

Prepared for:

THE TISDALE PLANNING DISTRICT COMMISSION

Prepared by:

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TOWN OF TISDALE

BYLAW NO. 11/22

A BYLAW OF THE TOWN OF TISDALE TO ADOPT THE TISDALE PLANNING DISTRICT OFFICIAL COMMUNITY PLAN

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

1. Pursuant to Section 29 and 102 of *The Planning and Development Act, 2007* the Council of the Town of Tisdale hereby adopts the Tisdale Planning District Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached hereto and forms part of this bylaw.
3. Bylaw No. 16/05, the Town of Tisdale Basic Planning Statement Bylaw, and all amendments thereto, are hereby repealed.
4. This Bylaw shall come into force on the date of final approval by the Ministry of Government Relations.


MAYOR


MUNICIPAL ADMINISTRATOR


**THE TISDALE PLANNING DISTRICT
OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 11/22
of the Rural Municipality of Tisdale No. 427 and Town of Tisdale





(Mayor)



(Municipal Administrator)

Table of Contents

Table of Contents	6
1 INTRODUCTION	1
1.1 Vision.....	1
1.2 Authority.....	2
1.3 Scope and Purpose.....	2
2 PROPOSED GOALS	4
2.1 Natural & Heritage Resource Base	4
2.2 Physical & Economic Development	4
2.3 Intergovernmental Interests & Involvement	4
2.4 Community Participation.....	5
3 DISTRICT OBJECTIVES & POLICIES	6
3.1 Natural Resources & Environment	6
3.2 Biophysical Considerations & Hazards	11
3.3 Economic and Tourism Development.....	14
3.4 Cultural and Heritage Resources.....	16
3.5 Cooperation.....	18
4 RURAL MUNICIPALITY OBJECTIVES & POLICIES	20
4.1 Agricultural Land Use and Development	20
4.2 Country Residential Land Use and Development.....	26
4.3 Rural Commercial & Industrial Land Use and Development.....	34
4.4 Transportation and Infrastructure.....	39
5 TOWN OBJECTIVES & POLICIES	44
5.1 Residential.....	44
5.2 Community Services.....	48
5.3 Commercial Development	50
5.4 Industrial	55
5.5 Transportation & Infrastructure	58
5.6 Amenities and dedicated lands.....	63
6 MINIMUM SEPARATION DISTANCES	65
7 FUTURE LAND USE CONCEPT	66
7.1 Use & Interpretation	66
7.2 District Regional Area	66
7.3 District Rural Core Area	67
7.4 District Urban Core Area.....	68
8 Governance & Administration	69
8.1 Zoning Bylaw.....	69
8.2 Other Implementation Tools	70
8.3 Other	71
9 MAPPING	73

1 INTRODUCTION

1.1 VISION

1.1.1 DISTRICT VISION STATEMENT

The Tisdale Planning District will continue being a prime agricultural area and economy in twenty years. Farming productivity will continue to grow through new crop sciences and advanced environmentally friendly technologies. Business in the District will grow and expand and value-added agricultural processing will be a key growth area. The population of the District will continue to grow and diversify, and the region will provide a high quality of life for all.

1.1.2 INTER-MUNICIPAL COOPERATION

The two participating municipalities have a long history of cooperation and have prepared this DOCP in that spirit. In 2022, both member municipalities adopted the formal agreement creating a new Tisdale Planning District, which is the solid foundation for building and growing a prosperous region.

1.1.3 MUNICIPAL GROWTH STRATEGIES

The underlying premise of this DOCP is that the region has aspirations for growth and a high quality of life. Areas of growth are anticipated to include traditional agriculture, value-added agricultural processing, industry and manufacturing, retail and service businesses as well as housing and community services.

The Tisdale Planning District as a whole will benefit from growth and development regardless of its location.

1.1.4 INTER-MUNICIPAL PLANNING AND REGIONAL INITIATIVES

Planning and development in the Tisdale Planning District has occurred over the backdrop of inter-municipal influences and interests. The Town of Tisdale and RM of Tisdale have a long-standing relationship and therefore shown a commitment to regional planning. Establishing a renewed planning district and working in collaboration to develop policies and regulations are vital to reaching the Tisdale Planning District's potential.

1.1.5 INTER-MUNICIPAL COOPERATION AND IMPLEMENTATION MEASURES

Both the RM and the Town of Tisdale wish for this DOCP to be as clear and user-friendly as possible. Development ready policies and efficient development review processes are required to ensure timely project reviews and to avoid lost development opportunities.

Innovative approaches, mechanisms and processes are incorporated in this DOCP to give the inter-municipal planning process every chance of success. New implementation measures are recommended including:

- (1) Provision for joint servicing agreements between municipalities to provide support, where appropriate for development projects.

- (2) Improved communication and referral processes between municipalities concerning development proposals and issues to assist collaboration.
- (3) The DOCP should establish a local level dispute resolution process as a precursor to the dispute resolution process provided by *The Act* to resolve issues locally and at an early stage.

1.2 AUTHORITY

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the **Tisdale Planning District Commission (TPDC)** has prepared this document for the RM of Tisdale No. 427 and the Town of Tisdale for adoption as the Tisdale Planning DOCP. The DOCP will provide the member municipalities with goals, objectives and policies relating to approximately 22 years of future growth and development within the Planning District.

Section 32 of *The Act* provides that the DOCP is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the DOCP.

The Province adopted The Statements of Provincial Interest Regulations effective March 29, 2012, applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every DOCP and Zoning Bylaw must be consistent with The Statements of Provincial Interest Regulations.

1.3 SCOPE AND PURPOSE

1.3.1 PURPOSE

The policies in this DOCP address the need for future land use planning in the Planning District as well as other matters related to its physical, social and economic development. The policies are intended to provide the TPDC and the member municipalities with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Planning District. All development within the Planning District shall conform to the objectives and policies contained in this DOCP.

1.3.2 AFFECTED LANDS

All lands within the municipal limits of the RM and Town of Tisdale are subject to policies within this DOCP. Whenever the TPDC recommends an amendment to this DOCP, and if the amendment is supported by the Councils of both the RM and Town, each municipality will seek to adopt complimentary bylaw amendments. This means all amendments to the DOCP must be made by both the RM and Town in order for them to be submitted to the province for Ministerial approval.

2 PROPOSED GOALS

2.1 NATURAL & HERITAGE RESOURCE BASE

- (1) To conserve the aquatic and terrestrial ecological resources in the Planning District.
- (2) To utilize the natural resources of the Planning District in a manner that is economically, socially and environmentally sustainable.
- (3) To provide ongoing opportunities for residents and non-residents of the District to enjoy and appreciate the water and land resource values of the municipalities.
- (4) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.

2.2 PHYSICAL & ECONOMIC DEVELOPMENT

- (1) To strive for sustainable physical development which reflects both market conditions and public needs and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To encourage the provision of an adequate supply of developable land within the District to meet existing and future market demands for residential, commercial and industrial uses.
- (3) To strengthen the economic base of the Planning District by creating a positive environment for sustainable business development.
- (4) To direct the development and growth of the District in a manner that is sustainable, consistent with the values of the region, orderly and cost-efficient.
- (5) To encourage housing development in a variety of forms, density (both acreages and urban housing) and locations to address the diverse needs of residents specifically including issues of housing availability and affordability.
- (6) To facilitate a safe and up-to-date transportation network within the District.
- (7) To ensure that the current and future infrastructure requirements, for the District, are planned and developed in a manner that facilitates growth in an environmentally and financially sustainable manner.
- (8) To ensure that land use planning is fully integrated with the District's long term strategic, financial, infrastructure, transportation, and asset management planning initiatives.

2.3 INTERGOVERNMENTAL INTERESTS & INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan.

- (2) To support and complement the *Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this plan.
- (3) To work with other local and senior governments to strengthen regional partnerships and initiatives in the Planning District.
- (4) To participate in district and regional planning initiatives, where beneficial to the Planning District.

2.4 COMMUNITY PARTICIPATION

- (1) To ensure that each respective municipality in the District maintains its commitment to an open, consultative and transparent planning and decision making process.

3 DISTRICT OBJECTIVES & POLICIES

3.1 NATURAL RESOURCES & ENVIRONMENT

3.1.1 BACKGROUND

- The Tisdale Planning District is located in the Melfort Plain of the Boreal Transition Ecoregion of the Prairie Ecozone. The Boreal Transition Ecoregion represents a transitional area between boreal forest to the north and grasslands to the south. It is a large area of undulating to gently sloping plains, occupying approximately 5.3 million hectares or 8% of the province in a belt extending across central Saskatchewan from the Alberta to the Manitoba border. In several instances, uplands of the Mid-Boreal Upland Ecoregion interrupt this belt. Unlike the other regions in this ecozone, agriculture is a major land use in the Boreal Transition Ecoregion, with nearly 50% of the lands under cultivation.
- Approximately 2,270ha of wetlands exist within the planning district. In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and may also present a flood hazard to many forms of development. Ensuring that land use and development in wetland areas exhibits a high degree of fit with the opportunities and constraints presented by wetland systems is an important consideration in land use and development decisions.
- Lands along the Doghide River have been designated within a flood hazard area under the terms of the Canada-Saskatchewan Flood Damage Reduction agreement. Additional lands have been identified as flood-prone in the RM of Tisdale Soil Survey.
- Section 63 of *The Saskatchewan Heritage Property Act* empowers the Minister to require a developer to conduct a Heritage Resource Impact Assessment or a Heritage Resources Impact Mitigation for any development project (subdivision) that has the potential to impact significant heritage resources. On the basis of documented heritage resources and criteria set out in *The Saskatchewan Heritage Property Act* heritage sensitive quarter sections have been mapped for the RM for information purposes.
- The Saskatchewan Terrestrial Wildlife Habitat Inventory provides an overview of terrestrial wildlife habitat located in the RM of Tisdale at the time of the inventory. Providing a broad, comprehensive application of terrestrial wildlife habitat, the wildlife concerns of this inventory are primarily with mammals and birds having predominantly terrestrial habitat requirements. Consideration should be given to potentially sensitive wildlife habitats located in the RM of Tisdale during land use and development decisions.
- Areas of potential critical wildlife habitat include four areas throughout the RM as identified on Map 3 – Development Constraints.
- The Tisdale Planning District is located on the dividing line between the East and West Basin of the Carrot River Watershed.
- The TPDC recognizes that it has a role and responsibility for stewardship of the environment. Consideration should be given to protection of source water within the District.
- The Planning District has extremely limited aggregate resources. As such, consideration should be made towards the development of land use policy that ensures future development is consistent with the protection of significant resources in the Municipality.
- *The Statements of Provincial Interest Regulations* provides the following statements (which are addressed in the objectives and policies that follow):
 - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*

- *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
- *The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.*
- *The province has an interest ensuring that sand and gravel resources are accessible for development.*

3.1.2 OBJECTIVES AND POLICIES

Objective 3.1.2.1: Natural Features

To protect natural features, resources, communities and ecosystems in the municipality, and to encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation.

Policy (a) The TPDC will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located in the municipality. Where significant potential for the occurrence of such features or resources has been identified to a municipal Council, they may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.

Policy (b) The RM's wetland areas will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media.

Policy (c) Development shall not damage or destroy fish habitat within the District, nor needlessly destroy unique flora or critical wildlife habitat.

Policy (d) Development shall avoid land that is environmentally sensitive.

Objective 3.1.2.2: Water Resources

To protect ground water and other water resources from contamination to ensure a safe supply of drinking water and to maintain the highest possible level of overall water quality in The Planning District.

Policy (a) Development shall not deplete or pollute groundwater in the District.

Policy (b) The TPDC shall be committed to the protection of ground and surface water, public health, property, and the environment through the use of water management programs that:

- (i) maintain healthy ecosystems; and
- (ii) ensure the provision of safe and reliable drinking water.

Policy (c) Developments shall not injuriously affect, and shall be encouraged to protect, sustain, and safely incorporate water bodies, waterways, shore lands, groundwater, wetlands, and riparian areas.

- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall minimize risks to groundwater and surface water to the greatest extent possible.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods that prevent and avoid contamination with aquifers and well heads.
- Policy (f)** The District shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve its source water resources.
- Policy (g)** Proponents may be required to investigate subsurface soil and groundwater conditions prior to development work to demonstrate the natural or engineered containment will adequately protect groundwater resources. Such work must be carried out by a qualified professional engineer or geoscientist.

Objective 3.1.2.3: Sustainable Development

To support the subdivision and development of land in the District in an environmentally sustainable manner.

- Policy (a)** Councils within the District may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies, waterways and shore lands. Council may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.
- Policy (b)** No development will begin until Council has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic and environmental) of development, general and site-specific environmental and ecosystem characteristics, and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.

Objective 3.1.2.4: Historical and Heritage Resources

To protect historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.

- Policy (a)** Development shall not damage, destroy, or otherwise negatively impact any building or site deemed to be of cultural, historical, or heritage significance.
- Policy (b)** Ensure that subdivision of land in potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The RM and Town may delay development until such time as the requirements of the relevant provincial agencies to protect such resources (such as the undertaking of mitigative measures) has been obtained. The developer may be required to contract a professional to assess potential impact(s) to the development area. Any costs associated with meeting such requirements will be the responsibility of the applicant.

Policy (c) Support the designation of provincial heritage and municipal heritage buildings and sites within the District.

Objective 3.1.2.5: Aggregate Resources

To protect known aggregate (gravel) and other mineral sources from incompatible forms of development and accommodate industries which utilize these resources while ensuring that aggregate exploration and extraction uses do not conflict with other land uses and development within the District.

Policy (a) Subdivision of land for non-agricultural use shall not be permitted on land known to have source gravel potential so as to not interfere with future extraction.

Policy (b) The extraction, processing and storage of raw materials including sand, gravel, clay, earth, topsoil or mineralized rock shall be subject to the following policies:

- (i) The District shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Aggregate resource industries shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) Council shall consider discretionary use applications for aggregate resource industries subject to:
 - (a) reclamation and restoration of the land for an approved end use;
 - (b) the manner in which the pit or quarry is to be operated;
 - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination; and,
 - (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways.
 - (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Aggregate resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.
- (v) Multi parcel country residential developments or intensive recreational developments shall not be located within 600 m (2,000 ft) of an aggregate resource deposit.
- (vi) Single parcel country residences or residential sites shall not be located within 305 m (1,000 ft) of an aggregate resource deposit.
- (vii) Aggregate resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
- (viii) Aggregate resource extraction, processing and storage industries shall ensure that operations within the municipality are screened, bermed or landscaped.

Objective 3.1.2.6: Resource Development

To support resource exploration, extraction and development in the District.

Policy (a) Resource development and related facilities shall be encouraged in the District and shall be permitted uses in agricultural and industrial zoning districts.

Objective 3.1.2.7: School Sites

To ensure an adequate supply of land is available for school sites.

Policy (a) The Tisdale Planning District will ensure potential expansion or new development of school facilities can occur on dedicated lands in consultation with the Ministry of Education and the Northeast School Division with respect to the provision of new schools and opportunities for joint use facilities.

Policy (b) Where concept plans are being prepared, the District shall consult with the Government of Saskatchewan and the Northeast School Division to determine the need and, where applicable, location for a new schools.

Policy (c) Where a new school is deemed to be required, the District:

- (i) may require that land (e.g. municipal reserve dedication) or money (e.g. cash in lieu of municipal reserve dedication; levies) be provided through the affected subdivision process for the purpose of accommodating the school site;
- (ii) may seek a financial contribution strategy, where the proposed school benefits an adjacent municipality, which may include proportionally equitable monetary contributions from any benefitting municipality.

Policy (d) New school sites shall:

- (i) be located away from potentially hazardous activities (e.g. arterial roadways, industrial development, hydrocarbon pipelines, etc.);
- (ii) be located adjacent, or in close proximity, to future transit routes and pedestrian networks that provide safe connectivity to adjacent neighbourhoods;
- (iii) accommodate a school and a contiguously located recreational open space;
- (iv) be in substantial compliance with any applicable guidelines or standards pertaining to school site design adopted or endorsed by the Town or RM; and,
- (v) where identified in close proximity to stormwater retention ponds, implement all features deemed necessary to ensure safety.

3.2 BIOPHYSICAL CONSIDERATIONS & HAZARDS

3.2.1 BACKGROUND

- The Tisdale Planning District is located within the Carrot River Watershed within the Saskatchewan River Basin. Residents of the Carrot River Watershed, through their participation on Watershed Advisory Committees and with technical support from the federal and provincial governments and non-government partners, have completed the Carrot River Watershed Source Water Protection Plan (2012). The Plan contains objectives, recommendations, and key actions that will help protect source water within the watershed.
- The State of the Watershed Report (2010), used to provide an overall indication of the health of a specific watershed in Saskatchewan, indicated the Carrot River Watershed as “stressed”. While the functions and services it provides have not declined or deteriorated, the watershed has lost its resistance to change. The Carrot River Source Water Protection Plan includes recommendations and key actions intended to improve water quality and water management in the Carrot River Watershed.
- Developing healthy, sustainable communities requires land use planning approaches and infrastructure designs that avoid or minimize environmental degradation, and that maximize the benefits of maintaining essential ecological services.
- The Doghide River is subject to periodic flooding. Most forms of development should be directed away from flood-prone areas. Uses such as passive recreation, interpretation and nature- related activities would be appropriate.
- Policies to address development on or near land potentially susceptible to natural hazards such as flooding, slope instability, erosion and expansive clay soils, and other manmade hazards are imperative.
- Development is constrained by the Town’s licensed lagoon, located northeast of the Town, due to the requirement of a 457 m setback for residential subdivision, as per *The Subdivision Regulations*.
- Two rail lines exist within the District, running north/south along 94th Ave and Heritage Road and east/west between 99th and 100th Ave, with a crossing located west of Heritage Ave. In 2013, the Federation of Canadian Municipalities and the Railway Association of Canada released the *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when converting industrial / commercial property into residential use when in proximity to railway operations.
- Other potential hazards that exist within the District include high pressure pipelines (TransGas), a number of anhydrous ammonias storage facilities, and the Tisdale Airport.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning public safety and source water protection, which are addressed in the objectives and policies that follow:
 - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*

3.2.2 OBJECTIVES AND POLICIES

Objective 3.2.2.1: Development on Potentially Hazardous Land

To discourage development on potentially hazardous land and ensure that appropriate development standards are met when development is feasible.

- Policy (a)** Ensure the most recent information on potential flood hazard areas within the District as it relates to new subdivision applications and applications for development permits is used.

- Policy (b)** Development shall avoid land that is potentially hazardous due to flooding, erosion, slumping, slope instability or contamination.
- Policy (c)** Where subdivision or development is proposed for what Council considers may be hazard land, or on land within +/- 0.5 metres of the 1:500 year flood elevation as established, the applicant may be required to submit a report, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding, slope instability or other environmental hazards, together with any required mitigation measures. Council may refuse to authorize development on hazard land or may permit development only in accordance with specified mitigation measures. These measures may be attached as a condition for a development permit approval. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.
- Policy (d)** Where there is subdivision of land, any areas that are determined to be hazard land, where mitigation of the identified hazard has been determined by the approving authority as not feasible or as undesirable, shall be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
- Policy (e)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the flood way in the 1:500 year flood elevation of any watercourse or water body shall be prohibited.
- Policy (f)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe shall be flood-proofed.
- Policy (g)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.
- Policy (h)** Council may require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will also be encouraged. Additionally, Council may require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred neighbourhood character.
- Policy (i)** Environmentally sensitive areas, including lands determined to be hazard lands, should be used for public open space and dedicated as Environmental Reserve in accordance with *The Planning and Development Act, 2007*.
- Policy (j)** The District shall utilize **Map 3: Development Constraints – District Regional Area**, **Map 6: Future Land Use Map – District Rural Core Area** **Map 7: Future Land Use Map – District Urban Core Area**, and the **Zoning District Maps** to aid in the identification of flood prone lands.

Objective 3.2.2.2: Development Constraints

To manage development on potentially development constrained land and ensure that appropriate development standards are met when development is feasible.

Policy (a) The RM will utilize Map 3 - Development Constraints to assess development constraints and acceptability of proposed subdivision and development within the municipality. Future subdivisions or re-zoning for multiple parcel residential, commercial or industrial development shall avoid conflict with existing land uses and be sensitive to development constraints and considerations.

Policy (b) All proposed developments adjacent to high pressure pipelines should demonstrate how the development responds to the *Recommended Set Back and Utility Corridor Requirements, 2015* prepared by SaskEnergy and TransGas and all other relevant acts and regulations.

Policy (e) Ensure future development is consistent with the 457 m lagoon setback, as per *The Subdivision Regulations* or a different setback as required by the Approving Authorities.

Objective 3.2.2.3: Water Resources

To protect ground and surface water resources from contamination to ensure a safe supply of drinking water.

Policy (a) Ensure that development does not deplete or reduce the quality of water resources in the District.

Policy (b) Ensure that development protects and sustains important waterbodies, waterways, wetlands, groundwater and riparian systems in the District by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Planning Commission is satisfied that specific development projects can be sustained in these areas.

Policy (c) Continue to work with the Water Security Agency and regional partners in implementing *The Carrot River Source Water Protection Plan, 2012*.

Objective 3.2.2.4: Hazardous Material

To ensure the safe handling, storage and transportation of hazardous material.

Policy (a) To continue to ensure appropriate storage and handling of hazardous materials.

Policy (b) To continue to ensure appropriate transportation routes are used for the movement of dangerous goods.

3.3 ECONOMIC AND TOURISM DEVELOPMENT

3.3.1 BACKGROUND

- The Planning District functions as the economic hub for the broader region, and the District continues to create a climate for growth and investment in order to enhance the community's economic vitality.
- The Planning District's infrastructure capacities position the Planning District for continued growth and development.
- The Town has committed to several initiatives in order to encourage growth and investment including, but not limited to: enhancing greenspaces and streetscapes; beautification initiatives; continuing to plan and extend the Town's recreational trail system; monitoring and planning for appropriate serviced lot inventory; upgrades to facilities and infrastructure; marketing and promotion; and long term community planning.
- The District is committed to attracting value-added processing and industrial park development.
- The Town's commitment to focusing on continuing to provide for well-planned and maintained facilities and services as well as providing facilities and services that increase the community's quality of life supports the Town's role as a regional service centre and contributes greatly to economic development within the District.
- The RM's commitment to provide regional infrastructure will attract industrial operations to the District.
- The District continues to provide opportunities for growth of the Region by ensuring serviced land that meets market demands and provides unique opportunities for development is available. Opportunities exist within the community that provide an opportunity for creating a reimagined vision for redevelopment.
- The Town and RM have formed "Invest Tisdale", which is a group that promotes economic development in the District. Invest Tisdale is led by a board which has members from both Town and RM Council.
- The Statements of Provincial Interest Regulations provides the following statement concerning recreation and tourism, which is addressed in the objectives and policies that follow:
 - *The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
 - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

3.3.2 ECONOMIC DEVELOPMENT OBJECTIVES AND POLICIES

Objective 3.3.2.1: Relationship Building

To enhance, develop and implement strategies and tactics designed to improve and nurture the Tisdale Planning Districts relationship with local and regional business community with a view towards attracting and retaining business in Tisdale.

Policy (a) The TPDC will give high consideration to the impacts its policies and practices have on the prosperity of the business community.

Policy (b) The TPDC will explore opportunities for regional collaboration in attracting key industries and services to the District.

Policy (c) The TPDC will continue to support the economic development initiatives of the Invest Tisdale organization and others that may form in the future.

Objective 3.3.2.2: Economic Development

To attract investment and foster economic and population growth within the Tisdale Planning District.

Policy (a) Capitalize on potential growth of the community through collaboration with businesses, organizations and government groups and agencies, including Invest Tisdale, in realizing economic development initiatives in the District.

Policy (b) Continue to pursue land development opportunities as economic development initiatives that will be a benefit to the District.

Policy (c) Support and recognize the importance of regional cooperation in expanding the regional economy through coordinated land use, infrastructure and long-range planning.

Policy (d) Find creative ways to incorporate the brand “Opportunity Grows Here” into marketing strategies that apply to the entire Planning District.

Policy (e) The TPDC will continue to ensure strategic planning directives are implemented to support creating a climate for growth and investment.

Policy (f) The TPDC will pursue industrial park and agricultural industrial park development opportunities for the District.

Policy (g) The TPDC will pursue highway corridor development opportunities in the District.

Policy (h) The TPDC may continue to investigate strategies and initiatives in the form of tax sharing opportunities for the District.

3.4 CULTURAL AND HERITAGE RESOURCES

3.4.1 BACKGROUND

- There are currently no designated municipal heritage sites within the District.
- There is one known archaeological site (FeNa-1) located within the RM of Tisdale. This site is an artifact scatter (meaning more than 5 artifacts were found at this site). It was discovered in 1975.
- It is noted that any proposed development or subdivision of land outside of the Town in areas deemed to have moderate or high archaeological potential will require further heritage screening by the Heritage Conservation Branch. It is also possible that proposed development(s) located in areas thought to have moderate or high archaeological potential may result in the recommendation that a Heritage Resource Impact Assessment (HRIA) be undertaken. Potentially heritage sensitive quarter sections have been identified on Drawing 2 - Development Constraints.
- It is possible that many more historic sites are locally known but are not yet recorded and recognized by the Heritage Conservation Branch as Heritage Property. Therefore, it is recommended that public consultations be held prior to the onset of any development should it be located adjacent or on any of these locally-known sites.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning heritage and culture, which is addressed in the objectives and policies that follow:
 - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*

3.4.2 HERITAGE RESOURCES OBJECTIVES AND POLICIES

Objective 3.4.2.1: Heritage Management

To protect the heritage resources within the District, and where such protection cannot be achieved, to implement appropriate mitigation measures.

- Policy (a)** Support the designation of provincial heritage and municipal heritage buildings and sites within the District as appropriate.
- Policy (b)** Ensure that the subdivision of land on potentially heritage sensitive parcels (primarily in the RM) occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Conservation Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development.
- Policy (c)** The District's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.
- Policy (d)** The District shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.
- Policy (e)** Insofar as practical, the District shall use the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places* to guide protection and conservation efforts of heritage places.

Objective 3.4.2.2: Cultural and Heritage Resource Promotion

To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts and trading skills.

- Policy (a)** The District may consider the development of a Municipal Culture Plan that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.

- Policy (b)** The District shall continue to support heritage and cultural events.

- Policy (c)** The District shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.

- Policy (d)** The District shall continue to build upon its listing of heritage resources, with collaboration from the Tisdale and District Museum and the Preservation and Rehabilitation Committee.

3.5 COOPERATION

3.5.1 BACKGROUND

- The Town and RM have shown a commitment to intermunicipal cooperation through their historic partnership in the existing Tisdale Planning District by addressing housing, infrastructure, health, education, economic development, and population growth and retention. Working together as regional partners will continue to benefit both communities.
- Cooperation on regional infrastructure exists on a Regional Landfill.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning intermunicipal cooperation, which is addressed in the objectives and policies that follow:
 - *The province has an interest in promoting intermunicipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*
 - *The province has an interest in enhancing the participation of First Nations and Métis communities in land use planning and in fostering respectful relationships between municipalities and First Nations and Métis communities.*

3.5.2 OBJECTIVES AND POLICIES

Objective 3.5.2.1: Inter-Municipal Service and Provision and Regional Infrastructure

To facilitate inter-municipal cooperation in providing municipal services and infrastructure that are more cost-effective and efficiently delivered on a regional basis.

Policy (a) The Town and RM will continue to pursue inter-municipal cooperation in the provision of municipal services and infrastructure with the interest of improving and providing them on a more cost-effective basis.

Objective 3.5.2.2: Airport

To ensure the Districts existing airport assets are protected while minimizing conflicts between airport activities and other incompatible land uses.

Policy (a) The TPDC will continue to evaluate and avoid potential conflicts at the airport site and between the airport site and land use development in its vicinity.

Objective 3.5.2.3: Inter-Municipal Cooperation

To facilitate communication and cooperation with neighbouring municipalities, and other governmental organizations in joint planning initiatives and future growth directions, based on the planning needs of the overall region.

Policy (a) The District will facilitate cooperation with its municipal neighbours (outside of the District) with respect to the impact of development decisions on the neighbouring community's services, facilities, residents or natural resources.

Policy (b) In the interests of strengthening regional planning, TPDC will facilitate joint planning studies and initiatives, ideally with the support of senior government funding.

Objective 3.5.2.4: Communication and Referral Process

To provide greater certainty for land use decisions that impact the District.

Policy (a) The TPDC will work with both Councils when amending or updating Maps 2 -7.

Policy (b) The TPDC intends to ensure that future land use, subdivision and development in the Planning District will be compatible with this Plan. The referral process for development and subdivision applications is outlined in the TPDC's Rules of Procedure.

Objective 3.5.2.5: Government Cooperation

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for The Tisdale Planning District.

Policy (a) The TPDC will pursue opportunities to take advantage of federal and provincial programs that will benefit the District.

Objective 3.5.2.6: Regional Cooperation

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

Policy (a) The TPDC will pursue agreements and cooperation with other neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.

Objective 3.5.2.7: First Nations

To facilitate reconciliation, partnerships and cooperation with First Nations and Metis communities.

Policy (a) The TPDC shall seek agreements, as appropriate, pursuant to the Treaty Land Entitlement Framework Agreement as part of any Reserve creation process. These agreements shall be negotiated in good faith by the Town and RM, and will be based on the objectives of reconciliation, partnership and cooperation.

Policy (b) Within their authority for land use planning and development decisions, the TPDC will consult and work with First Nations and Metis communities to preserve and protect Treaty and Aboriginal Rights to hunt, trap and fish for food or carry out traditional land uses and to avoid potentially adverse impacts on any cultural, spiritual or other important sites within the planning district.

Policy (c) The TPDC shall consult with and work with First Nation and Metis communities on reconciliation efforts.

4 RURAL MUNICIPALITY OBJECTIVES & POLICIES

4.1 AGRICULTURAL LAND USE AND DEVELOPMENT

4.1.1 BACKGROUND

- Agriculture dominates the RM's economy. A significant proportion of the workforce is involved in agriculture and the resource-based industry.
- In terms of capability for dryland agricultural production of common field crops, 77% of the RM is located on "prime" farmland (Classes 1 – 2 of the Canada Land Inventory) as identified on Map 3 – Development Constraints.
- Protecting prime farmland from being unnecessarily taken out of production for non-agricultural use is an important consideration for the RM, where livelihood and the economy is presently dominated by agriculture. The RM supports diversifying its economy while ensuring agriculture remains one of the principal components. This Plan places high importance on protecting this valuable resource and provides a guide to help define the general range of uses within agricultural areas (prime and lower capability areas).
- The RM requires flexibility within its framework to be able to establish opportunities for complementary, non-agricultural development, including policies to provide for the orderly development of farm-based businesses in the municipality (e.g., seed-cleaning plants).
- Flexibility, in terms of site size for agricultural development, is needed in order to accommodate development of intensive agriculture, small-scale farms, farm diversification, and agricultural innovation.
- Policies that address the location and development of Intensive Livestock Operations are necessary. Such policies should reflect the roles and responsibilities of both the province and the Municipality in managing ILO development.
- To accommodate farmland subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement, natural and man-made barriers and natural vegetation patterns, consideration should be given toward the development of appropriate and flexible policies.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning agriculture and value-added agribusiness (which is addressed in the objectives and policies that follow):
 - *The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added agribusiness.*

4.1.2 OBJECTIVES AND POLICIES

Objective 4.1.2.1: Protection of Farmland

To recognize the value of high-quality agricultural land for continuing productive agricultural use in order to protect agricultural land use from negative impacts of non-agricultural use and development.

Policy (a) The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, community pastureland, agri-tourism and agri-business, resource extraction, recreational uses and other tourism related businesses, and

farm or home-based businesses. The Zoning Bylaw will contain an Agriculture zoning district to provide for these uses and compatible development.

- Policy (b)** Existing farm operations shall be protected from non-agricultural land uses that may undermine the viability and success of these operations. Where a proposed use or activity appears to infringe or have a negative impact on farming, the municipality may disallow such a use or activity.
- Policy (c)** High quality agricultural land shall be protected unless other locational advantages are significant enough to outweigh the classification of the land under the Canada Land Inventory (CLI). Note that CLI data is in some cases 100 years old and isn't always accurate. Local knowledge is more important in these considerations.

Objective 4.1.2.2: Agriculture

To accommodate traditional forms of agricultural activity, land use, subdivision and development.

- Policy (a)** Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section (64.75 hectares or 160 acres) is recognized as the primary land unit for general agriculture; however, reduced areas and specific development standards will be considered in order to accommodate the development of smaller or more intensive forms of agriculture. Smaller parcels of land used for agriculture may be appropriate when full quarter sections are not feasible, and is encouraged when it is deemed to be so, due either to the nature of the development or to the nature of the environment or setting.

Policy (b) *Agricultural Subdivision Policy*

In general, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted under any of the following scenarios:

- (i) The severity of a financial crisis for a particular agricultural operation is demonstrated, in Council's opinion, to warrant the subdivision of a smaller site to assist debt restructuring or settlement.
- (ii) It is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or manmade (roadway, railway, etc.) barriers.
- (iii) It is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit.
- (iv) The agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) It is intended to accommodate estate planning or settlement.
- (vi) It will accommodate the purchase or lease of Crown land.

- (vii) It is intended to avoid unnecessary changes to, or to work with, the natural vegetation pattern or topography of the area.
- (viii) It will accommodate a new railway or road right-of-way or a widening of an existing railway or road right-of-way.

Policy (c) *Farm Dwellings*

One farm dwelling will be permitted as an accessory use to a farm operation. Additional dwelling units may be allowed subject to discretionary use approval, by a resolution of Council, if accessory to a legitimate agricultural operation and if it is intended to accommodate family members and / or farm workers. The granting of a dwelling development permit by Council for such additional farm dwelling(s) shall not be construed, in any way, as consent or approval for future subdivision.

Policy (d) *Communal Dwellings*

Communal dwellings may be allowed, subject to discretionary use approval, by resolution of Council, as an accessory use to a farm operation. The granting of a communal dwelling(s) permit by Council shall not be construed, in any way, as consent or approval for future subdivision.

Policy (e) *Farm-Based Businesses*

- (i) It is recognized that farm-based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (ii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as provided for in the Zoning Bylaw.
- (iii) Farm based businesses shall be restricted to a maximum of ten (10) on-site, non-seasonal employees. Any business with more than ten (10) on-site, non-seasonal employees shall be required to seek commercial or industrial zoning designation.

Objective 4.1.2.3: Agricultural and Economic Diversification

To encourage agricultural and natural resource development that will improve the economic health of the municipality; to provide opportunity for further development and land uses that will result in increased economic diversification, agricultural innovation and agriculture-related value-added activity in the municipality; and to provide for farm-based business opportunities.

Policy (a) *Agricultural Related Commercial and Industrial Uses*

- (i) The Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses.
- (ii) Approval for such commercial or industrial developments may be granted if their function is related to agriculture and only after a review by Council, to ensure that:
 - (a) incompatibility with other land uses will be avoided, including consideration of proximity to urban centres, and multi-parcel country residential subdivisions;
 - (b) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
 - (c) the design and development of the use will conform to high standards of safety, visual quality and convenience;
 - (d) the development will be situated along an all-weather municipal road;
 - (e) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

Objective 4.1.2.4: Intensive Agricultural Development

To accommodate intensive agricultural uses in the municipality provided they observe development standards and do not override environmental concerns or create conflict between agricultural land use and existing non-agricultural land use and development.

Policy (a) *Intensive Livestock Operations (ILOs)*

- (i) It is Council's view that development of ILOs is appropriate, provided that unacceptable land use conflicts are not created as a result of such development. In general, Council will support the development of intensive agricultural and livestock operations (ILOs) unless specific locational conflicts would be created.
- (ii) Intensive livestock operations involving 100 animal units or more will be permitted subject to the discretion of Council in accordance with specific policies contained herein. An expansion of an operation to provide for a greater number of animal units than the maximum number specified in the initial discretionary use approval, or any change in an operation which alters the species of animal reared, confined or fed in the operation, shall require a new discretionary approval.
- (iii) The Zoning Bylaw may provide for the temporary confinement of cattle on a farm operation during winter months as part of a permitted use general mixed farm operation.
- (iv) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice advertisement of a proposal that will result in development of an intensive livestock operation, or in the expansion or alteration of an intensive livestock operation requiring a new discretionary use approval, and shall hold a public hearing on the proposal.

- (v) Council shall require an applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.
- (vi) Council may require an applicant to utilize manure management practices or other technology than conventional stockpiling and spreading.
- (vii) As a condition of approval, Council may impose standards to reduce the potential for conflict with neighbouring uses which specify:
 - (a) the location of holding areas, buildings or manure storage facilities on the site;
 - (b) manure management practices of the operation;
 - (c) use of synthetic or other covers for liquid manure storage lagoons or earthen manure storage facilities;
 - (d) use of ventilation measures in buildings to control odours;
 - (e) requirements for monitoring wells for water quality and quantity purposes;
 - (f) annual confirmation of the availability of sufficient suitable lands for the disposal of manure.

Policy (b) *Locational Policies for Intensive Livestock Operations*

- (i) In order to minimize conflicts between intensive livestock operations and other development, minimum separation distances between land uses are set out in the Zoning Bylaw. These minimum separation distances shall apply both to development, alteration or expansion of intensive livestock operations and to other development proposed in the vicinity of existing intensive livestock operations.
- (ii) Council may consider approving a lesser separation than that set out in the Zoning Bylaw where the applicant establishes that the development will minimize the potential for conflict with adjoining uses in accordance with the following provisions:
 - (a) A copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation may be requested by Council for submission. Council may use this information in its consideration to reduce the separation distances as set out in the Zoning Bylaw. Such agreements between an applicant and owner(s) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (iii) Council may require a greater separation from any liquid manure storage lagoon or earthen manure storage facility involved in the operation, to residential and other developments. A separation distance to the lagoon or storage facility from a residence of 1.5 times the distance required as per the Zoning Bylaw will be considered adequate.

Policy (c) *Wild Boar Operations*

- (i) The keeping of wild boar at any location within the District is strictly prohibited.

Policy (d) *Other Intensive Agricultural Uses*

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agri-tourism aimed at diversification of the farm economy, will be encouraged and permitted subject to the discretion of Council. Council may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
- (ii) The Zoning Bylaw will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as provided for in the Zoning Bylaw

4.2 COUNTRY RESIDENTIAL LAND USE AND DEVELOPMENT

4.2.1 BACKGROUND

- Statistics Canada counted 365 dwellings during the 2016 Census within the RM. Farm-based residential makes up the majority of residential development with the RM however the community is supportive of providing opportunities for acreage style country residential development, contributing to residential options within the District.
- With acreage style homes becoming more commonplace in rural areas, policies related to country residential development (e.g., unique servicing needs) needs to be considered, particularly with the continued development of other types of industry (mining).
- The Organized Hamlet of Sylvania and the unorganized Hamlet of Eldersley are also located within the RM. Consideration should be made for the management of development within the Hamlets of Sylvania and Eldersley.
- Consideration should be made for the development of land use policy that minimizes the costs of country residential development - including potential and future development - to the RM, and to ensure that it is undertaken in an orderly, well-planned manner.
- Given the extent of prime farmland within the RM and the policies surrounding the designating of sites that precludes the development of multiple parcel country residential on prime farmland, the RM requires an alternative set of implementation tools that can provide guidance and flexibility for Council to continue to protect farmland while considering potential development proposals. Map 4 – Development Considerations and Map 3 – Development Constraints, along with the policies that follow, will guide the RM in making informed decisions surrounding residential development opportunities, while ensuring protection of agricultural land.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning residential development (which is addressed in the objectives and policies that follow):
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, and enhancing the economic and social wellbeing of communities.*
 - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

4.2.2 OBJECTIVES AND POLICIES

Objective 4.2.2.1: General Residential Policies

To accommodate a range of residential development in the municipality.

Policy (a) The Zoning Bylaw will provide for some residential uses, forms and densities, as permitted or discretionary uses, in other zoning districts, as appropriate.

Policy (b) Residential building construction will be regulated by the municipality's building bylaw and *The National Building Code of Canada, 2015*.

Policy (c) Residential development shall avoid land that is prohibitively expensive for the municipality to service.

Objective 4.2.2.2: Building and Lot Construction Standards

To ensure that buildings and lots are constructed and maintained to acceptable standards.

Policy (a) The Zoning Bylaw will regulate the distances to buildings or structures from the property line, the minimum space required between buildings, the maximum height of buildings and structures and the maximum coverage of a site by buildings or structures.

Policy (b) Development on residential sites, including accessory buildings and structures, which include but are not limited to decks, patios and fences, shall be entirely contained within the boundaries of the site on which it is proposed to be situated.

Objective 4.2.2.3: Single Parcel Country Residential Development

To accommodate single parcel country residential development on quarter sections.

Policy (a) *Single Parcel Country Residential*

To retain the agricultural character of the municipality, a maximum of four (4) single-parcel country residential subdivisions per quarter-section (64.75 hectares) will be allowed to be subdivided on a discretionary basis in the A – Agriculture District. Additional residential subdivision(s) may be permitted to be subdivided from a quarter-section for:

- (i) any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers.

Policy (b) *Locational Criteria*

In order to minimize conflict between single-parcel country residential subdivisions and other development, Council will observe the separation distances between single-parcel country residential development and other existing land uses as listed in the Zoning Bylaw. Council may consider approving a lesser separation than that set out in the Zoning Bylaw where the applicant establishes that the development will minimize the potential for conflict with adjoining uses in accordance with the following provisions:

- (i) A copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation may be requested by Council for submission. Council may use this information in its consideration to reduce the separation distances as set out in the Zoning Bylaw. Such agreements between an applicant and owner(s) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

Policy (c) *Services*

- (i) Single parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of Council or the development of a direct all-weather public road is undertaken to the satisfaction of Council.

- (ii) Single parcel residential subdivision and development must accommodate a private, on-site supply of water and a sewage system (both of which must meet provincial standards) and have frontage on a developed municipal road.

Policy (d) *Development Standards*

- (i) The Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) Council may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
 - (a) minimize prime agricultural land to be taken out of production;
 - (b) accommodate existing developed farm yard sites;
 - (c) accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier; or
 - (d) accommodate larger sites that include poor agricultural land.

Policy (e) *General*

To facilitate the resolution of encroachment issues, Council will, in general, support applications for the subdivision of two or more residential sites that will result in a realignment of residential property lines intended to correct an encroachment.

Objective 4.2.2.4: Multiple Parcel Country Residential Development

To accommodate a range of multi-parcel residential development options in identified areas, in order to provide a growth stimulus to the community and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize essential agricultural or other natural resource activities, the environment or other surrounding land uses.

Policy (a) *Development Options*

The Zoning Bylaw may contain a series of country residential zoning districts to accommodate multiple-lot country residential subdivisions at various densities.

Policy (b) *Scale and Density*

Subdivision for non-farm multiple-lot country residential development at a density greater than four (4) residential sites per quarter-section will be considered on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a country residential zoning district.

Policy (c) *Locational Guidelines*

In order to provide for effective and efficient municipal and other services, and to protect prime agricultural land and important wildlife habitat in the municipality, multiple-lot country residential subdivisions should be located:

- (i) Near a school of sufficient capacity to handle the increase in enrolment or on or near an existing school bus route.
- (ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iii) So that adequate police and fire protection can be conveniently provided.
- (iv) To protect or enhance existing treed areas, critical wildlife habitat and environmentally sensitive areas.
- (v) Only where direct all-weather public road access has been provided to the satisfaction of Council.

Policy (d) *Locational Requirements*

- (i) In order to minimize conflict between multiple lot country residential subdivisions and other development, Council shall observe the separation distances set out in the Zoning Bylaw.
- (ii) Council may consider approving a lesser separation than that set out in the Zoning Bylaw where the applicant establishes that the development will minimize the potential for conflict with adjoining uses in accordance with the following provisions:
 - (a) A copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation may be requested by Council for submission. Council may use this information in its consideration to reduce the separation distances as set out in the Zoning Bylaw. Such agreements between an applicant and owner(s) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
- (iii) Council will use Map 4 – Development Considerations and Map 3 – Development Constraints to assess the constraints, benefits and acceptability of a proposed subdivision. Multiple-lot country residential subdivisions shall not be located:
 - (a) Where direct all-weather public road access has not been developed, except where arrangements have been made, to the satisfaction of Council, for the development of such access.

- (b) On land subject to flooding, or land where there is a high-water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.2.2.1 that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
- (c) In a linear fashion stretched along municipal roads (e.g. multiple approaches, close together on major roads can create safety hazards).
- (d) On high quality agricultural land unless other locational advantages are significant enough to outweigh the classification of the land under the Canada Land Inventory (CLI). Note that CLI data is in some cases 100 years old and isn't always accurate. Local knowledge is more important in these considerations.
- (e) In locations where existing and future land uses would become compromised.
- (f) Within the required separation distances, provided for in the RM's Zoning Bylaw, for multiple parcel country residential sites.

Objective 4.2.2.5: Multiple Parcel Country Residential Development and Design

To accommodate orderly and planned multiple parcel country residential development while minimizing the associated municipal servicing costs of residential development on the municipality.

Policy (a) Phasing

A maximum of three multiple lot country residential subdivisions in developmental stages will be allowed at any point in time. Multiple-lot country residential subdivisions with less than 75% of buildings lots with completed residential construction will be considered to be in developmental stage. However, if 75% of available lots in one or more of those subdivisions are vacant but it appears that development is lagging because the developer/landowner is holding land vacant or is encountering difficulty with financing the development then that subdivision will be deemed to not be in a developmental stage. Council may consider additional subdivision proposals on a case-by-case basis where the developer can demonstrate that housing demand, market conditions, and/or innovative proposals are beneficial to the Municipality.

Policy (b) Scale and Density

Each multiple lot residential subdivision development shall be limited to a maximum area of 64.8 hectares (160 acres), or one quarter section.

Policy (c) Comprehensive Development Application

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed multiple parcel country residential developments. A Comprehensive Development Review may include the following information:

- (a) A completed copy of the RM of Tisdale No. 427 Multiple Parcel Residential and Commercial/Industrial Development Proposal Workbook.
- (b) Concept plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (c) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (d) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (e) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (d) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

Policy (e) *Services*

Based on the recommendations of engineering reports as per the Comprehensive Development Application:

- (i) *Water:*
 - (a) each site in the proposed development area shall have its own independent water system; or
 - (b) each site in the proposed development area will be connected to a Regional Water Distribution system; or
 - (c) each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2010* and The Waterworks and Sewage Works Regulations.

- (ii) *Sewer:*
 - (a) each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or
 - (b) each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2010* and The Waterworks and Sewage Works Regulations.
- (iii) *Solid Waste:*
 - (a) Council will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

Policy (f) *Development Standards*

The Zoning Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards for multiple lot country residential development, with the aim of preserving productive agricultural land and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.

Policy (g) *Drainage*

The Zoning Bylaw will require the submission of a site grading plan for development of sites in country residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

Policy (h) *Alternative to Conventional Subdivision*

Subject to all other policies in this document, Council will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document.

Policy (i) *Innovative Design*

Innovative country residential subdivision and development that addresses current broad societal issues respecting energy conservation and production, climate change, food security/self-sufficiency and health and safety for communities will be encouraged.

Objective 4.2.2.6: Other Associated Development

To accommodate recreational uses, home based businesses, community facilities and other forms of development normally associated with multiple parcel country that are consistent with and complementary to the overall residential character of the development.

Policy (a) Approvals for home-based businesses will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the residential character or land value is not diminished.

Policy (b) The Zoning Bylaw will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the district.

Objective 4.2.2.7: Hamlets

To accommodate future development in the Hamlets of Eldersley and Sylvania that will minimize conflict with other land uses while ensuring future development is consistent with the capacities of the Municipality's infrastructure to support it.

Policy (a) The Zoning Bylaw will contain a hamlet zoning district to accommodate the range of existing residential, commercial and community service uses and to regulate the form and density of these types of development.

Policy (b) Limited residential and commercial growth in the form of infilling of existing vacant sites shall be allowed in the Hamlet of Eldersley and Sylvania. The provision of additional lots adjacent to these hamlets will not proceed until such time as a detailed layout and servicing concept is prepared for the Hamlet and is adopted by Council.

4.3 RURAL COMMERCIAL & INDUSTRIAL LAND USE AND DEVELOPMENT

4.3.1 FINDINGS

- To avoid conflict with other land uses and development, consideration should be given to the development of policies to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
- Consideration should be given to the most optimal location for commercial and industrial development, in order to take advantage of existing infrastructure within the RM.
- Provision should be made for home-based businesses or businesses ancillary to agricultural or resource procurement operations.

4.3.2 OBJECTIVES AND POLICIES

Objective 4.3.2.1: Commercial and Industrial Development

To encourage and provide for responsible commercial and industrial development in the municipality while maintaining and enhancing the existing nodes of commercial and industrial development in the municipality.

- Policy (a)** Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards through the use of the RM's Building Bylaw and *The National Building Code of Canada, 2015*.
- Policy (b)** The Zoning Bylaw will contain a commercial and an industrial district that will accommodate existing legally established and future commercial / industrial developments.
- Policy (c)** Principal light industrial uses will be accommodated as permitted uses within the industrial zoning district. Principal heavy industrial uses will be accommodated as discretionary uses within the industrial zoning district. This zoning district will be suitable to accommodate future industrial parks.
- Policy (d)** Commercial and industrial development is encouraged to locate along existing primary transportation corridors.
- Policy (e)** Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Infrastructure.
- Policy (f)** New commercial and industrial development is encouraged to locate in close proximity to existing nodes of development, where possible.

Objective 4.3.2.2: Industrial Development Opportunities

To attract new industrial operations to the RM.

- Policy (a)** Promote the RM, and industrial development opportunities, including the RM's commitment to supporting infrastructure and creating a climate for growth and investment.

Policy (b) Ensure development opportunities are available by protecting areas for future industrial activities for the RM.

Policy (c) Promote and encourage new industrial development through the use of actions and tools including but not limited to:

- the construction of infrastructure;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilized buildings or sites;
- planning and development permit fee rebates;
- the promotion of the RM of Tisdale as a place for new business development;
- marketing and branding.

Objective 4.3.2.3: Industrial Parks and Agricultural Industrial Parks

To ensure a comprehensive and planned approach to industrial activities within the RM.

Policy (a) The RM will continue to support the development of new industrial parks, and agricultural industrial parks, in particular, in suitable areas.

Policy (b) New industrial developments will be required to connect to and complement existing and future development in in the RM through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council. The RM may require a developer to prepare a Comprehensive Development Application prior to the consideration of a concept plan.

Objective 4.3.2.4: Land Use Conflicts and Environmental Considerations

To minimize land use conflicts between commercial and industrial developments and any existing land uses, as well as any potential environmental impacts as a result of such development.

Policy (a) Future commercial or industrial subdivisions or rezoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:

- (i) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas;
- (ii) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas;

Policy (b) Council will use Map 4 – Development Considerations and Map 3 - Development Constraints to assess the constraints, benefits and acceptability of the subdivision.

Policy (c) In order to minimize land use conflict between industrial development and other existing land uses, Council shall observe the separation distances as set out in the Zoning Bylaw. Council may consider approving a lesser separation than that set out in the Zoning Bylaw where the applicant establishes that the development will minimize the potential for conflict with adjoining uses in accordance with the following provisions:

- (i) A copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation may be requested by Council for submission. Council may use this information in its consideration to reduce the separation distances as set out in the Zoning Bylaw. Such agreements between an applicant and owner(s) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.

Policy (d) In association with an application for a development permit, Council may require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

Policy (e) Where Council is of the belief that a proposed commercial or industrial development may require large volumes of water, Council may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

Policy (f) *Development Application Requirements*

Before considering an industrial or commercial development, subdivision or rezoning application, Council may require that the development application contain information with respect to:

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (v) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.

(viii) any other matters that Council considers necessary.

Policy (g) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the Municipality may require a developer to prepare a Comprehensive Development Application (CDA) for proposed commercial and industrial developments. A Comprehensive Development Application may include the following information:
- (ii) A completed copy of the RM of Tisdale No. 427 Multi-parcel Country and Residential and Commercial/Industrial Development Proposal Workbook (see Section 6).
- (iii) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (iv) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (v) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (vi) Any other information Council deems necessary in order to appropriately evaluate an application.

Policy (h) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

Policy (i) *Hazardous Industries*

Industrial uses involving hazardous materials or chemicals will be permitted only at the discretion of Council, subject to approval required by any government regulatory agency, and subject to the following locational policies:

- (i) It is Council's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other

principal land uses are listed in the Zoning Bylaw. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.

- (ii) Council may consider approving a lesser separation than that set out in the Zoning Bylaw where the applicant establishes that the development will minimize the potential for conflict with adjoining uses in accordance with the following provisions:
 - (a) A copy of an agreement between the applicant and the owner(s) of the other affected development or urban Council (as appropriate), agreeing to such lesser separation may be requested by Council for submission. Council may use this information in its consideration to reduce the separation distances as set out in the Zoning Bylaw. Such agreements between an applicant and owner(s) of another development (other developments) must contain the provision that the parties to the agreement will register an interest to the titles of the affected land. Where such agreements are made, Council shall be a party to the agreement and may use Section 235 of *The Act* to register an interest to the title(s) of the affected lands.
 - (iii) Council may require a separation twenty per cent (20%) greater than that set out in Zoning Bylaw where an unacceptable land use conflict would result with existing developments (e.g., in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (iv) All uses involving hazardous materials or chemicals shall be separated from permanent surface water bodies or water courses by at least 1.6 km (1 mile).
 - (v) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
 - (vi) Using the discretionary use procedure outlined in the Zoning Bylaw, Council shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

Policy (i) The Zoning Bylaw will contain landscaping and screening requirements for commercial and industrial developments.

4.4 TRANSPORTATION AND INFRASTRUCTURE

4.4.1 FINDINGS

- The RM is served by a grid road system which connects to Provincial Highway #3 and #35. To ensure that future development does not place additional unnecessary pressure on existing road maintenance obligations of the Municipality, consideration should be given to the development of municipal servicing policies.
- Tisdale has the highest Traffic Counts in northeastern Saskatchewan.
- The RM is examining the potential for a truck route that would direct truck traffic away from the Town centre.
- There are two main rail line runs through the RM (CP and CN).
- The RM maintains approximately 40 bridges.
- The RM (and District) is served by a regional landfill located in SE-35-44-15-2.
- One sewage lagoon is located in the RM, adjacent to the Town. *The Subdivision Regulations, 2014* requires a 457 metre, or other setback as may be established by the Ministry of Environment, from residential and other types of development.
- The RM will work with the Town in ensuring expansion of the lagoon can occur when necessary.
- Section 172 of *The Planning and Development Act, 2007*, provides that as a condition of subdivision approval, applicants shall enter into a servicing agreement with the municipality.
- Section 169 of *The Act* provides Councils with the authority to establish development levies, by bylaw, intended to recover capital costs of services and facilities that directly or indirectly serve land that is not subject to an application for subdivision. Providing Council has passed a Development Levy Bylaw subject to Sections 169 and 170 of *The Act*, Section 171 of *The Act* authorizes Council to enter into a development levy agreement with the applicant or owner to pay development levies.
- With respect to future management and disposal of solid waste and sewage, the development of appropriate waste management policies is needed.
- Consideration should be given towards the development of policies to clarify the level and types of services the RM is capable of delivering to country residential developments.
- To ensure that future development in the RM can be adequately serviced by municipal infrastructure systems, consideration should be made towards the development of appropriate infrastructure and servicing policies.
- In 2013, The Federation of Canadian Municipalities and the Railway Association of Canada released *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when converting industrial / commercial property into residential use when in proximity to railway operations.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):
 - *The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.*
 - *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

4.4.2 Objectives AND POLICIES

Objective 4.4.2.1: Servicing Thresholds

To ensure adequate servicing capabilities for future development by existing facilities or by expansion to infrastructure.

Policy (a) All developments shall provide for:

- (i) individual on-site water supply appropriate to the proposed use; or,
- (ii) water supply from a regional water distribution system; or,
- (iii) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2010* and The Waterworks and Sewage Works Regulations.

All developments shall provide for:

- (iv) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
- (v) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

Policy (b) The RM will not support new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licensed solid waste management facility for use by the new development.

Policy (c) The RM will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Council may require a proponent of a development to undertake an engineering study that clearly articulates the on- and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:

- (i) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
- (ii) be proposed to be constructed by the developer as an integral component of the development itself.

Policy (d) The RM will consider all new developments containing communal water and sewer systems on the basis that the users of these systems will be responsible for the costs of their construction, management and operation through the auspices of a public body, a resident association or a private utility arrangement in the form of a cooperative or non-profit corporation.

Policy (e) The RM will consider any proposals by residents of a multiple lot country residential area for the development of a communal water distribution system. Proposals must be based on

a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Financing for any approved system will be derived pursuant to *The Local Improvement Act*. The RM will require, in its approval, that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of a public or private utility.

- Policy (f)** The RM may, subject to a request by the residents of a multi-parcel country residential area, agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.
- Policy (g)** The RM may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in country residential subdivisions and other areas of the RM.
- Policy (h)** When reviewing development proposals, the RM may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration in the RM's consideration of such development proposals.
- Policy (i)** Storm water management shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (j)** Where the development of new or upgraded liquid and solid waste disposal facilities is proposed, consideration preference shall be given to facilities that are operated for and funded by the region.

Objective 4.4.2.2: Locational Criteria

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed as a discretionary use subject to locational and development standards as specified in the Zoning Bylaw and subject to the following locational policies:
- (i) Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, separation distances between public works in the form of solid and liquid waste management or disposal facilities and other principal land uses are included in the zoning bylaw.
 - (ii) The RM may require a greater separation than set out in the Zoning Bylaw. This would only apply where an unacceptable land use conflict would result with existing developments (e.g., in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (iii) Using the discretionary use procedure outlined in the Zoning Bylaw, the RM shall require public notice of a proposal for the development, expansion or alteration of

a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

Objective 4.4.2.3: Servicing Agreements for New Subdivisions

To ensure that the cost of required infrastructure for development is known and covered by servicing agreement fees.

Policy (a) Where a subdivision of land will require the installation or improvement of municipal services such as roads or streets, utilities, water supply systems, sewage disposal facilities, and fire protection facilities the developer will be required to enter into a servicing agreement with the municipality to cover the capital costs as defined in *The Planning and Development Act, 2007* with respect to the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of services that directly or indirectly serve the proposed subdivision. These charges may differ from one proposed subdivision to another based on the particular needs of each development. The Town or RM will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Objective 4.4.2.4: Transportation

To ensure that the road maintenance obligations created by any future residential development can be fulfilled, and that future development does not create any traffic safety issues.

Policy (a) The RM will cooperate with the Ministry of Government Relations, the Ministry of Highways and Infrastructure, and adjacent municipalities in long-term planning that addresses its transportation needs.

Policy (b) The RM will endeavour to upgrade the major access roads and bridges, within the municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.

Policy (c) Development shall not create any potentially unsafe traffic conditions. The RM will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.

Policy (d) Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Infrastructure.

Policy (e) The RM will not be responsible for the paving of roads in all subdivisions unless a service agreement provides for such development.

Policy (f) Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by the RM, to ensure that:

- (i) the permanent road closure would not restrict or compromise access to other sites / areas in the municipality; and
- (ii) the road closure would not have an adverse effect on the RM's ability to maintain or repair such roads.

- Policy (g)** Map 4 – Development Considerations identifies key transportation corridors that could potentially support future development with the least amount of new road infrastructure. Development in these corridors is subject to all other policies in this plan including the ability for on and off-site infrastructure to support the development.
- Policy (h)** The RM will work towards partnerships to upgrade roads in the municipality in order to enhance economic development opportunities.
- Policy (i)** The RM has completed a Transportation Plan.

Objective 4.4.2.5: Railways

To ensure railways and rail activity continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

- Policy (a)** The RM will provide for efficient and effective land use and transportation planning, including consultation with railway companies, in order to reduce the potential for land use conflicts and provide appropriate protection for rail infrastructure.
- Policy (b)** Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations, 2013*.
- Policy (c)** Facilitate the development of a "Rail Loop" at the intersection of the CN and CP rail lines.

Objective 4.4.2.6: Asset Management

To ensure a clear picture of the current state of the RM's municipal infrastructure in order to manage it effectively over the long-term.

- Policy (a)** The RM will utilize and implement formal Asset Management Plans in order to sustainably provide an appropriate level of service to residents and visitors and to support long term financial planning.
- Policy (b)** Ensure consistency between all long-term planning documents going forward including this DOCP, Asset Management Plans, Long Term Financial Plans, and others.

5 TOWN OBJECTIVES & POLICIES

5.1 RESIDENTIAL

5.1.1 BACKGROUND

- Tisdale had a 2016 population, according to Statistics Canada, of 3,136. This represents an average annual increase of 0.40% from 2011 to 2016. The Saskatchewan Ministry of Health reports a 2015 covered population of 4021. Over the last ten years (2006 – 2016) population growth has been steady, increasing at the same rate of 0.51%. With a strong economic outlook, the Town of Tisdale could continue to experience modest annual growth, based on job growth and subsequent migration to the community.
- Statistics Canada reports that there were 1,596 dwellings in Tisdale in 2016, with an average annual household size of 2.00. Given a growth rate of between 0.40% – 0.55% going forward, an additional 102 to 141 additional dwelling units will be needed by 2036 to accommodate the growing population. As such, it is vital for the Town of Tisdale to identify areas to accommodate short-term and long-term future residential development.
- The Town has a diversity of housing including the majority being single detached dwellings, followed by multiple unit dwellings and manufactured dwellings.
- Vacant land potentially appropriate for residential development, exists adjacent to the golf course, west of the Railway Industrial area, along the creek, and in north Tisdale adjacent to the Horizon Industrial Park.
- The Town continues to be the regional service centre for the area, there will be continued demand for serviced lots and for market housing of all types, including affordable housing that supports a wide demographic of the population, including seniors.
- Modest housing demand presents the opportunity for multi-type housing developments that address different housing sub-markets: single family homes, townhouse condos for downsizing seniors and young couples, rental apartments and affordable units for lower-income and special needs residents.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning residential development, which is addressed in the objectives and policies that follow:
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*
 - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

5.1.2 RESIDENTIAL OBJECTIVES AND POLICIES

Objective 5.1.2.1: Future Residential Land Use

To identify the areas within Tisdale and outside of the Town's current boundaries that are most suitable for future residential development in order to provide an adequate supply of land going forward.

- Policy (a)** The Town will ensure that new residential development locates in the areas noted as "**Future Residential**" on Map 7: Future Land Use Concept – Urban Area. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long-term use of these areas.

Policy (b) If and when sufficient land is no longer available to accommodate additional residential development in Town boundaries, the Town will ensure that new residential development will locate in the Residential areas designated on **Map 6: Future Land Use Map – Planning District Rural Core Area**.

Policy (c) Subject to other relevant policies contained herein, and in consultation the TDPC and RM Council, Town Council may initiate required actions to bring the areas noted as **"Residential" on Map 6** within the corporate limits of the Town through municipal boundary alteration.

Objective 5.1.2.2: Housing Diversity

To ensure housing is available to meet the needs of all citizens, enhancing their well-being, while building attractive neighbourhoods and contributing to the growth of the community.

Policy (a) The Zoning Bylaw shall contain residential zoning districts which will facilitate a wide range of residential uses. These districts will provide appropriate development standards to address building forms and dwelling unit densities. Certain community facilities will be permitted in all residential districts.

Policy (b) The Town will continue to promote and support programs and opportunities to provide affordable and attainable housing for young families, singles, seniors and those who require assistance to meet their housing needs. This will be achieved through initiatives that could provide for the development of secondary suites, offering tax incentives for the development of owner-occupied dwellings as well as tax incentives for multi-unit rental dwellings.

Policy (c) Supportive housing and compatible accessory uses, such as care homes and day care centres, will be facilitated in all compatible areas of the Town. The Zoning Bylaw will contain development standards for these uses.

Policy (d) The Town will continue to monitor Tisdale's continuum of housing needs as the population grows and demographics shift.

Policy (e) The Town will continue to collaborate with all participants in the housing continuum, including the Tisdale Housing Authority, in facilitating the development of non-market and market housing that meets the needs of all citizens within the Town.

Policy (f) Manufactured dwellings will be permitted in areas designed and zoned for manufactured dwellings and shall meet the Canadian Standards Association CAN/CSA Z240-MH Series. Modular dwellings that meet the CAN/CSA A277 standard will also be permitted in areas designated and zoned for manufactured dwellings.

Objective 5.1.2.3: Infill Development

To ensure that infill developments support and enhance Tisdale's existing residential areas.

Policy (a) 'In order to enhance the viability of the central business district' and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential and mixed use residential/commercial developments in proximity to Tisdale's

core. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

Policy (b) In order to facilitate access to commercial services by seniors or others with mobility constraints, seniors housing, community services and other essential services should be encouraged to locate in close proximity to the Town's centre.

Policy (c) In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration may be given to higher density residential developments in appropriate locations in existing residential areas. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

Policy (d) In order to ensure compatible and complementary infill development, consideration will be given to developing infill guidelines for the Town that address opportunities for intensification of existing residential areas that are sensitive to the existing residential character of Tisdale's neighbourhoods, and which may include identifying appropriate sites, locational criteria, massing, parking, privacy and other sensitive urban design principles.

Objective 5.1.2.4: New Residential Areas

To ensure that new residential areas are designed in a manner that provides a high-quality living environment and a range of housing options that meets the needs of all citizens.

Policy (a) Design new residential areas to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.

Policy (b) Buffer residential uses from incompatible uses, railways, and major roadways.

Policy (c) Encourage a variety of housing forms in new residential areas, including single detached dwellings, semi-detached and two-unit dwellings, and townhouse and apartment style multiple unit dwellings, to accommodate a range of users including, but not limited to those residents who desire attainable and affordable housing; seniors' housing; and, rental housing.

Policy (d) Locate multiple unit dwellings with satisfactory access to neighbourhood entrance points and site multiple unit dwellings in order to minimize potential conflicts with adjacent residential uses. Multiple unit dwellings will generally be directed to sites that are located on collector or arterial streets and are in close proximity to community services.

Objective 5.1.2.5: Concept Planning

To provide a level of security for existing and future residents within new neighbourhoods and areas located in close proximity to new residential and mixed-use development.

Policy (a) Ensure that new residential areas connect to and complement existing and future development by requiring that concept plans be submitted to the Town for approval prior to consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted by Council, and subdivision and

development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council. The Town may require a developer to prepare a Comprehensive Development Application prior to consideration of a concept plan.

Objective 5.1.2.6: Compatible and Complementary Land Uses

To provide for complementary land uses within residential areas.

Policy (a) The predominant use of land within residential areas shall be residential. These areas may also permit a range of complementary institutional and community-oriented uses that are compatible with a residential environment. Examples may include places of worship, schools, community centres, public parks and recreation facilities, health services, other institutional uses, and neighbourhood convenience commercial. These activities shall be compatible with the use and scale of the residential area, shall provide a needed service, and shall appropriately address issues of transportation, parking, and land use conflicts.

Policy (b) The Town may identify opportunities for mixed-use developments that combine compatible residential, commercial, institutional and recreational land uses within buildings or in close proximity to one another through the implementation of a mixed-use zoning district.

5.2 COMMUNITY SERVICES

5.2.1 BACKGROUND

- Due to its role as a major service centre for the region, The Town is a centre for health, education, recreation and other public and community services. These sectors play an important role in the Town's economic development.
- Tisdale is home to a number of service groups and churches. In total, Tisdale has 8 churches located throughout the community, several service and fraternal organizations, and numerous sports and recreation groups.
- Major institutional uses in the Town include: the Town Hall, the RECplex Centre, Riverside Golf Course, the fairgrounds and the Tisdale Museum.
- The Town of Tisdale maintains one cemetery, located west of the HealthPlex.
- The Royal Canadian Mounted Police (RCMP) currently provides police protection to the Town of Tisdale in addition to a number of surrounding communities.
- Fire protection is provided by a volunteer brigade that serves the Town of Tisdale and district, with the fire hall located centrally on 99th Avenue.
- The Saskatchewan Health Authority provides community health services for the Town of Tisdale and surrounding area. Services available in the Town include the Tisdale Hospital, Newmarket Place (long term care), the Tisdale Community Health Office, and home care services.

5.2.2 COMMUNITY SERVICE OBJECTIVES AND POLICIES

Objective 5.2.2.1: Community Service Management

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the District, and where appropriate, to assist in the programming of services to the public.

- Policy (a)** The Future Land Use Concept - Urban Area designated areas as “**Community Service**”. The Zoning Bylaw will establish a community service district that will provide for a wide range of community service, recreation and other compatible uses.
- Policy (b)** The Town will continue to work with other levels of government in the provision of social, cultural and recreation programming and opportunities.
- Policy (c)** Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.
- Policy (d)** The Town will monitor shifts in population structure and population growth, due to immigration, economic opportunities occurring in the District, the ageing of the population and increases in a diversity of cultures within Tisdale, and assess the changing needs of the community, in terms of service delivery and types of recreation and culture demands, and on that basis, examine the feasibility of adjusting and / or expanding the types of programs and facilities.
- Policy (e)** The Town will support the coordination and integration of community facilities.
- Policy (f)** The Town will continue to pursue existing and new Town-wide signature events.

Objective 5.2.2.2: Community Engagement

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

Policy (a) The Town will encourage extensive participation by service clubs, community and public agencies, developers, the RM, and other interested groups, in the development of recreation and other community facilities.

Policy (b) The Town will continue to support and collaborate with volunteer organizations and community service groups in order to strengthen and encourage collaboration in the areas of health, education and other public and community services that play an important role in the Town's social and economic development.

Policy (c) The Town will seek partnerships in the provision of recreational opportunities to residents of and visitors to the District.

Policy (d) The Town will continue to collaborate in providing recreational amenities and opportunities for the District, and seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of recreation in the region.

5.3 COMMERCIAL DEVELOPMENT

5.3.1 BACKGROUND

- A significantly greater proportion of Tisdale's population is employed in sales and service occupations than is the case in the surrounding region or in Saskatchewan as a whole. This illustrates the importance of Tisdale as a major service centre in the northeastern portion of Saskatchewan's agricultural region.
- The Town serves a trading area population of approximately 30,000 and provides a wide range of commercial services in the retail, service and personal service sectors.
- Downtown development is located along 100th Street from 98th Ave to 103rd Avenue, with the largest concentration of retail uses found between 100th and 103rd Ave.
- The Town's highway commercial is located along 93rd Avenue and continue to provide an important linkage between highway 3 and the downtown core, maintaining this linkage will continue to promote a cohesive commercial sector.
- The Town permits neighbourhood commercial uses such as convenience stores, personal service establishments, laundromats, and arcades. Within the Town's neighbourhoods, limited neighbourhood commercial exists. The Town also permits home based businesses, and while not noticeable to the eye, they are permitted to operate in several types of dwellings within residential areas.
- Home based businesses are important economic considerations for the Town as they provide opportunities for the Town to build on its economic base and offer employment choices to residents of Tisdale. Continuing to provide opportunities for the establishment and regulation of home-based businesses in appropriate locations are important considerations for the Town as it grows.
- The continued revitalization of Tisdale's downtown area will continue to plan an important role in the economic and social development of the Town, as well as provide benefits for new opportunities.
- Due to the importance of Tisdale's regional role, it is necessary for the Town to maintain a strong outreach program to the agricultural sector, retail and other business customers in the region, as well as to the users of Tisdale's health, education and other public services.
- Tisdale's local business organizations and other individuals, work to promote and improve local area business and the economic, civic and social well-being of Tisdale and District.
- The Town continues to work internally on economic development initiatives to attract development to Tisdale.

5.3.2 GENERAL COMMERCIAL OBJECTIVES AND POLICIES

Objective 5.3.2.1: Commercial Development Design

To facilitate the development of visually appealing commercial districts.

- Policy (a)** Ensure that Tisdale's commercial developments contribute positively to the aesthetics of the Town, through the use of landscaping regulations.
- Policy (b)** Ensure that new commercial developments connect to and complement existing and future development in Tisdale by requiring that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council. The Town may require a developer to prepare a Comprehensive Development Application prior to the consideration of a concept plan.

Policy (c) Support the economic development initiatives of local business organizations in promoting and improving local area business and the economic, civic, and social well-being of Tisdale and District.

Objective 5.3.2.2: Commercial Reuse

To accommodate and encourage the recycling of obsolete and underutilized commercial buildings, as well as vacant land, into viable commercial enterprises and developments.

Policy (a) Support the development of vacant and underutilized spaces in commercial areas within the Town.

Policy (b) Work toward increasing the opportunities available to reuse vacant or underutilized buildings and sites in Tisdale by addressing the constraints that exist for potential developers.

Objective 5.3.2.3: Home Based Businesses

To facilitate economic development and foster entrepreneurship through support of the home-based businesses in Tisdale.

Policy (a) Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.

Policy (b) The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.

Policy (c) Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home-based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.

Policy (d) The Zoning Bylaw shall contain development standards pertaining to home-based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

Objective 5.3.2.4: Future Commercial Land Use

To identify the areas within Tisdale and outside of the Town's current boundaries that are most suitable for future commercial development in order to provide an adequate supply of land going forward.

Policy (a) The Town will ensure that new residential development locates in the areas noted as "**Future Commercial**" on Map 7: Future Land Use Concept – Urban Area. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for commercial uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long-term use of these areas.

- Policy (b)** If and when sufficient land is no longer available to accommodate additional commercial development in Town boundaries, the Town will ensure that new commercial development will locate in the Commercial or Commercial and Industrial mixed areas designated on **Map 6: Future Land Use Map – Planning District Rural Core Area.**
- Policy (c)** Subject to other relevant policies contained herein, and in consultation the TDPC and RM Council, Town Council may initiate required actions to bring the areas noted as **"Commercial" or Commercial and Industrial mixed areas on Map 6** within the corporate limits of the Town through municipal boundary alteration.

5.3.3 DOWNTOWN COMMERCIAL OBJECTIVES AND POLICIES

Objective 5.3.3.1: Downtown Strength

To promote and enhance the Town's downtown, centered around 100th Street, as an attractive and viable location for retail shopping, financial, personal services and social activity.

- Policy (a)** The Town's downtown shall continue to be prioritized as the primary location for retail activity, professional services, government functions and cultural activities in the community.
- Policy (b)** The character of the downtown shall be enhanced by:
- encouraging development with minimal or zero front yard setbacks, grade level direct entrances, clear glazing (windows) at street level, and other pedestrian-oriented elements;
 - supporting residential / commercial mixed-use developments to locate in the downtown through zoning and other incentives;
 - encouraging the re-development of existing residential sites within the downtown into viable commercial enterprises;
 - setting clear design expectations based upon recognized best practices that are aligned with community values.
- Policy (c)** Consideration may be given to the enhancement of the Town centre through:
- the construction of infrastructure;
 - continued investment in public buildings;
 - public realm improvements such as streetscaping, landscaping and public park development;
 - the encouragement of appropriate urban design principals within the Town of Tisdale's Historic downtown area;
 - the encouragement of public-private partnerships;
 - tax abatement incentives (such as the Town of Tisdale's Commercial Expansion Incentive Policy);
 - incentives to promote the use of vacant and underutilised buildings or sites (such as the Town's New Business Vacant Building Incentive Policy);
 - planning and building permit fee rebates; and
 - the promotion of the Town as a place for new business development.
- Policy (d)** Continue to create a unique sense of place in the Town centre by preserving historic resources, and supporting Municipal or Provincial Heritage Designations as appropriate.

Policy (e) Support downtown economic development initiatives such as establishing a downtown business improvement district, which may work towards organizing, financing, and carrying out physical improvements as well as promoting economic development in Tisdale's downtown.

Policy (f) Support initiatives that will enhance the historic areas of Tisdale's downtown, such as:

- minimum setbacks;
- maximum heights for new development;
- sign regulations specific to downtown;
- regulations for sidewalk patios / outdoor cafes / parking patios;
- regulations for parklets; and
- the Town of Tisdale's Business Incentive Policies.

Objective 5.3.3.2: Downtown Commercial Land

To ensure an available supply of land for downtown commercial development.

Policy (a) The Zoning Bylaw will contain a downtown district to provide for a wide range of downtown commercial and other compatible uses.

Policy (b) The Town may undertake, where necessary, to acquire land for additional downtown commercial development through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, the Town may investigate the possibility of land exchange on a case-by-case basis.

Objective 5.3.3.3: Downtown Residential

To facilitate the development of higher density housing in areas near the downtown creating a critical mass of people enjoying and living in the Town centre.

Policy (a) The Town may consider expansion of the central business district in order to support and encourage a land use pattern that reflects higher density residential (i.e., increased multi-unit and mixed-use residential developments) in proximity to the downtown.

Policy (b) Recognizing the transitional nature of lands in proximity to the, the Town may facilitate unique opportunities within these areas through the implementation of mixed-use zoning, that considers compatibility with surrounding land uses and supports the function and role of the downtown core.

5.3.4 HIGHWAY AND ARTERIAL COMMERCIAL OBJECTIVES AND POLICIES

Objective 5.3.4.1: Highway and Arterial Commercial Corridors

To continue to enhance the visual and functional quality of the highway commercial corridors in the Town.

Policy (a) Ensure that a high standard of landscaping and screening is provided to achieve aesthetically appealing and along functional gateways into Tisdale.

- Policy (b)** Work with the RM in establishing consistent and complementary landscaping and screening standards for transportation corridors leading into the Town of Tisdale.

Objective 5.3.4.2: Highway Commercial and Arterial Zoning Districts

Highway commercial and arterial commercial development should accommodate uses which by virtue of their scale or locational requirements, are not readily suited to Town centre locations.

- Policy (a)** The Zoning Bylaw shall contain a highway commercial and an arterial commercial district that will provide for an appropriate range of uses and development standards.

5.3.5 RESIDENTIAL COMMERCIAL OBJECTIVES AND POLICIES

Objective 5.3.5.1: Limited Commercial Development in Residential Areas

To facilitate residential convenience commercial developments in residential areas.

- Policy (a)** Ensure neighbourhood commercial development locates in the areas noted as “**Commercial**” of the Future Land Use Concept.

- Policy (b)** Residential commercial convenience developments may be provided in residential areas. The scale of development shall be appropriate to complement the residential character and to serve the daily convenience needs of the residents of the area.

- Policy (c)** Residential commercial convenience developments should be strategically located in close proximity to residential entrance points or at major intersections and will be restricted to corner sites on collector or arterial streets.

5.4 INDUSTRIAL

5.4.1 BACKGROUND

- The importance of the industrial sector of Tisdale's economy is illustrated by the large proportion of the Town population employed in trades, transport and equipment operation and related occupations, relative to the surrounding region and the province as a whole. Further, manufacturing ranks second in importance (behind only retail trade) as an economic sector for employment in Tisdale.
- Industrial development is located primarily in the northeast corner of the town, the Megan Landing Business Park located in the southwest area of the Town, and along the CP and CN railway lines. Limitations on the type of industrial located along the railway line exist due to the presence of adjacent residential development.
- Tisdale's strategic direction is to create a climate for growth and investment to enhance the community's economic vitality includes determining future areas to develop, ensuring industrial land is available to meet market demand.

5.4.2 INDUSTRIAL OBJECTIVES AND POLICIES

Objective 5.4.2.1: Industrial Development Opportunities

To attract new industrial operations to Tisdale.

- Policy (a)** Promote the Town, and industrial development opportunities, including the Town's commitment to supporting infrastructure and creating a climate for growth and investment.
- Policy (b)** Ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Town.
- Policy (c)** Promote and encourage new industrial development through the use of actions and tools including but not limited to:
- the construction of infrastructure;
 - tax abatement incentives;
 - incentives to promote the use of vacant and underutilized buildings or sites;
 - planning and development permit fee rebates;
 - the promotion of the Town of Tisdale as a place for new business development;
 - marketing and branding.

Objective 5.4.2.2: Future Industrial Land Use

To identify the areas within Tisdale and outside of the Town's current boundaries that are most suitable for future industrial development in order to provide an adequate supply of land going forward.

- Policy (a)** The Town will ensure that new industrial development locates in the areas noted as "**Future Industrial**" on Map 7: Future Land Use Concept – Urban Area. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for industrial uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long-term use of these areas.

- Policy (b)** If and when sufficient land is no longer available to accommodate additional industrial development in Town boundaries, the Town will ensure that new industrial development will locate in the Industrial or Industrial and Commercial mixed areas designated on **Map 6: Future Land Use Map – Planning District Rural Core Area**.
- Policy (c)** Subject to other relevant policies contained herein, and in consultation the TDPC and RM Council, Town Council may initiate required actions to bring the areas noted as **"Industrial" or Industrial and Commercial mixed areas on Map 6** within the corporate limits of the Town through municipal boundary alteration.
- Policy (d)** In order to accommodate a range of economic development opportunities, the Zoning Bylaw will make appropriate provisions for a range of industrial uses.
- Policy (e)** The Town may undertake, where necessary, to acquire land for additional industrial development through purchase or exchange. Where improvements are proposed for existing low-density residential uses in existing industrial areas, the Town may investigate the possibility of land exchange on a case-by-case basis.

Objective 5.4.2.3: Land Use Conflicts and Development Design

To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing industrial areas.

- Policy (a)** Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible land uses.
- Policy (b)** Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources. The Town will give priority to infilling vacant industrial sites within the designated industrial parks.
- Policy (c)** Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in established heavy industrial areas, which provides appropriate separation from residential areas and from highways and other entrance ways into the Town.
- Policy (d)** Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.
- Policy (e)** Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.
- Policy (f)** Existing single detached dwellings located in existing industrial areas will be accommodated as a discretionary use in the areas zoned light industrial. The following policy guidelines will apply:
- (i) Development permits for new dwelling construction will only be considered for the replacement of existing single detached dwellings, which are damaged or destroyed by an occurrence such not intentionally started by the owner.

- (ii) Council may consider entering into an agreement for the purchase or exchange of property as a means of assisting in the relocation of residents to dwellings in designated residential areas in the community.
- (iii) New manufactured home development will not be permitted in this area.

Objective 5.4.2.4: Industrial Parks

To ensure a comprehensive and planned approach to industrial activities within the Town.

Policy (a) The Town will continue to support the development and expansion of existing industrial parks in order to prevent the development of incompatible uses.

Policy (b) New industrial developments will be required to connect to and complement existing and future development in Tisdale through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council. The Town may require a developer to prepare a Comprehensive Development Application prior to the consideration of a concept plan.

5.5 TRANSPORTATION & INFRASTRUCTURE

5.5.1 BACKGROUND

- The Town's sewage lagoon facilities have a capacity sufficient to accommodate growth well beyond the projected population for the next twenty years. Upgrades may be required, however, if wastewater flows increase from the water treatment plant, especially if a new membrane water treatment process is installed.
- The capacity of the Tisdale aquifer to sustain water withdrawals is approximately 2.5 times current Town use. The Town has a modern water treatment plant with a reservoir capacity that is sufficient to meet predicted growth.
- There is a need for a continuing program of cast iron water main replacement / cathodic protection.
- The current regional landfill has capacity to accommodate 40 to 50 years of growth.
- The Town has implemented a multi-material, curb-side recycling program, and additional strategic directives of the Town are to support community recycling initiatives such as office recycling and backyard composting, and to explore the idea of future curb-side compost collection programs.
- It is estimated that an average of more than 200 heavy trucks are required to pass through downtown Tisdale each day. This volume, on its own, suggests that development of an alternate truck route, which would divert such heavy truck traffic around the downtown area (and any residential areas in the Town) should be given consideration. This suggestion is further strengthened given recommendations in the 2004 Tisdale Main Street Enhancement Project Master Plan for narrowing of 100th Street to two traffic lanes and other traffic calming measures in the downtown. Support for development of such a truck route (and associated services /amenities for truckers) was expressed by representatives of community stakeholder groups.
- The Town of Tisdale manages a municipal airstrip, located in the southwest part of Town. The airport is operated by the Town through the Tisdale Aviation Association.
- In 2013, the Federation of Canadian Municipalities and the Railway Association of Canada released the *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when converting industrial / commercial property into residential use when in proximity to railway operations.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning public works, transportation and flooding, which are addressed in the objectives and policies that follow:
 - *The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.*
 - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*
 - *The province has an interest in safe, cost-effective, transportation systems that meet existing and future needs for economic growth, community development and diversification.*

5.5.2 INTEGRATED DECISION MAKING OBJECTIVES AND POLICIES

Objective 5.5.2.1: Integrated Infrastructure Planning

To integrate planning, finance and engineering to effectively manage existing and new infrastructure in a sustainable, innovative and cost effective manner.

- Policy (a)** The Town will continue to inform their decision-making processes by preparing and coordinating strategic planning, financial planning, asset management planning and other similar initiatives which shall include the TPDC.

Policy (b) The Town shall undertake infrastructure and other studies, as necessary, to plan for changes or improvements to the Town's infrastructure systems to meet current engineering standards, accommodate growth and improve operational efficiency.

Policy (c) The Town will continue to work towards increasing public awareness of conservation, recycling and reduction of waste.

Objective 5.5.2.2: Asset Management

To ensure a clear picture of the current state of the Town's municipal infrastructure in order to manage it effectively over the long-term.

Policy (a) Continue to utilize and implement Asset Management Plans in order to sustainably provide an appropriate level of service to residents and visitors.

Policy (b) Ensure consistency between all long-term planning documents going forward including this DOCP, Asset Management Plans, Long Term Financial Plans, and others.

Policy (c) Ensure Asset Management Plans are kept up to date and improved to get the best performance out of municipal assets, realize the greatest return on infrastructure investment and to support infrastructure investment decisions.

Policy (d) Continue to implement the Town's enterprise-wide asset management program.

Objective 5.5.2.3: Infrastructure Costs

To ensure that future development contributes to the cost of infrastructure services in a manner which does not create a burden for existing residents, and which does not impede long term growth.

Policy (a) The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.

Policy (b) Where a subdivision of land in the District will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, in consultation with the TPDC, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Objective 5.5.2.4: Infrastructure Capacities

To optimize use of existing Town-owned or regional water, sewer, solid waste, and stormwater management infrastructure and capacities, ensuring that future development remains within the area serviceable by the existing system for as long as possible and minimizing municipal costs in the provision of services to areas that pose special servicing problems.

Policy (a) Ensure that development in the District can be adequately serviced by infrastructure and utility systems and services by understanding the District's infrastructure needs, and the

costs associated with those needs, by using the most up-to-date information available to the Town.

Policy (b) Continue to monitor population and business growth as it relates to water and wastewater systems.

5.5.3 TRANSPORTATION OBJECTIVES AND POLICIES

Objective 5.5.3.1: Tisdale's Transportation Network

To provide a safe, efficient, cost effective and convenient transportation network for all users that contributes to residents' quality of life.

Policy (a) Developments shall be located and designed in a manner that ensures safe and efficient traffic operations.

Policy (b) Subdivisions shall provide for the expansion of the transportation network and the extension of roadways beyond the area being subdivided as necessary and accommodate all modes of transportation.

Policy (c) Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify potential traffic impacts related to new developments. The costs associated with preparing the engineering assessment shall be borne by the developer. The costs of implementing the necessary transportation changes or improvements may be negotiated by the Town and the affected developer based on the extent to which the impact of the proposed development necessitates the need for improvements.

Policy (d) The Town will work towards identifying a strategy to accommodate a future transit program.

Objective 5.5.3.2: Transportation and Land Use

To promote land use and development patterns that encourage walking, cycling, and other alternative forms of transportation while ensuring pedestrian and traffic safety.

Policy (a) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.

Policy (b) Opportunities should be provided for the development of walking and cycling facilities within the Town by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas.

Policy (c) The Town will review the designation of multi-use roadways along major corridors to promote additional active mode transportation choices.

Policy (d) Consider wheelchair sidewalk accessibility in all land use and development decisions and in the planning and design of street improvements or new roadways.

Objective 5.5.3.3: Highways

To ensure that Highways #3 and #35 continue to function in a safe and efficient manner for the residents of Tisdale and the travelling public.

- Policy (a)** Initiate a review, in consultation with the Ministry of Highways and Infrastructure, affected business and property owners, and other stakeholders, of the highway corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.
- Policy (b)** Collaborate with the Ministry of Highways and Infrastructure through the TPDC in long range highway planning.
- Policy (c)** Consult with the TPDC in addressing the transportation of dangerous goods within the Town.

Objective 5.5.3.4: Railway

To ensure that the railway continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

- Policy (a)** The TPDC shall provide for efficient and effective land use and transportation planning, including consultation with CN and CP in order to reduce the potential for future land use conflicts and to provide appropriate protection for rail infrastructure.
- Policy (b)** The Town and TPDC shall explore opportunities to improve existing linkages within the community across the railway lines to enhance both vehicular and pedestrian connectivity.
- Policy (c)** Noise and vibration levels near rail lines shall be a factor in the evaluation of development proposals.
- Policy (d)** Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations, 2013*.
- Policy (e)** Where a new residential development abuts a railway right-of-way, a minimum 30 metre setback shall be maintained between the railway right-of-way and the principal building.
- Policy (f)** All developments requiring a Development Permit for properties that are adjacent to a railway right-of-way should demonstrate how the proposed development responds to the *Guidelines for New Development in Proximity to Railway Operations*.

Objective 5.5.3.5: Stormwater Management

To ensure development provides for adequate surface water drainage.

- Policy (a)** Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.

Policy (b) The use of stormwater management facilities should be integrated in the development of parks and open space by locating them adjacent to municipal reserve parcels whenever possible. Where stormwater retention ponds are located in close proximity to a proposed or existing school site, particular care shall be taken in the design of the stormwater retention pond to ensure safety including, fencing, signage and any other features deemed necessary, as per the Town's engineering standards.

5.6 AMENITIES AND DEDICATED LANDS

5.6.1 BACKGROUND

- The Town of Tisdale has made a commitment to increasing the community's quality of life through various initiatives, including continuing to extend the recreational trail system and various upgrades to community parks and facilities.
- The Tisdale Planning District has demonstrated its leadership and innovation in the integrated development of the Tisdale Middle and Elementary School with the RECplex.
- In addition to the Town's outdoor parks, other amenities include the Tisdale Campground which provides opportunities for residents and visitors to enjoy the Town's green space, through camping, picnicking, playing and cross-country skiing; a 9-hole golf course; Tisdale Memorial Pond; Paddling pools and spray pads; tennis courts; skateboard park; outdoor rink; soccer pitches; disc golf; pickleball courts; basketball courts; and, baseball diamonds.
- Changes in *The Planning and Development Act, 2007* require municipalities to ensure that the creation of municipal reserve sites are suitable in size to be used for school purposes and must be developed in consultation with the relevant organizations, including any school division within the boundaries of the municipality.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning recreation and tourism, which is addressed in the objectives and policies that follow:
 - *The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*

5.6.2 AMENITIES AND DEDICATED LANDS OBJECTIVES AND POLICIES

Objective 5.6.2.1: Public Space and Natural Areas

To safeguard and enhance Tisdale's green space, surrounding natural areas, and public open space in order to contribute to the wider objectives of sustainable community development and provide publicly accessible space suitable for all community needs.

- Policy (a)** Ensure the protection and enhancement of green space through appropriate park development standards and policies.
- Policy (b)** Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership.
- Policy (c)** The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Town's parks, open space and trail systems shall be encouraged.
- Policy (d)** The preservation of the Town's urban forest through new plantings and protection and maintenance of existing trees will be encouraged through Town initiatives such as the development of an urban forest policy and landscape master planning efforts.
- Policy (e)** The Town will encourage extensive participation by service clubs, community and public agencies, the RM, and other stakeholders in the development of parks, green space, trail systems and other publicly accessible areas.

Policy (f) The Town will consider responsible development that protects and conserves water resource features and landscapes and considers the integration of compatible land use activities with environmental protection measures.

Objective 5.6.2.2: Municipal Reserves

To make provision for municipal reserves when land is subdivided.

Policy (a) The following factors shall be considered in making decisions on the provision of municipal reserves:

- (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
- (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
- (iii) School site needs, as identified by the Ministry of Education and the Northeast School Division, should ensure the creation of municipal reserve areas are large enough to accommodate growth.

Policy (b) Ensure that lands intended for stormwater runoff management or that primarily serves a utility function, are not included in the area dedicated as municipal reserve and are identified as utility parcels on subdivision plans.

Policy (c) Ensure all future parks and green spaces are developed to the Town's standard level of development, ensuring municipal reserve lands provided by developers are constructed in a manner satisfactory to the Town, so that additional resources are not required to upgrade them after the warranty period.

6 MINIMUM SEPARATION DISTANCES

Table 4-1: Separation Distances Between Uses (in metres) Tisdale Planning District		Municipal Wells	Residential *			Recreational Development (campground, ski hill, festival site, etc.)⁽⁴⁾	Permanent Waterbodies or Watercourses	Urban Municipality, Resort Village⁽⁵⁾	Intensive Agriculture⁽⁶⁾	Hazardous Industrial⁽¹¹⁾
			Single Parcel⁽¹⁾	Multi-lot Country/ Resort Residential, Hamlet, Organized Hamlet⁽²⁾	Tourist Accommodation⁽³⁾					
Urban Municipality, Resort Village		--	--	--	--	--	N/A	--	--	
Airport / Airstrip⁽⁷⁾		--	--	800	--	--	800	--	--	
Gravel Pit (non-clay)		--	200	600	200	--	--	--	--	
Waste Mgmt. ⁽⁸⁾	Solid	1,600	457	457	457	457	457	457	457	
	Liquid	1,600	457	457	457	457	457	457	457	
Anhydrous ⁽⁹⁾	Non-refrigerated	--	305	305	305	305	--	305	--	
	Refrigerated	--	600	600	600	600	--	600	--	
Industrial⁽¹⁰⁾		800	305	800	305	305	--	800	--	
Hazardous Industrial⁽¹¹⁾		1,600	1,600	2,400	1,600	1,600	1,600	2,400	1,600	

Distances are measured as follows: Between closest point of nearest:

- (1) Single residential building...
- (2) Multi-lot residential or hamlet building site...
- (3) Tourist accommodation facility...
- (4) Recreational site...
- (5) Municipal boundary...
- (6) Intensive agriculture site...
- (7) Airport / airstrip facility...
- (8) Waste management facility or lagoon...
- (9) Anhydrous ammonia storage facility...
- (10) Industrial site...
- (11) Hazardous industrial site...

... to the nearest residential building, corporate limit, ILO, airport or airstrip, gravel pit, anhydrous ammonia storage facility, waste management facility, or to the site lines for other uses.

- * All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 4-1.
- * Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading, or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.
- * Refer to Section 3.3.2.2 (g) of this DOCP for separation distances from land uses within an adjacent municipality.
- * Setbacks between ILO's and permanent waterbodies and watercourses are subject to Provincial Regulations and approvals by the Ministry of Agriculture.

7 FUTURE LAND USE CONCEPT

7.1 USE & INTERPRETATION

7.1.1 INTENT

The Future Land Use Concept for the Tisdale Planning District reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the Planning District. The concept identifies three specific areas:

- (1) District Regional Area
- (2) District Rural Core Area
- (3) District Urban Core Area

The purpose of these policy areas shall be to help in applying the general goals, objectives and policies of the DOCP, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints throughout the Planning District.

7.2 DISTRICT REGIONAL AREA

7.2.1 INTENT

Development decisions away from the Rural Core Area and Urban Core Area portions of the District, shall be guided by Maps 2, 3 and 4. Information contained on these maps is intended to help guide TPDC recommendations and RM Council decisions on proposed development applications. Rural growth tends to be close to major roads and urban centres, but growth in the broader region is unpredictable and areas are not identified for specific land uses like they are the District Rural Core Area and the District Urban Core Area (Maps 6 and 7)

7.2.2 SEPARATE RESIDENTIAL SITES

Within the RM, single parcel residential development may occur in a limited fashion on separate sites, subject to the general and residential development policies in the DOCP and to the development standards set out in the Zoning Bylaw.

7.2.3 IMPLEMENTATION

- (1) Generally, land within the RM will be zoned for agriculture, farm-based businesses and other compatible uses.
- (2) Lands within the RM occupied by existing commercial, industrial or multiple parcel residential development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for commercial, industrial, single parcel or multi parcel residential development are made in the RM, RM Council will consider amending the Zoning Bylaw to accommodate such development (if amendments are required) where it is demonstrated that:

- (a) consideration is given to the reducing the amount of prime agricultural land taken out of production;
- (b) site conditions are suitable for the type of development;
- (c) negative environmental impacts of such development are avoided or suitably mitigated;
- (d) the proposed development will not impact or conflict with existing and / or future regional infrastructure located within the Planning District; and
- (e) the development conforms to all other relevant provisions of the DOCP and Zoning Bylaw; and,

7.3 DISTRICT RURAL CORE AREA

Future land use patterns in the District Rural Core Area are identified on Map 6: Future Land Use Concept – District Rural Core Area.

- (1) The Councils of the Town and RM shall engage in cooperative planning and development for key areas of mutual interest.
- (2) The TDPC shall ensure that future land use and development within the District Rural Core Area will be compatible with exiting and proposed future land uses.
- (3) Where applications for subdivision are made within the District Rural Core Area, shown on Map 6, the RM will only consider amending the Zoning Bylaw (if required) to accommodate such development provided:
 - (a) A development partnership has been considered. The proposed use and development of land are consistent with the policies in this DOCP concerning the use of land, the projected pattern of development and growth. Proponents of development applications in the District Rural Core Area may be required to provide documentation indicating how the proposed development will connect to and complement future growth in the District by submitting a Comprehensive Development Application to the TDPC for review.
 - (b) The development conforms to all other relevant provisions of the DOCP and the Zoning Bylaw.
- (4) The TPDC may also adopt concept plans as part of this DOCP to ensure development in the Planning District is consistent with future long-term Town growth aspirations.

7.4 DISTRICT URBAN CORE AREA

7.4.1 INTENT

The Town of Tisdale's Future Land Use Plan is shown on Map 7: Future Land Use Map – District Urban Core Area. Areas within Town boundaries that are undeveloped are labelled "Future".

7.4.2 IMPLEMENTATION

- (1) Existing commercial, industrial and residential development with zoned for such purposes in the Zoning Bylaw.
- (2) Vacant lands will be zoned FUD – Future Urban Development District.
- (3) Where applications for residential, commercial or industrial subdivisions are made in the Town, acknowledging TPDC recommendations, Town Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such development (if amendments are required) where it is demonstrated that:
 - (a) site conditions are suitable for the proposed type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the development conforms to all other relevant provisions of the DOCP and Zoning Bylaw;
 - (d) the development will include landscaping and other aesthetic considerations on sites that front major highway; and,
 - (e) the development will not compromise or restrict long-term future commercial development on sites that front major highways.

8 Governance & Administration

8.1 ZONING BYLAW

The Zoning Bylaws will be the principal method of implementing the objectives and policies contained in this DOCP, and will be adopted in conjunction herewith by the Town and RM.

8.1.1 PURPOSE

The purpose of the Zoning Bylaws are to manage the use of land providing for the amenity of the area within the jurisdiction of the Town and the RM for the health, safety, and general welfare of the inhabitants of the Planning District.

8.1.2 CONTENT AND OBJECTIVES

The Zoning Bylaws will implement the land use policies contained in this DOCP by prescribing and establishing zoning districts for agricultural uses, residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

8.1.3 AMENDING THE ZONING BYLAWS

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

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

8.1.4 ZONING BY AGREEMENT

- (1) Where an application is made to rezone land to permit the carrying out of a specified proposal, the Town or RM may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) All relevant policies contained in this DOCP shall apply in the review of applications for rezoning by agreement.

- (3) The municipality may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) the uses of the land and buildings and the forms of development;
 - (b) the site layout and external design, including parking areas, landscaping and entry- and exit-ways;
 - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (5) The municipality may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (6) The municipality may consider rezoning by agreement to accommodate development or subdivision proposals when:
 - (a) limiting the uses within a zoning district will avoid land use conflict;
 - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

8.1.5 USE OF THE HOLDING SYMBOL "H"

- (1) Pursuant to Section 71 of *The Act*, the Town or RM may use the Holding Symbol "H" in conjunction with any zoning district designation in their respective Zoning Bylaw, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (2) The municipality may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, the municipality shall consider whether development has progressed to a point where extension of municipal services is appropriate.

8.2 OTHER IMPLEMENTATION TOOLS

8.2.1 SUBDIVISION APPLICATION REVIEW

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

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this DOCP, have been satisfied.
- (2) Ensured that the application is in conformity with the municipality's Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.

- (4) Determined its wishes with respect to the dedication of lands.

8.2.2 DEDICATED LANDS

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

8.2.3 BUILDING BYLAW

- (1) The municipality will use their building bylaws to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

8.2.4 DEVELOPMENT LEVIES AND SERVICING FEES

- (1) In accordance with Section 169 of *The Act*, the affected Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, the affected Council may require a servicing agreement with the proponent of a subdivision development in their municipality. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, that Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

8.3 OTHER

8.3.1 UPDATING THE DOCP

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

8.3.2 FURTHER STUDIES

As necessary, the member municipalities will undertake such studies or programs required to facilitate and encourage the growth and development of the Planning District.

8.3.3 COMMUNITY ENGAGEMENT

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, the TPDC will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision-making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

8.3.4 COOPERATION AND INTER-JURISDICTIONAL CONSIDERATION

The member municipalities shall cooperate with senior governments, other municipalities and public and private agencies to implement this DOCP.

8.3.5 PROGRAMS

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

8.3.6 PROVINCIAL LAND USE POLICIES AND INTERESTS

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this DOCP to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

8.3.7 BINDING

Subject to Section 40 of *The Act*, the DOCP shall be binding on the member municipalities, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this DOCP.

8.3.8 DEFINITIONS

The definitions of the Town of Tisdale and the Rural Municipality of Tisdale Zoning Bylaws shall apply to this DOCP.

9 MAPPING

Map 1: Location and Access – District Regional Area

Map 2: Soil Capabilities – District Regional Area

Map 3: Development Constraints – District Regional Area

Map 4: Development Considerations – District Regional Area

Map 5A and 5B: Satellite Photos – District Regional Area

Map 6: Future Land Use Map – District Rural Core Area

Map 7: Future Land Use Map – District Urban Core Area

***Note: Maps referring the “District Regional Area” cover the entire area of the Planning District*

