiltration, concrete slab settling and humidity. The roof may have some potential leaks at the flashing transition from asphalt shingles to metal cladding. There is rotted wood and mould growth within some of the wall cavities which requires further investigation to determine the extent. If this is not investigated and remediated, deterioration will be rapid and possibly irreparable. The Arena has no building insulation making it difficult to maintain ice surface during the warmer months. The building operator indicated that they begin ice production as early as mid-August. Without insulation, this building envelope is significantly inefficient, not only increasing the operating costs but humidity as well. The slab has also cracked and settled in the north end which makes ice production difficult. And when thawing, makes excessive amounts of moisture saturating the base of the structure, leading to deterioration of the structure.

2.8.1.2 Recommendations and Budget Estimates

A number of steps were identified to remediate moisture problems. It is recommended that the Town implement these recommendations using a sequential approach. This will ensure that work completed on one element of the building is not impacted by subsequent action on another building component.

- The Town should contract a professional roofing company to inspect the current condition of the roof and perform tests for leaks and repair any leaks found. A budget allowance of \$20,000 is estimated to complete this.
- Inspection inside the wall cavities on the east side of the dressing rooms should be done to ensure the stability of the wood structure and to investigate if any mould is present. The results of the investigation will determine a more accurate budget allowance. However for the inspection and repair of holes in walls from this inspection, a budget of \$5,000 is estimated.
- The concrete slab needs repair in the north end. A budget allowance of \$50,000 is estimated to complete this.
- If the arena is to be used during warmer climate conditions, the building needs to be renovated to include building insulation, vapour barrier, proper ventilation including exhaust fans, controls and a dehumidifier. A budget allowance of \$600,000 is estimated to complete this.
- Improve ventilation and repair control panels in the ice plant mechanical room. A budget allowance of \$15,000 is estimated to complete this.
- Repair holes in the low emissivity panels and install netting to protect it from further damage due to pucks. A budget allowance of \$20,000 is estimated to complete this.
- A budget allowance of \$15,000 is estimated for general maintenance and repairs including replacing the sliding door on the north end, repairing loose or damaged cladding, repainting window trim, installing splash pads and repairing downspouts.

2.8.2 Agricultural Complex

2.8.2.1 Discussion

The building envelope and structure is in great condition. The building still has 30 to 40 years of service life left and requires little maintenance for continued use. The washrooms have had water damage in the past from freezing pipes and as such there is evidence of mould growth on the walls and most likely in the wall cavities as well. As a public use facility, it requires some upgrades to comply with barrier free requirements and emergency exit requirements.

2.8.2.2 Recommendations and Budget Estimates

The main concern with this building is mould remediation, renovation of the washrooms, and installation of barrier free and exit devices to comply with code.

- The Town should contract a professional mould remediation company to inspect and remove the existing mould. A budget allowance of \$2,000 is estimated to complete this.
- Once the mould has been removed, the washrooms will need new gyproc walls and ceiling, and grab bars installed to comply with barrier free code requirements. A budget of \$10,000 is estimated to complete this.
- This building requires exit signs and panic bars installed on all emergency exits to comply with code. A budget allowance of \$5,000 is estimated to complete this.

2.8.3 Prince of Wales Community Centre

2.8.3.1 Discussion

The building envelope and structure is in great condition. The building still has 30 to 40 years of service life left and requires little maintenance for continued use. The crawlspace sumps are incorrectly tied into the sanitary allowing dangerous sewer gases to permeate throughout. The main entrance has flashing leaks which has damaged the flooring. There are some minor cracks in the interior walls, stained ceiling tiles and faulty window seals.

2.8.3.2 Recommendations and Budget Estimates

There are some immediate items required to comply with code. Below is a list of items in order of priority.

- The crawlspace sumps need to be tied into a storm sewer, not the sanitary sewer, or they should discharge away from the exterior of the building. The sanitary clean outs should be capped off to prevent any possible gases from escaping. A budget allowance of \$2,000 is estimated to complete this.

- Install an exit sign indicating the direction of exit in the south west stair corridor
- A study is required to determine if the crawlspace has adequate ventilation. A budget allowance of \$1,500 is estimated to complete this.
- Repair flashing leak above the main entrance and replace carpet with a suitable flooring. A budget allowance of \$2,500 is estimated to complete this.
- Replace seals on windows in the upper level corridor north east corner. A budget allowance of \$6,000 is estimated to complete this.
- Repair cracks in the gyproc and replace stained ceiling tiles. A budget of \$1,000 is estimated to complete this.
- Repair settling cracks in concrete sidewalk on north side. A budget allowance of \$500 is estimated to complete this.

2.8.4 Water Treatment Plant

2.8.4.1 Discussion

The original building is over 30 years old and is in need of some repair to arrest deterioration and maintain integrity of the structure. The roof over the original building needs replacement. As a result of years of leaking, some of the interior surfaces and the exterior block wall in the south east corner are damaged. There is also the possibility of asbestos insulation which requires identification.

2.8.4.2 Recommendations and Budget Estimates

Below is a list of items in order of priority.

- Contract a professional roofing company to replace the roof over the original building area, inspect and repair the roof structure as required, and replace any rotted wood structure and soffits. A budget allowance of \$30,000 is estimated to complete this.
- Repair the exterior block wall in south east corner, repair spalding on east wall and repaint exterior. A budget allowance of \$10,000 is estimated to complete this.
- Contract a professional asbestos removal company to confirm if the insulation contains asbestos and have it properly labelled. A budget allowance of \$500 is estimated to complete this.
- Repair damage to interior caused by roof leaks in MCC room and chlorine storage room. A budget allowance of \$4,000 is estimated to complete this.
- Investigate water pooling next to Alum tank and make repairs.
- Replace bird screen on exhaust louver and loose vent cap on scrubber chimney. A budget allowance of \$500 is estimated to complete this.
- Repair crack in clarifier concrete wall. A budget allowance of \$500 is estimated to complete this.

- Replace damaged window seals in windows on both the north and south sides of the building. A budget allowance of \$4,000 is estimated to complete this.

2.8.5 Swimming Pool

2.8.5.1 Discussion

The swimming pool and building is close to 40 years old and is nearing the end of its typical service life. The building and pool have aged well and with some maintenance and minor upgrades, could have years of service life left. The roof will need replacement within the next 5 to 10 years. Most of the pool equipment appears to be original and may need upgrading in the near future. One of the circulation pumps has been recently replaced. The solar panels on the roof have leaks and need repair or replacement. The pool deck has heaved and cracked in several spots, creating tripping hazards, and needs repair. The building concrete slab has several cracks and has separated away from the wall by as much as 1 inch in the concession.

2.8.5.2 Recommendations and Budget Estimates

Below is a list of items in order of priority.

- Repair heaving of pool deck and damaged concrete at crawlspace hatch opening. A budget allowance for repair is estimated at \$5,000 to complete. Replacement of the entire pool deck is estimated at \$100,000.
- Replace the leaking solar panel pool heaters on the roof. A budget allowance of \$20,000 is estimated to complete this.
- Repair flashing leak around concession washroom roof penetration. A budget allowance of \$100 is estimated to complete this.
- Increase positive drainage away from building on the north side. A budget allowance of \$10,000 is estimated to complete this.
- Replace the ceiling in the women's washroom and stained/damaged ceiling tiles throughout the building. A budget allowance of \$4,000 is estimated to complete this.
- Most of the interior needs re-painting. A budget allowance of \$15,000 is estimated to complete this.

2.9 CLOSURE

It should be noted that remediation of the buildings by the above recommendations will address the immediate concerns, however, further long term upgrade or maintenance may be required to ensure the service life is fully maintained.

2 - Building Assessment

Our recommendations are based on our visual review of the above buildings. Scope of this investigation did not permit the physical examination and confirmation of all components of the structure. Nevertheless, we have made every effort within the scope of our field program to visually confirm and verify primary building construction components, mechanical and electrical systems. In some instances it has been necessary to apply some interpretations and engineering judgment. If new information comes to light which might influence our conclusions, we would request to be informed so that we may reassess our recommendations.

3

Underground Assessment

3.1 INTRODUCTION

Further to your request for engineering services, the following report documents our findings underground assessment for the town of Assiniboia, Saskatchewan.

3.2 OBJECTIVE

In May 2011, the Town identified the need for an overall assessment of the following underground infrastructure:

- Watermain
- Sanitary Sewer
- Storm Sewer

The main objective of this report is to provide an overall assessment of the underground infrastructure based on the material provided by the Town of Assiniboia. Included in the material provided by the Town was an infrastructure map of the Town from 1995, a drawing set of the watermain replacement in 1990, camera inspection reports of three sewer sections from October 2007, and camera inspection reports of 18 sanitary sewer sections from June 2011.

3.3 WATERMAIN

The Town of Assiniboia has an extensive watermain network fed from the Water Treatment Plant in the southeast corner of town. The majority of the mains connect at two or more locations providing the Town with a reliable system. The fire hydrants are evenly spaced providing adequate fire-fighting coverage for the residents of Assiniboia. Much of the Town's asbestos-cement watermain was replaced with PVC pipe in 1990. In 2011 the Town tested and flushed every fire hydrant in use. Reports from these tests should outline any potential problems with the existing watermain.

Further investigation of the watermain through computer modelling would provide supplemental information on the available flow rates throughout the Town. Modelling would also highlight areas which may not have enough pressure for adequate fire flow. If the town were to develop lands for residential or commercial use, water modelling would be able to identify the size of pipe needed for the application.

3.4 SANITARY SEWER

The camera test reports provided to AE contained a small proportion of sanitary sewers in the Town. These reports were helpful in determining several pipe failures in the sanitary system. They also helped to gauge the lifespan of the sanitary system. Of all the sanitary sewer mains tested, approximately half had one or more pipes which have failed and need immediate repairs. This information can be used to help

determine which sewers need camera testing in the future. Any sanitary sewer built in the same timeframe with the same material as those that have failed should be scheduled for inspection. The camera inspections revealed that the majority of the concrete pipe and clay tile pipe is failing. This is most likely due to unstable soil conditions and settlement over time. Pipe breaks were most common at manhole-pipe connections. This is due to the manhole settling at a different rate than the pipe, forcing one end of the pipe downward causing the top of the pipe to break.

The inspection reports outlined a number of pipe defects in the sanitary sewer. Some of these defects are minor and still allow the sewer to function properly. Other defects are severe and require immediate replacement as sanitary effluent is leaking into the surrounding soil. Several camera tests could not be completed due to obstructions in the pipe. Further maintenance is required to clear the obstructions and allow a proper camera test to inspect the pipe.

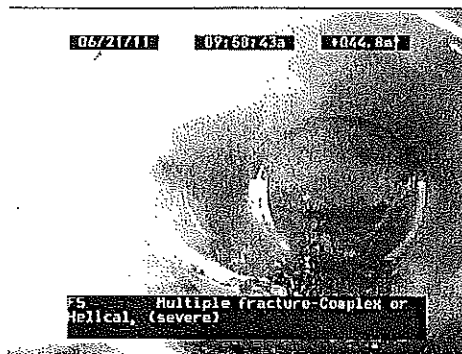


Photo 59 - 2nd Ave from D1 to D2

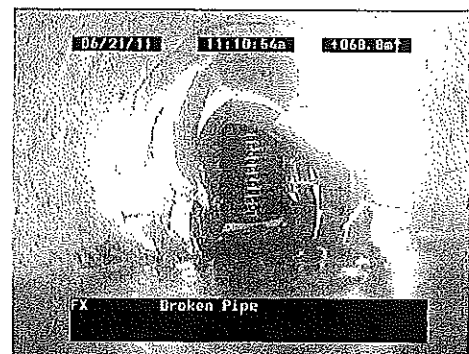


Photo 60 - 2nd Ave W from D2 to D3

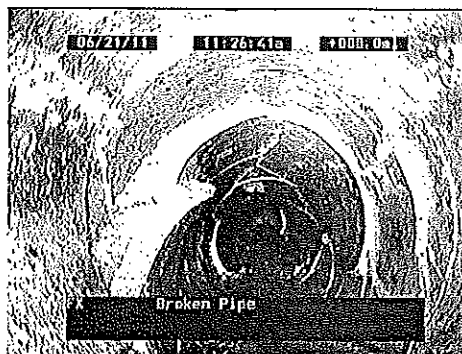


Photo 61 - 2nd Ave W from D3 to D4

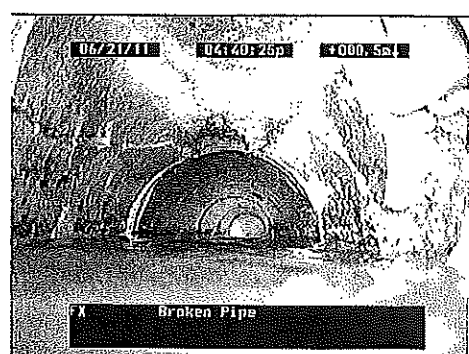


Photo 62 - 2nd Ave W from D4 to D5



Photo 63 - 2nd Ave W from D5 to D6



Photo 64 - Centre St. from D7 to D6



Photo 65 - 3rd Ave E from D9 to D10

3.5 STORM SEWER

The Town of Assiniboia has recently encountered problems with storm water during heavy rainfall. Excess pooling has occurred causing flooding concerns. This could be due to an improperly functioning storm system. The storm system may need maintenance to remove blockages in the catchbasins and sewer mains to allow the conveyance of stormwater downstream. The storm system may be undersized and susceptible to surcharging for rainfall amounts at or above normal levels. Certain roads have been re-surfaced a number of times which may have reduced the amount of stormwater those roads are able to store. In order to determine the source of the flooding and provide recommendations going forward, further investigation is needed.

3.6 FUTURE ACTION

3.6.1 Watermain

The watermain has been functioning properly in Town and has recently been tested. The sections that have been replaced with PVC have reduced the amount of service work and maintenance. At

this time the watermain is low priority for future work. The only recommendation we have is to entertain the option to pursue water modelling. This would help to evaluate the functionality of the system, potential problem areas, and future design considerations. A budget estimate to perform water modelling is \$30,000.

3.6.2 Sanitary Sewer

Several sections of sanitary sewer were found to be deficient and need immediate replacement. The locations of the deficient pipes are as follows:

- 2nd Avenue West from D2 to D3. Pipe section 68.8m from D2 (Photo 60)
- 3rd Avenue East from D9 to D10. Pipe section 98.6m from D9 (Photo 65)
- 2nd Avenue West from D3 to D4. Pipe section 63.2m from D3 (Photo 61)
- 2nd Avenue West from D5 to D6. Pipe section 44.8m from D5 (Photo 63)
- 2nd Avenue West from D1 to D2. Pipe section 44.8m from D1 (Photo 59)
- 2nd Avenue West from D4 to D5. Pipe section 0.5m from D4 (Photo 62)
- Centre Street from D7 to D6. Pipe section 63.0m from D7 (Photo 64)

For each pipe to be replaced, a budget allowance of \$5000 is estimated. For the above seven sections the budget allowance is \$35,000 to perform the work relating to underground infrastructure replacement.

3.6.3 Storm Sewer

More information is needed to understand the storm water issues being experienced by the Town. Going forward we have several recommendations that will help determine the source of the town's stormwater management system:

- Camera inspection of all storm pipes connected to problem areas. Inspection will show whether there are any maintenance issues with the underground storm system. An estimate of \$90,000 is needed to camera test the entire storm sewer north of Assiniboia Avenue.
- Storm Water Modelling for the entire storm system north of Assiniboia Avenue. The storm water model will evaluate the effectiveness of the existing stormwater design. The model requires record information of the sewer system as well as up to date information on the roadway. This will help determine the capacity of the existing storm system and the impact of the reduced roadway storage. An estimate of \$20,000 is needed to perform a topographic survey of the roadways and build the storm water model.

3.7 CLOSURE

The Town has been proactive by replacing a portion of its watermain. This same consideration needs to be applied to the rest of the underground infrastructure. The sanitary sewer has shown to be failing and a

large portion most likely need repair. The camera tests were only a small fraction of the existing underground pipes, suggesting similar failures in other untested areas. Further investigation is needed to assess the remainder of the Town's infrastructure. If any portion of undergrounds is scheduled for repairs, the road surface should be examined to determine if it should be repaired as well. The same is true for the opposite scenario. If a portion of roadway is scheduled for repair, the underground pipes for that section of roadway should be inspected to determine if any repairs to the sewers need to be repaired.

Our recommendations are based on the data provided and represent a small percentage of the underground infrastructure that exists in the Town. If new information is found through further inspection or tests, we would request to be informed so that we may reassess our recommendations.

4

Surface Assessment

4.1 INTRODUCTION

Further to your request for engineering services, the following report documents our findings for the visual inspection of the existing roadways located in the town of Assiniboia, Saskatchewan.

4.2 OBJECTIVE

In May 2011, the Town identified the need for an overall assessment of the following surface infrastructure:

- Roadways
- Sidewalks
- Airport Runways

A visual inspection of the surface infrastructure was conducted over a two day period. The purpose of this inspection was to identify any surface features found to be deficient and recommend remedial action. The information provided by this assessment is combined with information from the underground assessment to provide an overall plan that includes recommendations for future action complete with budget estimates.

4.3 ROADWAYS

Several roadways in the Town are in need of immediate repair. The issues encountered on these roads are due to common problems. Certain roads have had numerous asphalt overlays to fix past asphalt deficiencies. This method of roadway repair has created new issues. First, the overlay layers are not bonded together in a cohesive manner. The voids created by the lack of cohesion causes instability in the asphalt. The result is an inconsistent roadway with failing asphalt. The Town has been using a contractor to seal the cracks in the pavement to prevent further damage, but some sections of road have so much erosion that patching and sealing is not enough to stop water infiltration. These sections of roadway will have to be completely repaved.



Photo 66 - Severe alligator cracking on
2nd Street E



Photo 67 - Asphalt failure on Leeville Drive

The second issue with multiple overlays is the ability of the roadway to shed water from the centreline to the gutter. The curb height was found to be between 90 and 120mm throughout the Town (Photos 68 and 70). The acceptable height of curb is 180mm. The cross slope of the roadway has been diminished because of these overlays and is causing water to pool in the roadway, unable to reach the underground storm system. This is causing the pavement to fail at an accelerated rate (Photos 65, 66, 67, and 69). The last issue caused by multiple overlays is the surface storm water retention capability of the roadway. During a storm the roadway should be able to hold a volume of water on the surface when the underground storm system surcharges. Since the finished roadway has been raised multiple times with overlays, the storage volume of the roadway has been reduced. This causes water to collect in areas above the roadway. This flooding causes surface spalling on concrete sidewalks and poses a potential risk to flood basements.



Photo 68 - Asphalt built up causing water to pool
in roadway On Centre Street



Photo 69 - Curb height on 3rd Ave is 150mm

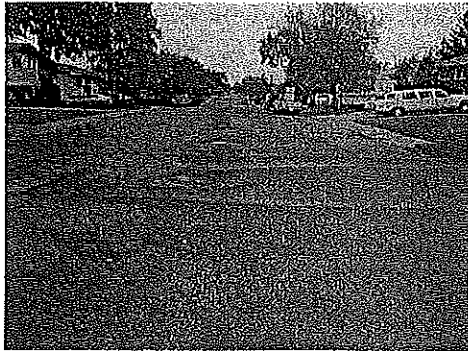


Photo 70 - Water pooling on centreline of 5th Avenue W due to multiple overlay of asphalt



Photo 71 - Curb height diminished on 3rd Avenue E

Another problem with the roadways is the improper installation of watermains. This was found to be most prominent on 6th Avenue shown in Photo 71 and Photo 72, although it occurred in other areas as well. The watermain installation was not followed with proper compaction and the sub-structure has failed causing the asphalt to crack and break. This occurs along the length of the street directly above the location of the watermain.

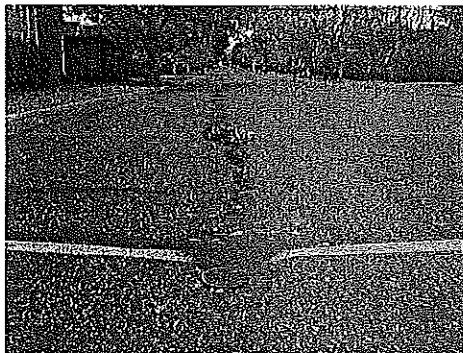


Photo 72 - Water pooling along centreline of watermain on 6th Avenue E



Photo 73 - Surface spalling occurring along watermain on 6th Avenue E

4.4 SIDEWALKS

The Town of Assiniboia currently has a sidewalk replacement program that has been implemented. This allows the Town to address sidewalk issues as needed. Centre Street and several of the avenues that intersect Centre Street have sidewalks that need to be replaced. As it does not affect storm water drainage or traffic flow, the priority to replace this sidewalk is low and should be considered when road repairs occur in the area of these sidewalks.

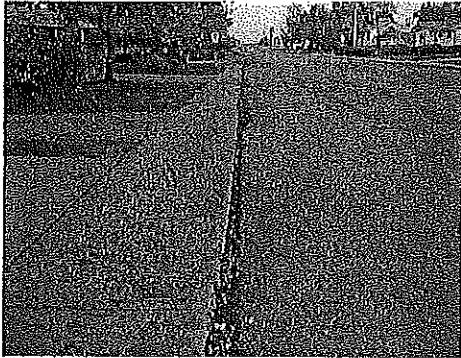


Photo 74 - Surface spalling on concrete sidewalk on Assiniboia Avenue

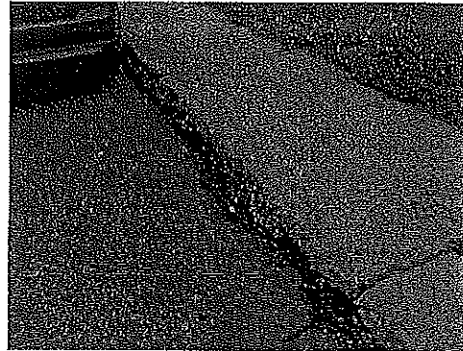


Photo 75 - Surface spalling on concrete sidewalk on Assiniboia Avenue

4.5 AIRPORT RUNWAYS

The airport runways in the Town were constructed in 1977. These runways are in need of major attention. The visual inspection showed severe potholes, cracks, surface spalling, vegetative growth (Photo 81) and major asphalt failure (Photos 78, 79 & 80). Some areas have been weathered to the point that the majority of aggregate has separated from the asphalt mix leaving behind a bed of crushed rock (Photo 75). The larger cracks are collecting water which further erodes the aggregate from the asphalt. During freeze thaw cycles water penetrates the asphalt cracks and ejects aggregate stones leaving a pockmarked surface. In some areas the asphalt layer has completely separated from the subbase (Photo 77).

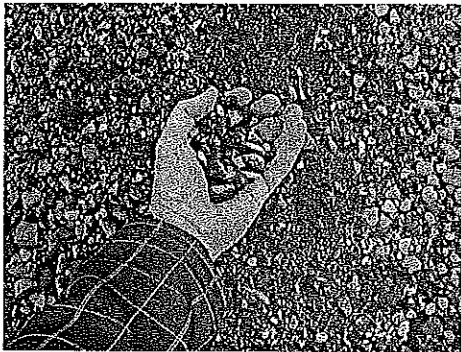


Photo 76 - Loose aggregate

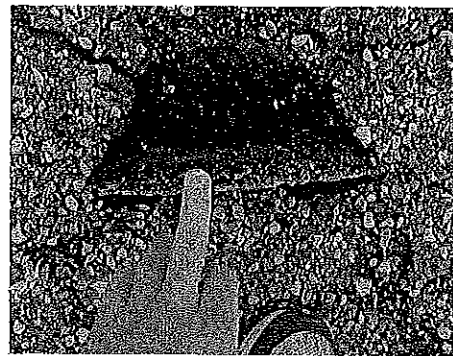


Photo 77 - Separated Asphalt

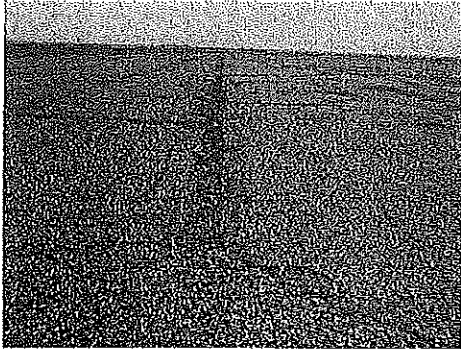


Photo 78 - Longitudinal cracking



Photo 79 - Deep asphalt cracking



Photo 80 - Severe asphalt failure



Photo 81 - Vegetative growth in runway

4.6 FUTURE ACTION

4.6.1 Roadways

Centre Street (Centre St.) should be the focus of roadway repairs in the future as it carries the most traffic. Aside from being the main street in Town it is also Highway 2 (Hwy 2). It contains the highest number of deficiencies due to multiple overlays and pooling water causing asphalt failure. The sections of Centre St. to be replaced should be based on the condition of the roadway and the underground infrastructure. Since only a small portion of the underground infrastructure has been camera tested this proves to be difficult. In order to properly prioritize rehabilitation work we recommend the following actions:

- Undergo storm water modelling as mentioned in the Underground assessment. This will help to understand the capacity of the underground system and the effectiveness of the major overland system.
- Perform Camera tests of the undergrounds as mentioned in the Underground evaluation.

- Perform asphalt testing through core samples to determine the depth and density of compacted asphalt. A budget allowance of \$5000 will be needed to gather samples along Centre St.

Once the storm water model, camera tests, and asphalt tests have been completed it will be possible to generate a thorough rehabilitation program with projected construction schedules and budget estimates.

In the short term there are sections of roadway which need surface repairs as well as underground repairs. The first is Centre Street between 1st Avenue and 2nd Avenue. There is a section of pipe that needs to be replaced. For rehabilitation purposes the roadway should be resurfaced following underground repairs. A budget allowance of \$115,000 will be needed to complete the surface work portion of the construction. The second section of roadway is 2nd Avenue West between 2nd Street West and Centre Street. There are four separate sections of pipe that need immediate attention. As well, 2nd Ave. W has major spalling especially along the centreline and curb. As several sections of pipe need replacement the entire roadway should be reconstructed following underground construction. A budget allowance of \$204,000 will be needed to complete the surface work portion of the construction.

Other roadways are in need of surface repair, but we do not have information on the condition of the undergrounds. These roads are Leeville Drive (Figure 3) and Dominion Road (Figure 4). Camera testing should be undertaken to identify any deficiencies. This will allow proper prioritization for future repair work.

4.6.2 Sidewalks

The majority of sidewalks in the Town are in fair condition and function properly for pedestrian traffic. It is recommended that as roadways are rehabilitated, the adjoining sidewalks be evaluated to determine if they should be replaced alongside roadway construction. This should coincide with the existing sidewalk replacement program.

4.6.3 Airport Runways

In order to provide a beneficial recommendation to remediate the airport runways, the TOA must decide the future use of the airport. In the Memorandum dated April 30th, 2011, Town Assessment, it was stated that the Town must "...establish a development and operational plan for the airport." Once the primary purpose, intended use, frequency of operation, and type of traffic is determined the appropriate action plan can be formulated.

Through visual inspection the runways were found to be in need of complete replacement. We recommend one of the following two options:

4.6.3.1 Complete Reconstruction

- Demolition and removal of existing asphalt and sub structure
- Subgrade preparation including compaction
- New substructure consisting of 250mm of Type 32 base
- New asphalt, 50mm thick

A budget allowance of \$986,000 is estimated to completely reconstruct the airport runway for a length of 2600 feet at 75 feet wide.

4.6.3.2 Full Depth Reclamation

Using an asphalt pulverizer the existing asphalt and a portion of the base material is mixed with concrete to create a new surface. This is a more cost effective method but does not offer the same amount of sub structure rehabilitation as complete reconstruction. The result could be a shorter life cycle of the runway. A budget allowance of \$200,000 is estimated to complete runway using full depth reclamation.

4.7 CLOSURE

Many of the roadways in the Town are at their life cycle end and need repair or replacement, such as the airport runway. For many other roads this is not the reason why they are currently failing at an accelerated rate. The roads are being aged prematurely due to an improperly functioning storm system. Excess water is pooling in the streets causing advanced weathering. Resurfacing failed portions of roadway is not enough to fix the root problem.

Our recommendations are based on our visual review of the surface features mentioned. More information is needed to continue with evaluation of the surface infrastructure. Questions raised from the Memorandum also need to be addressed. This will help define the intended use of the infrastructure and better understand the Town's needs.

To further assist in the Town's asset management, Associated Engineering recommends the implementation of a Geographic Information System (GIS) model. A GIS model would help to quickly and effectively plan, manage, and coordinate future infrastructure construction projects. It will help in determining which infrastructure components have the greatest need for improvement and aide future construction planning. Currently, infrastructure information is in several different locations and is not easily accessible. A GIS model would allow for the collection of that information into an electronic form. This electronic information could be accessed from anywhere and would combine all the buildings, underground, and surface work data needed to assess improvement projects.

5

Geographic Information Systems

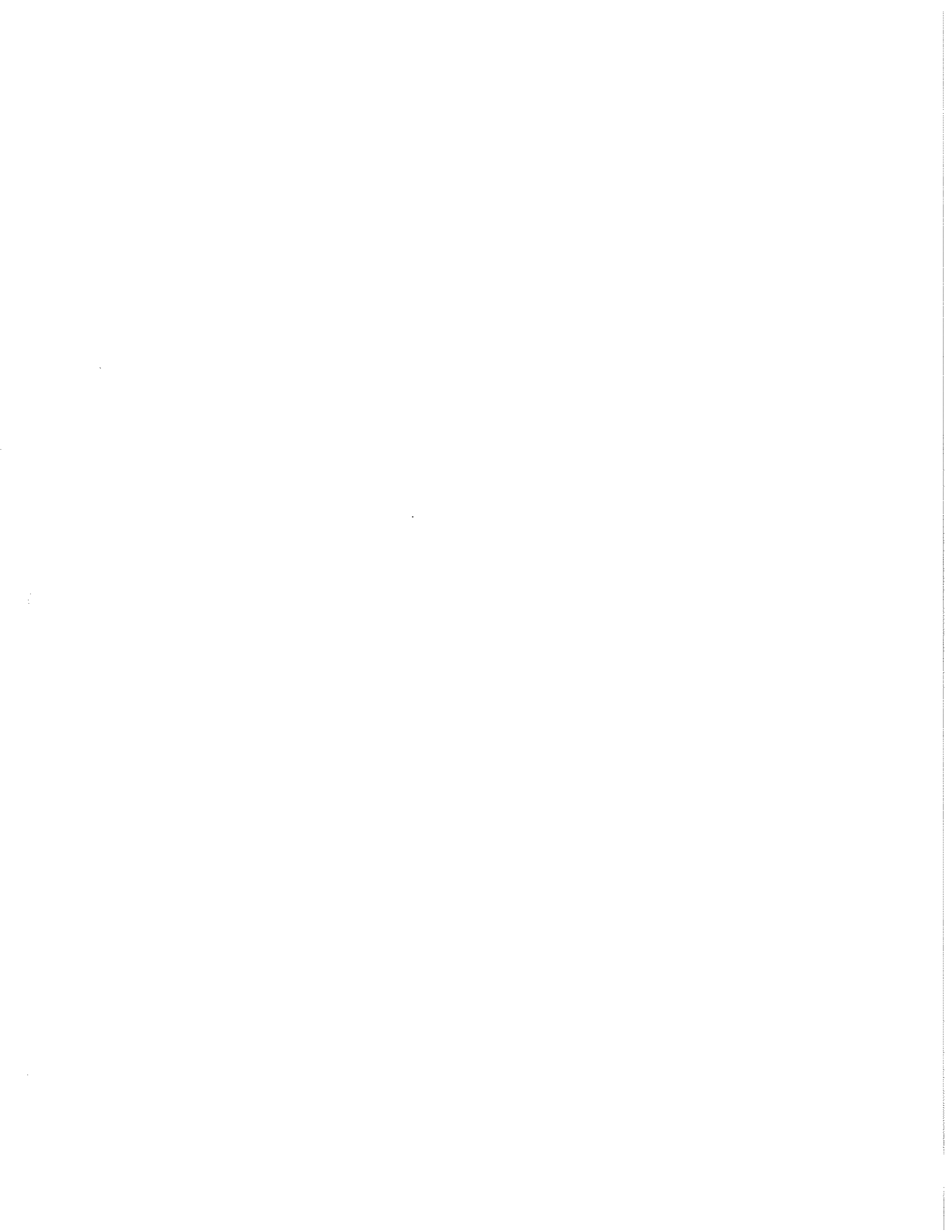
Managing asset information can be a challenging task for most urban centres and municipalities. Information is often scattered between drawings which may be lost or misplaced, and local operator knowledge which is lost as staff retire. This can lead to information and work being duplicated as silos are formed. Over time this often leads to staff not having access to the most accurate or up-to-date information in a timely manner resulting in lost productivity or worse inadvertent liability or damages.

To mitigate liability as well as assist with data and information management overall, a Geographic Information System (GIS) is an ideal tool. It allows for the centralization of all relevant information in a digital format. This provides several advantages over traditional methods in terms of improved access, reliability and protection of information as well as information integration with other appropriate systems.

Using a GIS, all staff can be assured access to the same information which reduces the likelihood of silos of information being created. Staff also receive new information and edits as the GIS is updated or new information is added, and as there are now many reviewers of the same information, there is a chance of errors being discovered and corrected in a timely manner. This continuous review of the same data by all staff improves accuracy over time and increases reliability.


By nature, a GIS is a digital system. This simplifies the task of making backups of the information, helping to ensure that data can be retrieved in the event of a catastrophic loss or if some equipment is destroyed. This digital nature often allows for information to be passed between systems with relative ease. This reduces the task of data entry and ensures that as one department enters the information it is available for use with other appropriate systems.

A GIS would enable the Town of Assiniboia to centralize information regarding the infrastructure assets outlined in this report. Further construction projects would be easily prioritized based on the life cycle of each component. We would be pleased to provide more information on this topic if requested.



REPORT

Certification Page

ASSOCIATED ENGINEERING	
QUALITY MANAGEMENT SIGN-OFF	
Signature:	
Date:	DEC 23 2021