

TOWN OF OSLER

OFFICIAL COMMUNITY PLAN

JUNE 2013

CROSBY
HANNA
& ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING





Government
of
Saskatchewan

Community Planning

Ministry of Government Relations

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January 7, 2014

**File: Town of Osler OCP - 2012-14
Town of Osler ZB - 2012-15**

Sandra MacArthur, Administrator
Town of Osler
Box 190
OSLER SK S0K 3A0

COPY

Dear Ms. MacArthur:

**Re: Town of Osler – New Official Community Plan and Zoning Bylaw
Bylaw No.'s 2012-14 and 2012-15**

I am pleased to inform you that Bylaw No.'s 2012-14 and 2012-15, the new Official Community Plan and Zoning Bylaw for the Town of Osler has been approved. Enclosed is one certified true copy of the above bylaws, endorsed by the Assistant Deputy Minister of Government Relations, Keith Comstock, on December 13, 2013, for your records.

We note that your Community Planner who prepared the bylaws noted a typographical error in Section 4.8.1(2) of the zoning bylaw involving the sign regulations. We ask that this matter be corrected in a future amendment of the bylaws.

Section 3.4.3(4) of the OCP includes incorporating sufficient capacity to accommodate surface water runoff for a 1:100 year storm event. The Water Security Agency of Saskatchewan (WSA) has advised that provincial drainage requirements must adhere to the 1:500 flood standard. We have also notified your Community Planner of this information. This should be considered and updated in future bylaw amendments.

Ms. Sandra MacArthur, Administrator

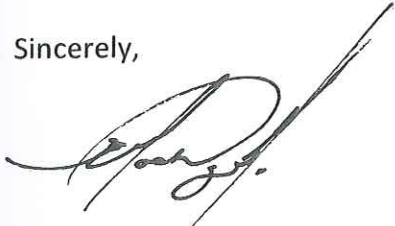
January 7, 2014

File: Town of Osler New OCP and ZB – 2012-14 and 2012-15

Page 2 of 2

If you have any questions feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric MacDougall', with a long, sweeping horizontal line extending to the right.

Eric MacDougall, MCIP, RPP
Planning and Legislative Consultant

cc: Jim Walters (MCIP), Crosby Hanna and Associates, 407 – 1st Ave. N.,
SASKATOON SK S7K 1X5

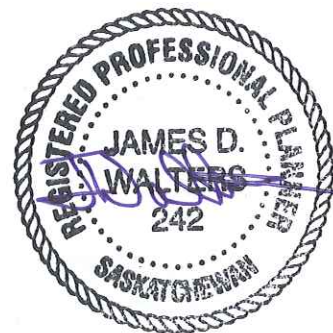
Encl.

TOWN OF OSLER

OFFICIAL COMMUNITY PLAN

PREPARED FOR:

TOWN OF OSLER



PREPARED BY:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
SASKATOON, SK

JUNE 2013

THE TOWN OF OSLER

BYLAW NO. 2012-14

A Bylaw of the Town of Osler to adopt an Official Community Plan.

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

1. Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Osler hereby adopts the Town of Osler Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. Bylaw No. 2006-10, the Basic Planning Statement, and all amendments thereto are hereby repealed.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 11th day of June, 2013

Read a second time this 23rd day of July, 2013

Read a third time this 23rd day of July, 2013

Adoption of bylaw this 23rd day of July, 2013

Bm Bulh
Mayor

Mac Arthur
Town Administrator



Certified a true copy of the Bylaw adopted by Resolution of Council on the 23rd day of July, 2013.

"Certified a True Copy of the Original Document"

Sheila Crawford
Sheila Crawford
A Commissioner for Oaths in and for the
Province of Saskatchewan
My Commission expires June 30, 2014



THE TOWN OF OSLER

BYLAW NO. 2012-14

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3. Bylaw No. 2006-10, the Basic Planning Statement, and all amendments thereto are hereby repealed.
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Bon Babb

Mayor

Mac Arthur

Town Administrator



Certified a true copy of the Bylaw adopted by Resolution of Council on the 23rd day of July, 2013.

I certify this copy to be a true copy of the original document.

Sheila Crawford

A Commissioner for Oaths in and for
the Province of Saskatchewan.

My Commission expires : June 30, 2014

THE TOWN OF OSLER
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 2012-14
of the Town of Osler

Bon Bibb

Mayor

Mac Arthur

Town Administrator



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1. INTRODUCTION

1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Town of Osler has prepared and adopted this Official Community Plan to provide the Town with goals, objectives and policies relating to approximately 20 years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan 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 Official Community Plan.

The Province of Saskatchewan 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 Official Community Plan and Zoning Bylaw must be consistent with the Statements of Provincial Interest Regulations.

In general the Statements of Provincial Interest Regulations address:

- (1) Agriculture and Value-Added Agribusiness
- (2) Biodiversity and Natural Ecosystems
- (3) First Nations and Métis Engagement
- (4) Heritage and Culture
- (5) Inter-municipal Cooperation
- (6) Mineral Resource Exploration and Development
- (7) Public Safety
- (8) Public Works
- (9) Recreation and Tourism
- (10) Residential Development
- (11) Sand and Gravel
- (12) Shore Lands and Water Bodies

- (13) Source Water Protection
- (14) Transportation

1.2 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Town of Osler as well as other matters related to its physical, social and economic development. The policies are intended to provide the Town of Osler with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Town. All development within the incorporated area of the Town of Osler shall conform to the objectives and policies contained in this Official Community Plan.

2. COMMUNITY GOALS

The goals for the Town of Osler are as follows:

- 2.1 To direct development and growth of Osler towards a diversification of land use activity in a manner that will maintain a positive relationship with environmental values, resource capabilities, community strengths and the broader community in the Rural Municipality of Corman Park.
- 2.2 To maintain and enhance Osler's commercial and industrial tax base, while maintaining the Town's quiet, "small-town" atmosphere.
- 2.3 To ensure orderly, cost-efficient and appropriate development of the land consistent with the purpose of the community and within the financial capability of the community.
- 2.4 To support and complement provincial interest where those interests has been identified to the Municipality.

3. OBJECTIVES AND POLICIES

3.1 RESIDENTIAL

3.1.1 Findings

- (1) There is a current inventory of approximately 12 serviced but undeveloped residential lots in the Town. Two of these lots are infill lots and may be either unavailable for development or otherwise undesirable for new home construction. Therefore, the current supply of serviced residential lots would be expected to meet demand for no more than one year. *Areas need to be identified for future residential development within the current Town limits.*
- (2) The Town of Osler, with a current population of 1,088 in the 2011 Federal Census, experienced a population increase of 17.5% since 2006. This five-year increase is 57% higher than the previous five-year increase from 2001-2006. Over the ten-year period (2001-2011), population increased by over 32%. These trends, combined with the overall growth trends of the region, suggest that the demand for residential development will likely continue to increase within the Town.
- (3) Stakeholder representatives indicated that there is a desire to accommodate a mix of housing types and densities within the Town in appropriate areas, in an orderly and planned manner. *Policies are required to accommodate a mix of housing types and densities in suitable areas throughout the Town.*
- (4) Home based businesses are becoming a common use and further demand for this type of commercial activity within residences is anticipated in the future. Stakeholder representatives have indicated a need to guard against potential impacts of such businesses on traffic and parking, noise levels, visual appearance and overall environmental quality in residential areas. *Policies are required to accommodate appropriate types of home-based businesses in residential areas.*
- (5) There is a growing trend toward the provision of ongoing care to individuals in a residential as opposed to an institutional setting. The notion of residential care facilities and adult day-care centres (no overnight supervision) as a compatible form of development

in residential areas, provided that such facilities were not so large as to disrupt the residential character of the areas in which they were located is becoming more common. Residential care facilities and adult day care centres, either stand-alone or as accessory uses in residences or other facilities in residential areas may warrant further exploration given the anticipated increase in the number of seniors in Osler and the surrounding region. *Policies and standards are required to accommodate residential care and adult day-care facilities in residential areas.*

- (6) Stakeholder representatives indicated a strong desire to ensure that the character of residential areas is preserved and that they are protected from incompatible forms of development. *Policies are required to address incompatible development within residential areas and to ensure that residential areas are adequately buffered from incompatible forms of development.*
- (7) Responses to the 2006 community survey indicated strong support for additional residential development within the Town.

3.1.2 Objectives

- (1) To provide adequate land for future residential development.
- (2) To identify the areas, within Osler and outside of the Town's current boundaries, that are most suitable for future residential development.
- (3) To allow for the development of a full range of residential uses including single-detached, semi-detached, duplex, multiple-unit dwellings and dwelling groups within the corporate limits of the Town.
- (4) To provide locations for mobile homes and prefabricated homes in a specific area of the Town, complementary to other residential uses.
- (5) To keep future residential development within the area serviceable by the existing gravity sewer system as long as possible.
- (6) To ensure that buildings and lots are constructed and maintained to acceptable standards.

- (7) To facilitate economic development and foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.
- (8) To support the development of affordable housing.
- (9) To encourage the dispersal of mixed housing forms and densities throughout the Town's existing and future residential areas.
- (10) To encourage infill residential development that:
 - (a) provides for diverse housing needs;
 - (b) makes efficient use of community infrastructure; and
 - (c) recognizes the interests of local residents and the impact of development on neighbourhood character and infrastructure.

3.1.3 Policies

- (1) Infill residential development including development of vacant or underutilized parcels as well as redevelopment of existing housing stock to accommodate housing alternatives such as secondary, garden, and garage suites, will be encouraged.
- (2) Initially, new residential development will be encouraged to locate in the areas noted as "Future Residential" on the Future Land Use Concept (Map 1). 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.
- (3) The Town may take steps to subdivide and service land for residential purposes where there are insufficient lots to meet demand.
- (4) Additional residential subdivision development will be supported by Council only in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding three years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently

wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.

(5) Residential Development and Design:

- (a) Phasing - A maximum of three residential subdivisions in developmental stages will be allowed at any point in time. Residential subdivisions with less than 75% of building lots with completed residential construction will be considered to be in a developmental stage. If more than 16 sites are proposed within a single subdivision project, Council may require the project to be developed in stages to ensure that the proposal is not premature, and may limit the area of rezoning at any one time. Where council is of the opinion that a sufficient supply of desirable lots is unavailable, this guideline may be adjusted.
- (b) Concept Plan - Council will require, in the interests of ensuring a comprehensive and planned approach to development, the preparation of a concept plan for the entire development area and submission of supporting documentation, where appropriate, as follows:
 - i. Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
 - ii. Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
 - iii. The initial concept plan shall provide an integrated layout for the total development area showing road layout and access to external municipal roads, pedestrian and bicycle transportation networks, phasing of development, and dedicated lands. Once the initial concept plan has been accepted by Council, and subdivision and development has commenced, no

subsequent subdivision that is inconsistent with the approved concept and all policies in this Official Community Plan will be permitted without acceptance of a revised concept plan by Council.

- (6) If and when sufficient land is no longer available to accommodate additional residential development (pursuant to policies contained in Section 3.8.3), new residential development will be encouraged to locate in the areas noted as “Potential Residential” on the Future Land Use Concept (Map 1). Subject to policies contained in Section 3.8.3, Council will initiate required actions to bring the areas noted as “Potential Residential” within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Town. Those lands that are zoned for future urban development when they are included within the corporate limits of the Town will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- (7) A separate mobile home district, for mobile home and compatible development, will be established in the Zoning Bylaw. Extension of the mobile home district into additional areas will be considered on a case-by-case basis, as demand warrants, in conjunction with new residential subdivisions.
- (8) A series of residential districts will be provided for a full range of residential uses. These districts will provide varying levels of restrictions on residential types and dwelling unit densities. Single detached dwellings and certain community facilities will be permitted in all residential districts except the mobile home district. Higher density residential uses and, at Council's discretion, other potentially compatible uses will be allowed in only those areas in which increased residential densities and a wider range of compatible uses are determined to be appropriate.

- (9) Generally speaking, a land use pattern that reflects higher density residential development (i.e. increased multiple unit developments) in proximity to the downtown commercial area or other future community centre commercial areas, will be encouraged through residential and other zoning designations.
- (10) Generally speaking, a land use pattern that disperses medium density housing throughout the community (i.e. does not segregate areas of the community by housing form and density), can create a more cohesive community and therefore will be encouraged.
- (11) Council may, in the Zoning Bylaw, authorize the relaxation of rear yard requirements for corner lots in residential districts, provided that larger side yards are provided along the flanking street.
- (12) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings shall be completed and lots landscaped.
- (13) Council will promote and advertise the Town, and the associated high quality of life and amenities in the Town, to encourage individuals and families to locate their residences in Osler.
- (14) Home based businesses shall be accommodated, provided they are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment.
- (15) Home based businesses shall be compatible with nearby residential properties and shall preserve the amenity of the overall residential environment. Home based businesses shall not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- (16) The Zoning Bylaw shall specify the types of activities to be fully permitted as home based businesses. Such uses are to be compatible with a residential environment and will not create land use conflicts.
- (17) Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be

specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion. Time limits may be applied to the approval of these uses.

- (18) The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary 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.
- (19) To ensure compatibility with the residential environment, Council will not approve applications for discretionary Home Based Businesses (i.e. type II home-based businesses) in multiple unit dwellings.
- (20) Secondary, garden, and garage suites shall be accommodated as discretionary accessory uses in residential zoning districts that accommodate one unit dwellings. Appropriate development standards intended to minimize land use conflicts shall be incorporated in the Zoning Bylaw. These include the maximum unit size, appropriate off-street parking requirements and other relevant standards. Appropriate building and plumbing and fire safety standards shall also be applied to the approval and construction of secondary, garden, and garage suites.

3.2 COMMERCIAL

3.2.1 Findings

- (1) A significantly greater proportion of Osler's population is employed in trades, transport, equipment operation and manufacturing than is the case in the surrounding region or in Saskatchewan as a whole. This is a direct reflection of the major businesses that are located in Osler.
- (2) Commercial land uses are focussed in the downtown area (1st Street, south of 1st Avenue), and along Highway #11 (via the highway service road).
- (3) Stakeholder representatives have indicated a strong desire to distinguish between highway-oriented and downtown and community centre commercial development.
- (4) Stakeholder representatives indicated a strong desire to preserve and enhance the Town's downtown core area.
- (5) Stakeholders have indicated a desire to examine all of the areas surrounding the Town with respect to their suitability for future commercial development (including the east side of Highway #11).
- (6) Both on-site and off-site parking requirements were raised as an issue by local business owners.
- (7) Stakeholders have requested that the potential for adapting and re-using the "old" highway for future Town development be examined during the planning process.
- (8) Responses to the 2006 community survey indicated strong support for additional commercial development within the Town.

3.2.2 Community Centre Commercial Objectives

- (1) To maintain and enhance a cohesive, viable and dynamic downtown commercial area.
- (2) To encourage the development of new commercial enterprises in downtown Osler.
- (3) To ensure an available supply of land for downtown commercial development.
- (4) To facilitate access to downtown and community centre commercial services by seniors or others with mobility constraints, and to provide opportunity for increased levels of overall activity in the downtown and in new community centre commercial areas.
- (5) To allow for existing non-commercial uses in the downtown area, providing they do not hamper or conflict with commercial development in the core.
- (6) To allow for the development of new community centre commercial areas, integrated into newly developed residential areas, as Osler grows over the long term.
- (7) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.

3.2.3 Community Centre Commercial Policies

- (1) The Zoning Bylaw will contain a community centre commercial district to provide for a wide range of downtown and community centre commercial and other compatible uses.
- (2) The area shown as “Community Centre Commercial” on the Future Land Use Concept (Map 1) will be zoned in the Zoning Bylaw, for downtown and community centre commercial uses and other compatible development.
- (3) Council will consider extending community centre commercial zoning to those areas shown as “Future Community Centre Commercial”, on the Future Land Use Concept (Map 1), as demand warrants. The areas shown as “Future Community

Centre Commercial” will be zoned for a mix of commercial, institutional and multi-unit residential uses which would not conflict with the long term future use of this area.

- (4) If and when sufficient land is no longer available to accommodate additional community centre commercial development (pursuant to policies contained in Section 3.8.3), new community centre commercial development will be encouraged to locate in the areas noted as “Potential Community Centre Commercial” on the Future Land Use Concept (Map 1). Subject to policies contained in Section 3.8.3, Council will initiate required actions to bring the areas noted as “Potential Community Centre Commercial” within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for downtown and community centre commercial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are zoned for future urban development when they are included within the corporate limits of the Town will be rezoned for downtown and community centre commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- (5) Council will continue to promote the Town as a place for new business development.
- (6) Council may, by resolution, adopt policies that provide business incentives to new businesses or expanding businesses, including but not limited to the following:
 - (a) Tax incentives.
 - (b) Construction incentives.
 - (c) Job creation incentives.
- (7) Where necessary, the Town will undertake to acquire land for additional downtown or community centre commercial development, through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, Council will investigate the possibility of land exchange on a case-by-case basis.

3.2.4 Highway Commercial Objectives

- (1) To ensure that sufficient land is set aside, along Highway #11, for development of highway commercial uses.
- (2) To restrict development of non-highway commercial uses in the designated areas.
- (3) To promote the expansion of existing highway commercial operations and encourage the development of new uses in the existing highway commercial area.
- (4) To encourage and facilitate visually appealing entries to the Town through existing and future highway commercial areas.
- (5) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.

3.2.5 Highway Commercial Policies

- (1) The Zoning Bylaw will contain a highway commercial district to provide for a wide range of highway commercial and other compatible uses.
- (2) The area shown as “Highway Commercial” on the Future Land Use Concept (Map 1) will be zoned for highway commercial uses and compatible development.
- (3) Council will consider extending highway commercial zoning to those areas shown as “Future Highway Commercial”, on the Future Land Use Concept (Map 1), as demand warrants. Prior to such re-zoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- (4) If and when sufficient land is no longer available to accommodate additional highway commercial development (pursuant to policies contained in Section 3.8.3), new highway commercial development will be encouraged to locate in the areas noted as “Potential Highway Commercial” on the Future Land Use Concept (Map 1). Subject to policies contained in Section 3.8.3, Council will initiate required actions to bring the areas noted as “Potential Highway Commercial” within the corporate limits of the Town through

municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for highway commercial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are zoned for future urban development when they are included within the corporate limits of the Town will be rezoned for highway commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

- (5) Where necessary, the Town will undertake to acquire land for highway commercial development through purchase or exchange.
- (6) Industrial uses such as storage, warehousing, or freight and cartage operations may be allowed in highway commercial areas at Council's discretion.
- (7) Council may by resolution, adopt policies that provide business incentives to new businesses or expanding businesses including but not limited to the following:
 - (a) Tax incentives.
 - (b) Construction incentives.
 - (c) Job creation incentives.
- (8) To facilitate development of visually appealing entry points into the Town along Highway #11, Council may:
 - (a) initiate the preparation of a coordinated highway entry enhancement master plan or strategy.
 - (b) provide financial support for the implementation of such a master plan or strategy.
 - (c) establish landscaping requirements in highway commercial areas.

3.3 INDUSTRIAL

3.3.1 Findings

- (1) The importance of the industrial sector of Osler'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 first in importance as an economic sector for employment in Osler.
- (2) The need for serviced, developable industrial land has been identified, by stakeholder representatives, as a key issue facing the Town.
- (3) Areas suitable for future industrial development need to be identified during the planning process.
- (4) Stakeholders indicated a desire to ensure that industrial development (whether light or heavy industrial) is adequately buffered and separated from incompatible forms of development.
- (5) Responses to the 2006 community survey indicated reasonably strong support for additional industrial development within the Town.

3.3.2 Objectives

- (1) To attract new industrial operations to Osler.
- (2) To identify areas for the development of industrial operations which will minimize conflicts with other land uses.
- (3) To ensure that locations and types of industrial development are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.
- (4) To ensure that industrial buildings and sites are constructed and maintained to acceptable standards.

3.3.3 Policies

- (1) The Zoning Bylaw will contain an industrial district to provide for a wide range of industrial and other compatible uses.
- (2) The area shown as “Industrial”, on the Future Land Use Concept (Map 1) will be zoned for industrial uses and compatible development.
- (3) If and when sufficient land is no longer available to accommodate additional industrial development (pursuant to policies contained in Section 3.8.3), new industrial development will be encouraged to locate in the areas noted as “Potential Industrial” on the Future Land Use Concept (Map 1). Subject to policies contained in Section 3.8.3, Council will initiate required actions to bring the areas noted as “Potential Industrial” within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are zoned for future urban development when they are included within the corporate limits of the Town will be rezoned for industrial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- (4) Council will continue to promote the Town as a place for new business development.
- (5) Council may by resolution, adopt policies that provide business incentives to new or expanding industrial operations including but not limited to the following:
 - (a) Tax incentives.
 - (b) Construction incentives.
 - (c) Job creation incentives.
- (6) In the Zoning Bylaw, those industrial uses which have the potential to use significant volumes of water and/or contribute significant flows to the sanitary sewer system as a result of industrial processing operations, will be listed as discretionary uses.

- (7) Prior to the approval of a discretionary use application in the industrial district, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such servicing feasibility, will be borne by the applicant.
- (8) Adequate buffer zones will be provided to minimize conflict between industrial areas and other, incompatible uses.

3.4

TRANSPORTATION, UTILITIES AND INFRASTRUCTURE

3.4.1 Findings

- (1) Stakeholder representatives indicated a desire to direct land uses associated with heavy truck traffic to locations away from pedestrians and where the impact of such traffic on municipal roads will be minimized. *Policies are required to direct land uses associated with heavy truck traffic to appropriate locations.*
- (2) Osler lies along the Carleton Trail Railway, although no elevators, rail yards or other facilities are located within the Town. Depending on location, future development and transportation networks may need to have regard to the railway (e.g. crossings, buffers).
- (3) The Town's proposed primary vehicle entries (associated with twinning of Highway #11) have been identified as significant both in terms of appropriate nearby land use as well as in the themes and general character of the areas. Guidelines respecting land use and possible themes need to be developed for the future vehicle entry points into the Town.
- (4) The maximum volume of treated water provided for in the current supply agreement between the Town and SaskWater falls short of the Town's actual peak day requirements. A larger supply rate should be negotiated with SaskWater to reflect current and anticipated future demand requirements.
- (5) The existing water pumphouse building was constructed in 2006 and appears to be meeting the Town's needs.
- (6) The Town's water treatment plant has been upgraded to accommodate a population of approximately 2,100 people.
- (7) Upgrades to the sewage pumping station in 2009 accommodate a peak flow rate of 550 gallons per minute (gpm), however during large or extended rainfall events, surcharging is still experienced.
- (8) The Town's sewage lagoon was upgraded in 2012 to accommodate a population of 2,000 people.
- (9) Responses to the 2006 community survey indicated that storm water management is high priority municipal servicing issue, followed (in

order of relative importance) by paved streets, reduction of water shortages, curb and gutter provision and paved sidewalks.

3.4.2 Objectives

- (1) To protect and facilitate the various functions of the provincial highway and municipal road system in Osler in order to maintain safe and efficient traffic movement.
- (2) To avoid creating potentially hazardous traffic situations.
- (3) To minimize the costs of constructing, improving and maintaining roadways.
- (4) To direct land uses associated with heavy truck traffic away from pedestrians and to areas where their impact on municipal roads will be minimized.
- (5) To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- (6) To optimize use of existing Town water, sewer and solid waste management infrastructure and capacities.
- (7) To ensure that future development remains within the area serviceable by the existing water and sewer system for as long as possible.
- (8) To minimize municipal costs in the provision of services to areas which pose special servicing problems.
- (9) To recover the Town's capital costs of providing, altering, expanding or upgrading municipal services and facilities that are associated, directly or indirectly, with a proposed development.

3.4.3 Policies

- (1) The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires

municipal services, the proponent will be responsible for all costs associated with providing the services.

- (2) Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, 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, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- (3) The Town will pursue enhancement of its road infrastructure (i.e. paving) and enhancement of its storm water management capabilities in the short to medium term future.
- (4) Drainage
 - (a) Where a proposed development alters site drainage potentially affecting adjacent or downstream properties, the applicant shall be required to submit an engineered design for the proposed drainage works incorporating sufficient capacity to accommodate surface water runoff for a 1:100 year storm event with no incremental increase in offsite flows in excess of what would have been generated from the property prior to the new development.
 - (b) Where a storm retention pond is proposed to manage surface water runoff and the retention pond does not have a defined offsite outlet or relies primarily on evaporation to recharge the pond's holding capacity, the pond shall be designed to accommodate an additional 25% storage capacity above the 1:100 year storage requirement.
 - (c) Drainage works shall be constructed at the owner's expense to provide for adequate surface water drainage that does not adversely affect adjacent properties, or the stability of the land.
 - (d) All excavations or filling shall be re-vegetated immediately after other construction activities conclude, with a suitable ground cover as may be necessary to prevent erosion.

- (e) Where excavation or filling is proposed for any development in an area identified as a floodplain area, Council may consult and request comments from the Saskatchewan Water Security Agency prior to making a decision on a new development or zoning amendment intended to accommodate a new subdivision proposal.
- (f) All topsoil from an area that is to be re-graded must be stripped, stockpiled, and replaced on the re-graded area, or re-located to a site approved by the Development Officer.

3.5 COMMUNITY SERVICES

3.5.1 Findings

- (1) Osler is home to a limited range of community services due its close proximity to Warman, Martensville and Saskatoon.
- (2) Fire protection is provided by a well-staffed and well-trained local volunteer fire department; police service is provided by the Warman RCMP detachment; and health care services, including ambulance service, are only available out of Saskatoon.
- (3) Responses to the 2006 community survey indicated that residents wish to see more public recreation facilities in the Town, though the amount of park space in Osler was generally seen as adequate.
- (4) Responses to the 2006 community survey indicated that residents feel that adequate programming and facilities exist in the Town for seniors and children, but that there is a shortfall of programming and facilities oriented to adults and youth.
- (5) Notwithstanding the results of the 2006 community survey (re: adequate programming and facilities exist for seniors in Osler), projected substantial growth in the seniors population may suggest a need for additional facilities and / or programs catering to seniors as this demographic group increases in both absolute and relative numbers.

3.5.2 Objectives

- (1) To make provision for municipal reserves when land is subdivided.
- (2) To continue to provide park space suitable for community needs.
- (3) To encourage the provision of linear parks in new subdivisions, to function as pedestrian and cycling linkages and to facilitate the management of storm water, providing the total amount of linear park to be provided as dedicated land does not unduly consume or detract from the total amount of dedicated land that is required to be provided at the time of subdivision pursuant to *The Planning and Development Act, 2007*.

- (4) To monitor shifts in population structure and types of recreation demands and, on that basis, adjust recreation program delivery and facility provision on the basis of these shifts.
- (5) To support public service delivery agencies in the provision of services and, where appropriate, to assist in programming of services to the public.
- (6) To encourage the coordination and integration of community facilities where appropriate.

3.5.3 Policies

- (1) The Zoning Bylaw will contain a community service district to provide for a wide range of community service and other compatible uses.
- (2) The areas shown as “Community Service” on the Future Land Use Concept (Map 1) will be zoned for community service and compatible development.
- (3) Council will consider the following factors in making decisions on the provision of municipal reserves / dedicated lands:
 - (a) Smaller municipal reserve areas within new residential subdivisions can be provided for neighbourhood parks and playgrounds.
 - (b) In new subdivisions, linear parks shall not comprise more than 50% of the land required to be provided for dedicated land pursuant to *The Planning and Development Act, 2007*.
 - (c) Where a proposed linear park will include walking pathways as well as facilitate the management of storm water, Council may recommend to the Director of Community Planning that it to be dedicated as a Walkway or Utility Parcel.
 - (d) In commercial and industrial subdivisions, cash-in-lieu 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.

- (4) Council will, from time to time, and in conjunction with the Recreation and Parks Board, examine the feasibility of expanding the types of recreational programs and facilities in the community.
- (5) The Town will encourage extensive participation by service clubs, community and public agencies and other interested groups, in the development of community facilities.
- (6) Before supporting any subdivision application for new residential development areas, Council will consult with the Prairie Spirit School Division No. 206 to ensure that any requirements for new schools have been satisfactorily addressed in the proposed subdivision plan.
- (7) Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall not be intended to store storm water for longer than 24 hours after a storm event. Areas that store or retain water for more than 24 hours (e.g. storm water storage basins) after a storm event shall be classified by the Town as storm water management facilities and shall be identified as utility parcels on subdivision plans.
- (8) Storm water management facilities, when located adjacent to parks, must be treated and landscaped in a manner that complements the park development.

3.6 AMENITIES AND DEDICATED LANDS

3.6.1 Findings

- (1) Stakeholder representatives have identified a natural ravine, located immediately east of Town as having potential for future passive recreational development (e.g. trails, bicycle paths).
- (2) While results from the 2006 community survey indicated a general feeling that adequate park space exists in the Town, stakeholders identified the need to better integrate existing and future parks with trails, water features and picnic areas. The need to enhance existing parks (over the long term) with trees and landscaping was also identified.

3.6.2 Objectives

- (1) To maintain the character of Osler, including its pleasant residential setting, “small-town” scale and scenic values.
- (2) To promote awareness (on the part of both residents and visitors) of the cultural and historical resources and visual amenities in Osler.
- (3) To support, encourage and facilitate the creation of a viable and coherent vision for the future development of a downtown commercial area.
- (4) To support, encourage and facilitate the visual enhancement of highway gateways to the Town.
- (5) To support, encourage and facilitate, where feasible, the development and enhancement of recreational opportunities for Town residents.

3.6.3 Policies

- (1) Council will encourage types of, and designate locations for, industrial and commercial development that do not negatively affect the character of the Town, with special consideration to the aesthetics of residential areas.

- (2) In the Zoning Bylaw, open space in the form of parks and playgrounds will be permitted uses in all zoning districts.
- (3) A parks and recreation zoning district will be established in the Zoning Bylaw for the purposes of delineating those areas in which only parks, recreation uses, resource conservation uses and compatible development will be permitted.
- (4) The area shown as “Open Space” on the Future Land Use Concept (Map 1) will be zoned for parks, recreation uses, resource conservation uses and compatible development.
- (5) The Town will encourage extensive participation by service clubs, community and public agencies and other interested groups in the development of parks, green space and recreation facilities.
- (6) Council will consider the preparation and implementation of a Downtown Commercial Area Enhancement Strategy as local financial resources permit.
- (7) Council acknowledges the importance of entryways/gateways into Osler, and will strive to maintain a high quality of same, as per the findings and recommendations in the 2005 Community Entry / Gateway Concept.
- (8) To facilitate development of visually appealing entry points into the Town along Highway #11, Council may:
 - (a) provide financial support for the development of gateway features and corridor enhancement.
 - (b) establish landscaping requirements in highway commercial areas.

3.7 URBAN DEVELOPMENT CENTRES

3.7.1 Findings

- (1) Many of the outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The *Treaty Land Entitlement Framework Agreement* specifies details of this process. As part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status. Such lands are known as "Urban Development Centres".
- (2) When lands within urban municipalities convert to reserve status, they become exempted from paying municipal tax and school levies.
- (3) As a condition of reserve status, Article 8 of the Framework Agreement requires First Nations and urban municipalities to negotiate an agreement which addresses:
 - (a) Compensation for loss of taxes, levies or grants to urban municipalities. Compensation options include sale of municipal services to Urban Development Centres or receipt of a grant or other type of payment.
 - (b) Compatibility of municipal bylaws and Urban Development Centre bylaws and their application and enforcement.
 - (c) How disputes will be resolved.
- (7) If a First Nation and an affected urban municipality jointly elect not to enter into an agreement addressing the above points, they may choose to enter into any agreement which meets their respective objectives and needs. In the event an agreement cannot be reached, the matter may be settled by an arbitration board.

3.7.2 Objectives

- (1) To establish a fair and equitable framework for the potential establishment of an urban development centre within the Town of Osler (i.e. establish an Indian Reserve within the corporate limits of the Town).

- (2) To maintain the financial integrity of the Town, its tax base and its municipal services, in the event that a First Nation desires to establish an Urban Development Centre.
- (3) To ensure compatible and enforceable land use and development standards in any Urban Development Centre that may be established in Osler.
- (4) To ensure that there is no property or commercial tax or other similar advantage to individuals or businesses located on any Urban Development Centre that may be established in Osler, relative to other areas in the Town.

3.7.3 Policies

- (1) When informed that a First Nation is proposing to acquire land in Osler for the purpose of an Urban Development Centre (legally regarded as an Indian Reserve), the Town shall inform the First Nation and the appropriate Departments of the Provincial and National governments that a Servicing and Land Use Agreement will be required with the Band Council of the First Nation before the Town consents to the creation of the new Centre. The Agreement shall be negotiated in good faith by the Town, and will be based on the objectives noted above.
- (2) The Agreement will consist of any or all of the following matters:
 - (a) Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self-Government.
 - (b) Bylaw Compatibility clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nation's Bylaws should be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced and changed.
 - (c) Tax Loss Compensation clauses, which recognize that after the new Centre has been created as an Indian Reserve, the First Nation will be exempt from paying Town taxes (which

pay for municipal services), describe how the Town will be compensated for loss of these taxes, recognize the types of and costs for those Town services which the First Nation plans for the new Centre and describe the responsibility for collection and the procedures and timing of payments.

- (d) Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement.
- (e) Other Issues, which may include but are not limited to: regular meetings of the Band and Town Councils; procedures for sharing information between the Administrators of each party and between the Elected Councils of each party; incentives, exemptions, rebates and abatements of servicing costs, etc; access to property for maintenance; repairs; etc.

3.8 REGIONAL PLANNING AND GROWTH MANAGEMENT

3.8.1 Findings

- (1) In areas adjacent to the Town it is important to ensure that developments do not cause adverse effects upon existing or proposed future land uses or servicing requirements. Intensive livestock operations, anhydrous ammonia depots or construction of farm buildings could interfere with future urban land requirements. Indeed, existing intensive livestock operations, and associated facilities, have the potential to constrain urban (specifically residential) subdivision and development to the east, west and northwest of current Town boundaries.
- (2) Although certain undeveloped lands within the Town lie inside the minimum separation distances required (in The Subdivision Regulations) from existing intensive livestock operations and associated facilities outside the Town, other, abutting, lands in the Town which also lie inside these minimum separation distances have already been subdivided and developed for residential purposes.

3.8.2 Objectives

- (1) To ensure that future urban land requirements are not further restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.
- (2) To encourage orderly development in the area surrounding the Town to ensure that future urban development or servicing needs are not prejudiced.
- (3) Where required, to alter the Town limits based on need and to provide for orderly development of land uses and services.
- (4) To safeguard municipal services from incompatible land uses.

3.8.3 Policies

- (1) The Town will work with the R.M. of Corman Park No. 344 and other municipalities in the region to address and resolve issues and concerns of mutual interest, including regional planning, drainage

and watershed management, infrastructure development and economic development.

- (2) Areas suitable for development within the corporate limits of the Town not immediately required for urban development will be designated, in the Zoning Bylaw, as a “Future Urban Development” district.
- (3) The Zoning Bylaw will contain provisions to ensure that land use and development in the Future Urban Development district does not jeopardize or otherwise unduly restrict such future development.
- (4) Council will support any request for alteration of Town boundaries when such alteration is consistent with sound land use planning principles and this Official Community Plan, and is determined to be of benefit to the Town.
- (5) To provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they should accommodate future development for a period of twenty to thirty years and they can be serviced in a practical, cost-effective manner.
- (6) Council supports regional planning initiatives, such as the “Planning for Growth” program, and others as deemed appropriate and in the Town’s best interest.

3.9 OSLER AS A HEALTHY COMMUNITY

3.9.1 Findings

- (1) Healthy communities inherently promote and encourage healthy lifestyle choices for their inhabitants. A healthy community is a major contributor to healthy individual lifestyles, and to overall community sustainability.
- (2) The Town of Osler desires to become a more healthy community and to be more sustainable overall.
- (3) Healthy communities are characterized by factors such as a high prevalence of locally-produced food (i.e. a lower energy consumption to food production ratio), increased rates of active transportation, and smart urban growth, including a more compact and defined urban form.

3.9.2 Objectives

- (1) To transition Osler into a more healthy community through initiatives that increase its level of local activity, reduce its dependence on external resources, improve the overall health and quality of life of its citizens, and secure its future for the health of future generations.
- (2) To increase the amount of food produced, marketed, and consumed locally in Osler and to reduce the necessity for externally-produced food that could instead be produced locally.
- (3) To encourage local production activity such as gardening, small-scale agriculture, baking, small goods manufacture, and other goods production among Osler citizens, and the marketing/sale within the Town of Osler of goods produced as a result of such activity.
- (4) To encourage healthy and active lifestyles of citizens through the availability of appropriate public infrastructure (such as a network of active transportation paths or trails) that is accessible, interesting, well-maintained, consistent, useful, and aesthetically pleasing.
- (5) To reduce the necessity for private automobile travel within the Town by enhancing the pedestrian environment in Osler (in terms of

safety, enjoyment, accessibility, and amenities) and making active travel (such as walking, cycling, etc) an attractive alternative.

- (6) To recognize the interconnectedness of the above objectives and strive to achieve them in cohesion in the interest of making Osler a healthier community.

3.9.3 Policies

- (1) The Future Land Use Concept will designate a “local community food node” at a point which will be the future town centre, which may feature a local farmers’ market, other retail operations, space for community events, and a community garden. The initial focus for the farmers’ market will be on the sale of basic food products that will lead conceivably over time to the provision of more specialized food products including, for instance, facilities for cheese-making, or a micro-scale distillery, winery, or brewery. The sale of a full range of locally-produced arts and craft products will also evolve over time.
- (2) The Town of Osler will encourage the development of a local and regional food production and delivery system to support local agricultural producers while minimizing land use conflicts. The Zoning Bylaw will accommodate farmers’ markets and farm stands to provide the widest possible range of locally produced food and non-food products. Farm market facilities should be encouraged to display an attractive architectural style or motif so as to enhance their appeal to the widest possible regional market.
- (3) The Future Land Use Concept will set out a network of conceptual active transportation pathways throughout Osler and beyond the Town boundaries. The network of pathways is intended to encourage active transportation (walking, cycling, jogging, roller-blading, etc) among Town residents, as both a means of transport and an end in itself. The network will connect to every existing and future park within Osler, as well as to the amenities of the “local community food node” detailed in Policy (1) above.
- (4) The Town of Osler will prioritize the pedestrian/active travel element of the existing street network in the Town and any future active transportation networks in terms of upgrading, expansion and maintenance, with the intention of making active travel preferential to automobile travel.

3.10 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.10.1 Findings

- (1) The only known biophysical constraint on development in and around Osler is the “flatness” of the land, which causes issues with stormwater drainage and spring runoff, as well as add to the cost of providing municipal sanitary sewer services (i.e. need more lift stations).

3.10.2 Objectives

- (1) To discourage inappropriate development in areas with potentially hazardous site conditions.
- (2) To ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

3.10.3 Policies

- (1) Urban development will be directed into areas believed to be capable of supporting such development.
- (2) The Zoning Bylaw will contain development standards for development on or near hazard lands.
- (3) The Town will continue to support the Opimihaw Creek Watershed Association.

4. IMPLEMENTATION

4.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith.

4.1.1 Purpose

The purpose of the Town's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the Town.

4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, mobile homes, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

(1) R1 - Low Density Residential District

The objective of the **R1** - Low Density Residential District is to provide for residential development in the form of single detached dwellings and for other compatible uses.

(2) R2 - Medium Density Residential District

The objective of the **R2** - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, dwelling groups and for other compatible uses.

(3) **RMH - Mobile Home Residential District**

The objective of the **RMH** - Mobile Home Residential District is to provide for residential development in the form of mobile homes and for other compatible uses.

(5) **CS - Community Service District**

The objective of the **CS** - Community Service District is to provide for development in the form of a range of community services and other compatible uses.

(6) **C1 - Community Centre Commercial District**

The objective of the **C1** - Community Centre Commercial District is to provide for development in the form of a range of downtown commercial / community centre commercial and other compatible uses.

(7) **C2 - Highway Commercial District**

The objective of the **C2** - Highway Commercial District is to provide for development in the form of a range of highway commercial and other compatible uses.

(8) **MU - Mixed Use District**

The objective of the **MU** - Mixed Use District is to provide for a mix of land uses, including higher density residential uses, a range of downtown commercial uses, and other compatible uses, in proximity to the downtown area or other community centre.

(9) **M - Industrial District**

The objective of the **M** - Industrial District is to provide for development in the form of a range of industrial and other compatible uses.

(10) PR - Parks and Recreation District

The objective of the **PR** - Parks and Recreation District is to provide for parks and recreation development and for other compatible uses.

(11) FUD - Future Urban Development District

The objective of the **FUD** - Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

(12) R1A - Small Lot Residential District

The objective of the **R1A** - Small Lot Residential District is to provide for residential development in the form of single detached dwellings on narrow lots and other compatible uses.

(13) R3 - High Density Residential District

The objective of the **R3** - High Density Residential District is provide for residential development in the form of multiple-unit dwellings, townhouses, street townhouses, dwelling groups and other compatible uses.

4.1.3 Amendment of the Zoning Bylaw

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

- (1) the nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (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.
- (5) the capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

4.1.4 Zoning By Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007 (The Act)*.
- (2) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) Council 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.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

4.1.5 Use of the Holding Symbol “H”

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol “H”, in conjunction with any other use designation in the 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) Council may use the Holding Symbol “H” to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether or not to remove the Holding Symbol “H” by amendment of the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

4.2 OTHER IMPLEMENTATION TOOLS

4.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council 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 Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the 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.

4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council 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*, Council 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.

4.2.3 Municipal Land Banking

Where private development of land for urban purposes is not occurring to meet the Town's land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.

4.2.4 Land Exchange and Purchase

To facilitate the relocation of non-conforming uses, Council may consider a program for acquiring such sites, or for exchanging municipally owned land in an appropriate area of the Town for the relocation of those uses.

4.2.5 Building Bylaw

Council will use its building bylaw 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.

4.2.6 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital costs 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*, Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, 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. The schedule of

fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. The negotiation of service fees for individual developments will be based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

4.3 OTHER

4.3.1 Update of Official Community Plan

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

4.3.2 Further Studies

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of Osler.

4.3.3 Cooperation and Inter-jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

4.3.4 Programs

Council 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.

4.3.5 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 Plan 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.

4.3.6 Binding

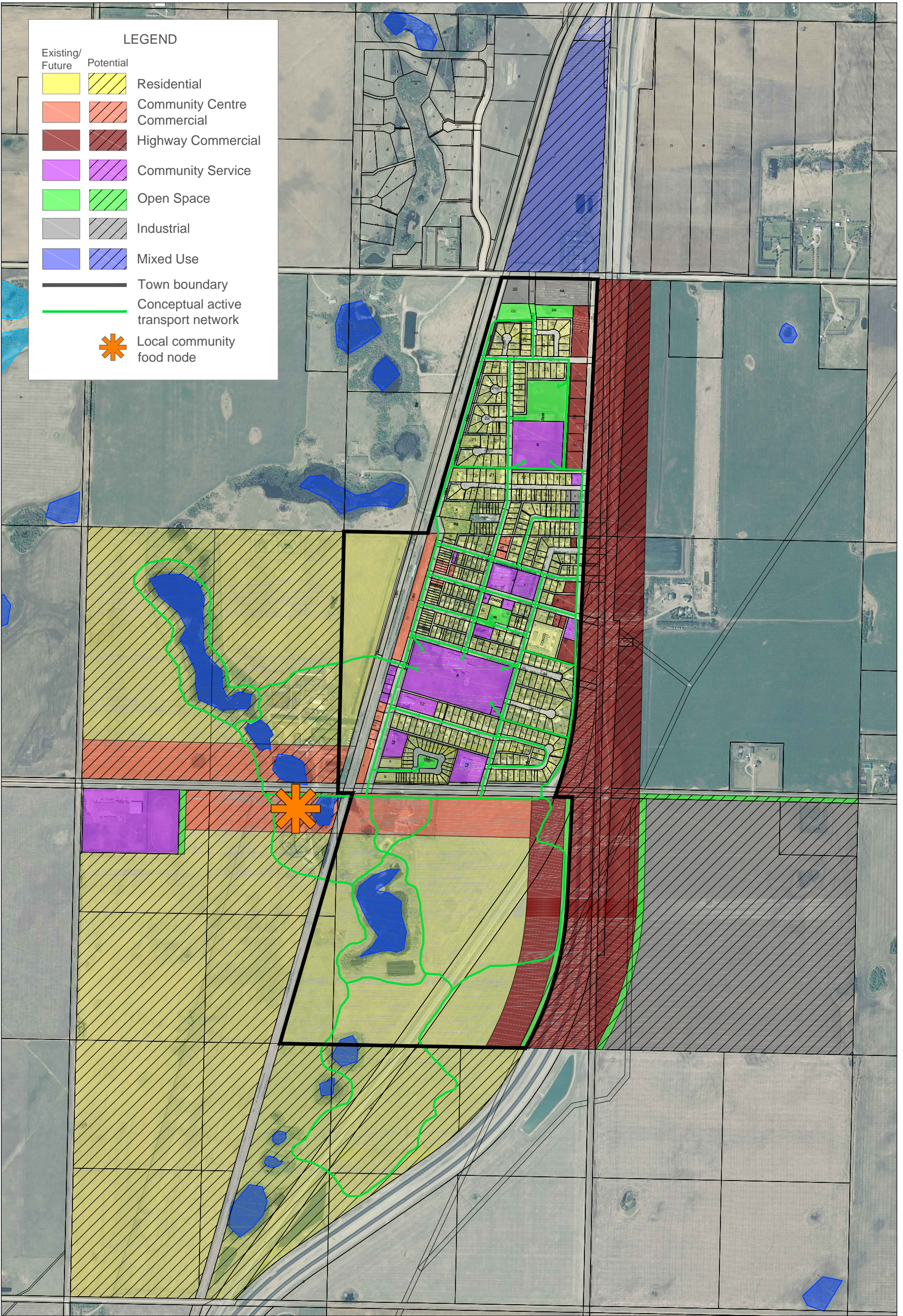
Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Town of Osler, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

4.3.7 Definitions

The Zoning Bylaw definitions shall apply to this Official Community Plan.

5. MAPS

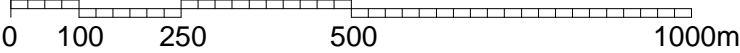
1. Future Land Use Concept



Town of Osler Official Community Plan

Map 1 - Future Land Use Concept

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



08/02/13