

CITY OF NORTH BATTLEFORD  
SASKATCHEWAN

## BYLAW NO. 1970

### A BYLAW OF THE CITY OF NORTH BATTLEFORD TO ADOPT AN OFFICIAL COMMUNITY PLAN.

The Council of the City of North Battleford, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to Section 29 of *The Planning and Development Act, 2007*, the Council of the City of North Battleford hereby adopts the City of North Battleford "Official Community Plan", identified as Schedule "A" to this bylaw.
2. The Mayor and City Clerk are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs.

INTRODUCED AND READ A FIRST TIME THIS 9th DAY OF DECEMBER, A.D. 2013.

READ A SECOND TIME THIS 23rd DAY OF JUNE, A.D. 2014.

READ A THIRD TIME AND PASSED THIS 18th DAY OF AUGUST, A.D. 2014.

"Ian Hamilton"  
MAYOR

"Debbie Wohlberg"  
CITY CLERK

**THE CITY OF NORTH BATTLEFORD**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 1970 of the City of North Battleford

"Ian Hamilton"  
MAYOR

"Debbie Wohlberg"  
CITY CLERK

# CITY OF NORTH BATTLEFORD

## OFFICIAL COMMUNITY PLAN

FORWARD 2030: HEALTHY, GREEN, SAFE, STRONG

PREPARED FOR:

THE CITY OF NORTH BATTLEFORD

PREPARED BY:

CROSBY HANNA & ASSOCIATES  
LANDSCAPE ARCHITECTURE AND PLANNING  
SASKATOON, SK

DECEMBER 2013

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# 1. INTRODUCTION

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On the basis of the findings set out in the Background Report for the City of North Battleford Official Community Plan and Zoning Bylaw (the Background Report) and of the opportunities and constraints highlight in that report, the following planning goals, objectives and policies are intended for the City of North Battleford.

## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the City of North Battleford has prepared and adopted this Official Community Plan to provide the City 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:

- (a) sustainable current and future land use and development in the municipality;
- (b) current and future economic development;
- (c) the general provision of public works;
- (d) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (e) the management of environmentally sensitive lands;
- (f) source water protection; and
- (g) 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.

## 1.2 SCOPE AND PURPOSE

The policies of this Official Community Plan shall apply to the incorporated area of the City as well as other matters related to its physical, social and economic development. The policies are intended to provide the City of North Battleford with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the City. Policies, including Map 1 - Future Land Use Concept,

that apply to land outside of City boundaries are conceptual only. All development shall conform to the objectives and policies contained in this Official Community Plan.

## 1.3 BACKGROUND

The City of North Battleford completed a supporting document to this Official Community Plan, The Background Report for the City of North Battleford Official Community Plan and Zoning Bylaw (the Background Report). The conclusions from this report are reflected in the following findings, planning goals, objectives and policies of this Plan. More detailed information regarding North Battleford's site, situation, context, resources, and opportunities and constraints can be found in this document including specifically:

- North Battleford's Context
- Physical & Cultural Environment
- Market & Economic Analysis
- Socioeconomic Environment & Population
- Municipal Services & Infrastructure
- Land Use & Development
- Existing Policies
- Community Consultation
- Opportunities & Constraints

## 2. COMMUNITY GOALS

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### 2.1 GOALS

- To direct development and growth of the City of North Battleford towards a diversification of land uses in a manner that will maintain a positive relationship with the North Saskatchewan River Valley, the rich diversity of its people, the City's resource capabilities and broader regional interests.
- To promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial properties and structures.
- To recognize the value of the culture and history of the City of North Battleford and the region.
- To provide for a development climate that will enhance the City's commercial and industrial sectors.
- To improve the aesthetics of the key entryways into the City and use them to promote the City and its businesses, attractions and culture.
- To support development practices that work with the natural environment and strive for a more sustainable City.
- To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan where such realization is consistent with the protection and maintenance of federal and provincial interest.
- To facilitate neighbourhood and commercial development that provides for a high quality of life for residents, by providing for healthy transportation options, mixed-use developments, and consistent standards for development across jurisdictions.
- To pursue partnerships that will grow the City as a leading-edge education and training centre for resource industries and other projected economic growth sectors.
- To pursue partnerships that will strengthen and expand the role of North Battleford as a regional centre.
- To strengthen North Battleford as a place to live in retirement.

- To build and upgrade community facilities that will enhance the quality of life of existing and future residents of the city, especially sports, recreation and cultural amenities, meeting a diversity of needs and interests.
- To proactively pursue partnerships and initiatives to address community safety issues.
- To continue being a national leader in terms of developing proactive and continued positive relationships with First Nations and Metis communities.
- To pursue partnerships and opportunities with neighbouring First Nations communities and adjacent municipalities on economic development, land development, recreation services and other mutually agreed upon areas.
- To achieve sustained growth in the city's population, active labour force, average household income and municipal tax revenue.
- To make North Battleford a recognized leading-edge centre for effective job training and life-long learning.
- To support and complement the Statements of Provincial Interest.



## 3. OBJECTIVES AND POLICIES

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### 3.1 RESIDENTIAL

#### 3.1.1 Findings

##### **Population Growth**

The City of North Battleford, with a 2012 Saskatchewan Health Covered Population of 16,010 could potentially reach a population of over 20,000 residents in the next 20 years, based on continued job growth and migration to the community.

##### **Residential Need**

Given the City's current average household size of 2.2 an additional 1,800 dwelling units may be needed over the next twenty years. Based on this outlook, it is imperative for the City of North Battleford to identify areas for both short-term and long-term future residential development. The City, as of November 2012, had a supply of approximately 38 serviced, vacant residential lots. In addition to these lots, a great opportunity for infill residential development exists throughout developed residential areas in the community.

Looking ahead to the future, North Battleford will need to provide approximately 202 ha (500 acres) of additional land in order to meet the demand for residential development over the next twenty years. Within a 50 year time frame, the City will need approximately 505 ha (1,250 acres) of residential land. These calculations are based on a conservative build out rate of 10 dwelling units per ha (4 dwelling units per acres), and so the land consumption need would decrease with an increase in density (i.e. 5 - 7 dwelling units per gross acre), as well as taking into consideration infill and other redevelopment opportunities.

##### **Residential Opportunities**

Future job opportunities in high-paying oil sands and uranium mining because of new and expanded projects and anticipated staff requirements will, in a majority of cases, be available to workers who will commute; North Battleford will continue to be a prime location of residence for such workers continuing the demand for housing.

##### **Residential Constraints**

Residential development in North Battleford is constrained by the location of the CN Railroad tracks and the North Saskatchewan River Valley. Currently, only a limited amount of residential exists south of the railroad tracks and the remaining residential lands

exist to the north of these "barriers". New residential subdivisions, located north of Territorial Drive, are currently being built out. Vacant land, potentially appropriate for residential development, exists in the northwest and northeast of the community, as well as on the east side of North Battleford.

### **Stakeholder Input on Residential Development**

Crosby Hanna & Associates conducted a community survey in 2010 to provide opportunity for public input into the early stages of the planning program for the City's Official Community Planning Project. Responses to the community survey indicated a desire to accommodate a mix of housing types and densities, within the City in appropriate areas, in an orderly and planned manner.

- Responses to the community survey also indicated that residential property maintenance and housing conditions are a concern for the community at large.
- Responses to the community survey identified the use of the City's trails (Territorial Drive & River Valley), as well as the use of Finlayson Island as some of the top amenities in the community. In the development of residential areas, consideration should be given to continuing to accommodate walking and other forms of alternative transportation, as well as continued connectivity of residential areas to the broader community through the use of trails, linear parks, etc..
- Responses to the community survey also indicated that residents feel there is a need for seniors' assisted living facilities as well as other alternative forms of housing that would be more affordable to young couples, single people, and seniors.
- A stakeholder workshops was conducted in 2010 to provide additional opportunity for public input into the early stages of the planning program for the City's Official Community Planning Project. During those workshop's stakeholders identified the following:
  - North Battleford's relatively low housing prices and rents, makes the City a desirable location for small businesses and employees.
  - Stakeholder representatives also indicated that North Battleford's affordable housing and low cost of living is a strength of the community.

### **Neighbourhood Development**

Successful neighbourhoods bring people together in an environment that encourages interaction, allows them to access services to fulfill their daily needs, and thus should accommodate appropriate non-residential uses either within or easily accessible to the

neighbourhood. Within older neighbourhoods, intensification as well as revitalization of these areas will help ensure that these neighbourhoods will be maintained into the future.

In order to take advantage of existing infrastructure and decrease land consumption need into the future, the City of North Battleford can focus its efforts on increasing residential development density in new neighbourhoods and encouraging infill and residential redevelopment projects throughout the City.

### **Home Based Businesses**

In 2011, 2.6% of the households in North Battleford had a home occupation operating out of a dwelling (160 home occupations / 2008 dwelling unit estimate of 6,046). Due to the increase in home occupations throughout North America, it is inevitable that the City of North Battleford will continue to see an increase in this activity. It is therefore important to accommodate this type of economic development in the community.

### **Statements of Provincial Interest**

The Statements of Provincial Interest Regulations provides the following statement concerning residential development (which is addressed in the following objectives and policies):

- *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.*

### **3.1.2 Objectives and Policies**

#### **Objective 3.1.2.1 Existing and Future Residential Development Areas**

To identify the areas, within the City of North Battleford and outside of the City's current boundaries, that are most suitable for future residential development in order to provide adequate land for future development.

**Policy (a)** Initially, new residential development will be encouraged to locate in the areas noted as “Future Residential” on the Future Land Use Concept. 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)** The City will encourage subdivision and servicing of land for residential purposes where there are insufficient lots to meet demand. Additional residential subdivision development will be supported by Council 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. Council may adjust this guideline without amending this plan, where it is of the opinion that a sufficient supply of desirable lots is not available to meet future anticipated housing lot demand or where it wishes to accommodate a residential development having unique character, density and design features and access to amenities or recreation.

**Policy (c)** If and when sufficient land is no longer available to accommodate additional residential development, new residential development will be encouraged to locate in the areas noted as “Potential Residential” on the Future Land Use Concept. Subject to policies contained in Section 3.9.2 Inter-Municipal and Inter-Governmental Cooperation, Council will initiate required actions to bring the areas noted as “Potential Residential” within the corporate limits of the City 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 City. Those lands that are designated and zoned for future urban development 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.

**Policy (d)** To ensure that new residential neighbourhoods connect to and complement existing and future development in North Battleford, the City will require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with significant subdivision applications. After approval of the concept plan, any subdivision or part thereof, shall be consistent with the neighbourhood concept plan.

### **Objective 3.1.2.2 Residential Land Uses**

To allow for the development of a full range of residential uses including single-detached, semi-detached, two-unit dwellings, multiple-unit dwellings, and mobile homes within the corporate limits of the City.

**Policy (a)** 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. Higher density residential uses and, at Council's discretion, other potential 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.

**Policy (b)** A separate mobile home district, for mobile homes 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.

### **Objective 3.1.2.3 Residential Development Standards and Regulations**

**Policy (a)** Council shall, 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.

**Policy (b)** Ensure that residential buildings and sites are constructed and maintained to acceptable standards through the use of North Battleford's Building and Nuisance Bylaws.

**Policy (c)** Council may promote and advertise the City, and the associated high quality of life and amenities in the City, to encourage individuals and families to locate their residences in North Battleford.

### **Objective 3.1.2.4 Home Based Businesses**

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.

**Policy (a)** 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.

**Policy (b)** 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.

**Policy (c)** The Zoning Bylaw shall specify the types of activities to be permitted as home based businesses. Such uses are to be compatible with a residential environment and will avoid potential land use conflicts.

**Policy (d)** Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities or activity levels that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses.

- Policy (e)** 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.

#### **Objective 3.1.2.5 Affordable and Alternative Housing**

To accommodate, encourage and facilitate the development of affordable and alternative housing opportunities for the citizens of North Battleford.

- Policy (a)** The City of North Battleford will work proactively and in partnership with other agencies and governments to meet a wide range of affordable housing needs throughout the community.
- Policy (b)** The City will work proactively and in partnership with other agencies and governments to provide housing security for the homeless.
- Policy (c)** The City shall take a leadership role in facilitating the creation of environmentally sustainable neighbourhoods and housing by the private sector.
- Policy (d)** The City will accommodate the development of secondary suites, including basement, garden and garage suites.

#### **Objective 3.1.2.6 Neighbourhood Design & Development**

To support the development of meaningful residential spaces that are walkable, connected and pedestrian friendly, while ensuring that future forms of residential development are compatible with existing development, maintaining the character of neighbourhoods in North Battleford.

- Policy (a)** To promote walkability and the use of alternative transportation modes, residential areas shall be oriented to serve pedestrian and cycling traffic as well as vehicular traffic.
- Policy (b)** Streets should provide multi-purpose public spaces that are designed to balance their role for traffic with other roles as community spaces, pedestrian environments, for parking, and as settings for residential and commercial uses.

- Policy (c)** Neighbourhood commercial sites shall be provided for small scale retail, service and office uses to serve nearby residential areas and provide employment within residential neighbourhoods.
- Policy (d)** In existing neighbourhoods, any subdivision, or part thereof, shall be compatible with the existing character and nature of the residential area. This shall be determined by examining the proposed subdivision in relation to frontage, configuration and orientation of existing lots in the immediate area.
- Policy (e)** Council shall consider multiple transportation options for residents in the design and revitalization of neighbourhoods, including walking, cycling and transit.
- Policy (f)** Ensure the North Saskatchewan River Valley and North Battleford's green spaces, trail linkages and other important destination sites connect to new neighbourhoods in as much as possible.
- Policy (g)** To ensure an inclusive housing choice, housing for various demographic and income groups should be incorporated into all neighbourhoods.
- Policy (h)** New neighbourhoods shall provide for a range of housing choice in association with locations intended for the development or redevelopment of education, recreation, health and other community service uses.

### **Objective 3.1.2.7 Infill Housing Development**

To optimize the use of existing infrastructure (e.g. sewer, water, community service buildings) in established neighbourhoods, including downtown.

- Policy (a)** Identify housing opportunity zones within the existing built environment, appropriately increasing density through the development of residential stock on infill, vacant, and underutilised parcels.
- Policy (b)** Development of residential housing on vacant or underutilised parcels of land in established neighbourhoods, as well as the establishment of non-residential buildings and sites to residential use and the redevelopment of existing residential properties will be encouraged by Council.
- Policy (c)** Council shall support redevelopment and residential infill that contributes to the liveability and adaptability of established neighbourhoods, that is sensitive to existing development, and that fits into the existing character, scale, and aesthetic of the neighbourhood. Areas appropriate for infill

residential development are indicated on Map 1 – Future Land Use Concept.

- Policy (d)** Council shall support, in general, the redevelopment and densification of lands within and surrounding the downtown, including that for medium and high density housing.
- Policy (e)** Enhancements to public and open spaces should be a consideration where increases in density occurs due to the intensification of existing residential neighbourhoods.
- Policy (f)** Intensification within existing residential neighbourhoods shall be evaluated in terms of potential off-site municipal infrastructure requirements. Developers shall be responsible for the cost of such upgrades.
- Policy (g)** Investigate appropriate parameters for infill development and from this, develop a set of infill development guidelines that address intensification and use conversions.
- Policy (h)** Residents of affected and nearby neighbourhoods shall be consulted as part of the process of the development of an intensification or infill strategy in the City.



## 3.2 COMMERCIAL

### 3.2.1 Findings

North Battleford's commercial space is spread approximately over three general areas. Downtown commercial land use in North Battleford is located along 100<sup>th</sup> to 103<sup>rd</sup> Street, bordered by 14<sup>th</sup> and Railway Avenues. Arterial commercial development continues north along 100th Street (and eventually 101<sup>st</sup> Street) up to the northern boundary of the City. The third area is located in the southeast portion of the City along the Yellowhead Highway.

#### **Downtown**

The current downtown area (adjacent to the railway between approximately 99<sup>th</sup> Street and 103<sup>rd</sup> Street up to 14<sup>th</sup> Ave) is the "backbone" of North Battleford's business district. Although historically the business district of the city was concentrated around a much smaller area next to the rail line, commercial development has expanded in the decades that followed to include a larger area of the core city. Current development in this area includes five national banking institutions as well as art galleries, beauty services, restaurants, smaller retailers, the Saskatchewan Liquor Board Store and the RCMP Police Station. The King Street Concept Plan, developed in the past, designated this area as a place for entertainment, dining, retail, and service.

#### **Downtown Opportunities**

A number of buildings in the Downtown appear vacant or underutilised (e.g. used for storage). In addition to this, a number of sites also appear vacant, while others are underutilised (e.g. parking lots). As of March 2010, there was a current inventory of 4 serviced (City owned), but undeveloped, downtown commercial lots. Due to the apparent underutilisation of space in the downtown, ample opportunity exists for redevelopment, including opportunities for high density residential uses.

Retail sectors which have potential for future expansion may be drawn to peripheral commercial zones within or even outside the city, but some could be attracted to underutilised spaces within the city's central core if the proper inducements were provided.

Stakeholder representatives indicated that the City of North Battleford should also consider developing pedestrian-only sections in the downtown area, as well as a downtown park that has space for events and activities. In addition to this, they also indicated that the construction of more condominiums in the downtown area would be viable as an option to attract residents to live, work, and play in the centre of the city.

Downtown areas can also be effectively right-sized (i.e. increasing residential and other uses in the City Centre, creating a critical mass of people to support business) by locating recreational and cultural projects within their area, and by planning for significant residential development in downtown. New residents of all ages provide important potential customers to existing and future businesses.

Office and administration uses, and those of government in particular, represent a significant anchor for development in the downtown, and should be emphasized and maintained as an essential element of North Battleford's city core.

### **Downtown Work Plan**

Changes in shoppers' behaviours have caused a diversion of shopping dollars from small and medium sized retailers to larger stores, however, the City of North Battleford is in the process of developing a Downtown Work Plan, which will include detailed recommendations and actions for approaches to revitalization, more effective bylaws to encourage new developments and new taxation and funding practices. Consideration should be given to the Downtown Work Plan within the larger scope of the Official Community Planning Project.

The Downtown Work Plan to be implemented by the City is based on research into successful practices of other cities and on an examination of North Battleford's particular situation. The North Battleford Business Improvement District organization will play a lead role in revitalization of the city's central core, with a proactive and innovative approach, and the establishment and review of objectives and benchmarks.

The City has demonstrated its concern for the problems experienced by central commercial areas (i.e. moving of retailers to peripheral locations, impacts of big box retailers, aging of buildings and independent retailers, etc.). Other North American cities of similar size have addressed similar challenges. The City of North Battleford can look to these success stories as opportunities for inclusion within the implementation of the City's Downtown Work Plan.

### **Arterial and Highway Commercial Land Use**

Outside of the downtown, as of March 2010, 16 serviced commercial lots (City owned), were available.

It has been reported that North Battleford's total retail market will grow by up to 50% by 2020 (Nuguru), in conjunction with anticipated population, economic and income growth in the City and its surrounding area. Such a level of new retail spending on a multi-year basis can translate into significant gains in commercial property assessment and resulting tax revenue increases alone, as well as positive income spin-offs for existing retailers and other businesses.

Realism and creativity will be required to maintain and strengthen the retail component of North Battleford's economy in the near future. It can be expected that the high rate of change in retailing will continue, and that planning should remain a short-term exercise.

Community representatives have indicated that competitive municipal and other taxes, and competitive / effective incentive programs, are important in attracting and retaining the City's existing and new businesses.

Attracting more national retailers, more cooperation amongst all retailers in the City, and promotion of the key anchors in the City are strategies seen by stakeholder representatives that will attract shoppers from a wider area and maintain North Battleford's role as a regional shopping destination.

### **Regional Commercial Land Uses**

Regional commercial uses in the City of North Battleford are primarily located along Railway Avenue (as well as along the portion of Territorial Drive accessed from Railway Avenue), including the city's "big box" developments that serve the City's residents and a wide regional trading area.

Regional commercial uses provide an important market for North Battleford, whose primary trading area has been estimated at approximately 69,000, including Battlefords residents. It has also been estimated that some specialized businesses and service providers (such as health-care), create an even larger trading area. When visitors to North Battleford are accessing health care and other specialized services, it is advantageous for the City to be able to provide shopping and dining opportunities in areas of the City that are tied to major transportation networks and provide easy access for travellers.

### **Stakeholder Input on Commercial Development Areas**

Responses to the community survey indicated that residents strongly support the City of North Battleford providing financial or development incentives to encourage future commercial development. In addition to this, residents expressed concern relating to issues of safety and security, particularly in the downtown area.

Stakeholders indicated that while North Battleford is a transportation hub with a good regional location and a diverse economic base, it is easy to bypass city gateways. Stakeholders also indicated that the City would benefit from a clearer directional path through the city as well as a modernization and revitalization on the downtown area.

### **3.2.2 Commercial Objectives and Policies**

#### **Objective 3.2.2.1 Neighbourhood Commercial**

To promote the allocation of compatible commercial development in residential areas.

**Policy (a)** Encourage the development of small scale office, retail and other services in appropriate areas within the City's residential neighbourhoods.

#### **Objective 3.2.2.2 Commercial Design and Development**

To facilitate the development of visually appealing commercial districts with strong consideration given to creating a positive, lasting impression and civic pride.

**Policy (a)** The City of North Battleford shall promote and encourage the creation of aesthetically pleasing urban environments along entry and exit points within the city, giving consideration to providing attractive, stimulating, functional, accessible and safe environments that promote the city as an inviting urban environment for both residents and visitors.

**Policy (b)** The character of the street environment at entry and exit points into the City, as well as into the downtown area and other key transportation corridors and destination sites in the City shall be landscaped and encouraged to develop with urban design principles in mind that enhance the urban environment in a way the promotes North Battleford as a pleasing and inviting urban environment for people to stop, shop and play in. Development within these entry and exit points, key transportation corridors and key destination sites shall be encouraged to consider visual interest; screening of aesthetically poor areas; enhancing the aesthetic appearance of buildings and sites; providing a consistent, high quality visual image; minimizing the visual impact of parking and services; and minimizing conflicts between pedestrians and vehicles.

**Policy (c)** Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped through the use of the City of North Battleford's Property Maintenance and Nuisance Abatement Bylaw.

**Policy (d)** To ensure that new commercial developments connect to and complement existing and future development in North Battleford, the City may require that concept plans for significant commercial developments be submitted for Council approval prior to consideration of rezoning applications associated with subdivision applications.

**Policy (e)** Identify commercial opportunity zones, within the existing built environment and encourage infrastructure supported increases in density through the development of vacant, infill and underutilised commercial parcels.

### **Objective 3.2.2.2 Downtown Commercial**

To support downtown's role as the city's central business, cultural, and entertainment activity core while continuing to work towards:

- increasing and stimulating pedestrian activity;
- increasing residential density as well as overall activity during the day and in the evening;
- minimizing land use conflicts;
- ensuring a healthy mix of land uses;
- ensuring an available supply of land for downtown commercial development;
- targeting and assisting development of available land for development;
- facilitating access by seniors or others with mobility constraints;
- supporting strategic investments in infrastructure and amenities within the core;
- encouraging investments in vacant and underutilised buildings and sites;
- making downtown a safer place to live, work, play and shop;
- supporting recommendations put forth in the North Battleford's Best Practices in Downtown Redevelopment Study, as well as the King Street Station Redevelopment Plan;
- supporting the roles of the Business Improvement District in the revitalization on the city's core; and
- promoting and seizing opportunities to develop "complete streets" in the downtown, whereby equal access of the right-of-way and adjacent properties is given to pedestrians, cyclists, public transit, and motor vehicles.

**Policy (a)** Council shall strive to promote and encourage the revitalization of the city's downtown commercial area and may use such actions and tools, including but not limited to:

- the construction of infrastructure;
- investment in public buildings and public realm improvements such as streetscapes and public park development;
- encouragement of public - private partnerships;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilised buildings or sites; and
- planning and building permit fee rebates.

- Policy (b)** Where necessary, the City will undertake 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, Council will investigate the possibility of land exchange on a case-by-case basis.
- Policy (c)** 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, will be encouraged through residential and mixed use zoning designations.
- Policy (d)** Ensure that new commercial developments connect to and complement existing and future development in North Battleford by requiring concept plans submitted for Council approval prior to consideration of rezoning applications that are associated with subdivision applications.
- Policy (e)** Enhance downtown liveability by supporting the increase of amenities within the core, creating a highly desirable urban community.
- Policy (f)** Promote the retention and development of major office, entertainment, cultural, food and beverage, institutional, and other related uses within the downtown core in lieu of other areas of the city in order to strengthen the downtown and attract citizens and visitors to use its amenities at all hours of the day.
- Policy (g)** The Zoning Bylaw will contain a Downtown Commercial district to provide for a wide range of downtown commercial and other compatible uses.
- Policy (h)** The area shown as “Downtown” on the Future Land Use Concept will be zoned in the Zoning Bylaw for downtown commercial uses and other compatible development.
- Policy (i)** Council shall endeavour to begin development of a downtown master plan for North Battleford, outlining specific areas for intensification and infill development within the downtown that will guide future development decisions.

### **Objective 3.2.3 Arterial and Regional Commercial Objectives and Policies**

#### **Objective 3.2.3.1 Arterial Commercial Land Need**

To ensure that sufficient land is designated along Highways #16 and Highway #4 for development of arterial commercial uses.

- Policy (a)** The Zoning Bylaw will contain an arterial commercial district to provide for a wide range of arterial commercial and other compatible uses.
- Policy (b)** The area shown as “Arterial Commercial” on the Future Land Use Concept will be zoned for arterial commercial uses and compatible development.
- Policy (c)** Council will consider extending arterial commercial zoning to those areas shown as “Future Arterial Commercial”, on the Future Land Use Concept, 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.
- Policy (d)** If and when sufficient land is no longer available to accommodate additional arterial commercial development (pursuant to policies contained in Section 3.9 Inter-Municipal and Inter-Governmental Cooperation), new arterial commercial development will be encouraged to locate in the areas noted as “Potential Arterial Commercial” on the Future Land Use Concept. Subject to policies contained in Section 3.9.2, Council will initiate required actions to bring the areas noted as “Potential Arterial Commercial” within the corporate limits of the City through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for arterial commercial uses and compatible development when they are included within the corporate limits of the City. Those lands that are designated and zoned for future urban development will be rezoned for arterial 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.
- Policy (e)** Where necessary, the City will undertake to acquire land for arterial commercial development through purchase or exchange.

### **Objective 3.2.3.2 Regional Commercial District**

To continue to balance the commercial needs and desires of local residents and the region by continuing to promote the development on regional shopping nodes in the City of North Battleford.

- Policy (a)** Regional shopping needs shall be located where access to transportation networks can be optimized.

### **Objective 3.2.3.3 Regional Commercial Land Need**

To ensure that sufficient land is designated for the development of regional commercial uses in existing and future potential nodes of development.

- Policy (a)** The Zoning Bylaw will contain a regional commercial district to provide for a wide range of regional commercial and other compatible uses.
- Policy (b)** The area shown as “Regional Commercial” on the Future Land Use Concept will be zoned for regional commercial uses and compatible development.
- Policy (c)** Council will consider extending arterial commercial zoning to those areas shown as “Future Regional Commercial”, on the Future Land Use Concept, 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.
- Policy (d)** If and when sufficient land is no longer available to accommodate additional regional commercial development (pursuant to policies contained in Section 3.9 Inter-Municipal and Inter-Governmental Cooperation), new regional commercial development will be encouraged to locate in the areas noted as “Potential Regional Commercial” on the Future Land Use Concept. Subject to policies contained in Section 3.9.2, Council will initiate required actions to bring the areas noted as “Potential Regional Commercial” within the corporate limits of the City through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for regional commercial uses and compatible development when they are included within the corporate limits of the City. Those lands that are designated and zoned for future urban development will be rezoned for regional 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.
- Policy (e)** Where necessary, the City will undertake to acquire land for regional commercial development through purchase or exchange.

### **Objective 3.2.3.4 Arterial and Regional Commercial Development and Expansion**

To promote the expansion of existing arterial and regional commercial operations and encourage new development in existing arterial and regional commercial areas.

- Policy (a)** Identify the arterial entry zones and corridors, as well as appropriate areas for regional commercial nodes within the City of North Battleford, that



provide opportunities for visually appealing entry development and strong commercial districts, promoting intensity of services and a positive visual experience to visitors and residents.

**Policy (b)** Council may by resolution, adopt policies that provide business incentives and may use such actions and tools, including but not limited to:

- the construction of infrastructure;
- investment in public buildings and public realm improvements such as streetscapes and public park development;
- encouragement of public - private partnerships;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilised buildings or sites; and
- planning and development permit fee rebates.

**Policy (c)** To facilitate development of visually appealing entry points into the City along major highways, Council may:

- (i) initiate the preparation of a coordinated highway entry enhancement master plan or strategy;
- (ii) provide financial support for the implementation of such a master plan or strategy; and
- (iii) establish landscaping requirements and signage standards in highway commercial areas.

## 3.3 INDUSTRIAL

### 3.3.1 Findings

#### **Industrial Land Use**

The City of North Battleford has several industrial areas throughout the community. As in many Canadian cities, one of the original industrial subdivisions is located adjacent to the downtown area and includes a mix of light industrial uses and residential development. Now considered a transitional area, the intent is for residential uses in this area to eventually be converted to light industrial, when market forces dictate.

Industrial development also exists adjacent to the CN Railway and in Parsons Industrial Park, the City's newest industrial subdivision. As of November 2012, there was an inventory of 27 available and serviced industrial lots in the City of North Battleford.

#### **Industrial Opportunities**

The importance of the industrial sector of North Battleford's economy is illustrated by the advent of new, large scale industrial developments occurring in recent years such as the Yellowhead Power Station and the Northland Power Inc.'s natural gas-fired power plant which will be located in the Battlefords region, two miles east of the City.

Proximity to high-growth centres, specifically Lloydminster and Saskatoon, will prove advantageous to North Battleford businesses and potential industry which may not be able to afford land and other business costs in these locations, but which can derive revenues from those important markets. Saskatoon is planning for a doubling of its population within the next 50 - 60 years.

North Battleford's job growth in recent years has been stronger than comparable communities in mining, energy, oil & gas, transportation/warehousing, and agri-business.

Supply constraints and environmental considerations could seriously squeeze the future energy supply requirements of Alberta and Saskatchewan, thus the City and its surrounding area have a major opportunity to benefit from future energy production projects in the region.

The City's staff has been working to develop a long-term industrial development strategy, including attraction of major new manufactures, and the success of this initiative will be key to North Battleford's future.

The development of the Canadian Feed Technology Research Facility will likely cause spin-off effects in North Battleford and the region's economy, creating a need for additional serviced industrial and commercial land within the City.

Responses to the community survey indicate that residents are strongly in favour of providing financial or development incentives to encourage future industrial development in the City of North Battleford.

### **Industrial Constraints**

Within the City of North Battleford there is the potential for land use conflicts to occur in areas of transition, particularly adjacent to downtown where there is a mix of industrial and residential development interspersed throughout. In addition to this, along Railway Avenue where industrial development has traditionally developed, there is currently a mix of industrial and arterial commercial. Used as a major transportation corridor into North Battleford's Downtown, it is important for the City of North Battleford to encourage the transition of Railway Avenue from its remaining industrial roots to a more appropriate land use such as arterial commercial.

Sensitivity must be used within these two areas in their transition phase, particularly areas where adjacent residential land uses could be negatively affected by industrial development.

### **3.3.2 Objectives and Policies**

#### **3.3.2.1 Existing and Future Industrial Areas**

To identify areas for the development of industrial operations that will minimize conflicts with other land uses and allow North Battleford to promote economic development through the provision of an adequate supply of industrial land, consistent with market conditions.

**Policy (a)** The Zoning Bylaw will contain industrial districts to provide for a wide range of industrial and other compatible uses.

**Policy (b)** The area shown as "Industrial", on the Future Land Use Concept will be zoned for industrial uses and compatible development.

**Policy (c)** If and when sufficient land is no longer available to accommodate additional industrial development (pursuant to policies contained in Section 3.9 - Inter-Municipal and Inter-Governmental Cooperation), new industrial development will be encouraged to locate in the areas noted as "Potential Industrial" on the Future Land Use Concept. Subject to policies contained in Section 3.9.2 - Inter-Municipal and Inter-Governmental Cooperation,

Council will initiate required actions to bring the areas noted as “Potential Industrial” within the corporate limits of the City 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 City. Those lands that are designated and zoned for future urban development 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.

- Policy (d)** Ensure that new industrial developments connect to and complement existing and future development in North Battleford by requiring that concept plans be submitted for Council approval prior to consideration of significant rezoning applications associated with formal subdivision applications.
- Policy (f)** Facilitate the relocation of industrial uses along Railway Avenue and within the downtown to industrial areas.

#### **Objective 3.3.2.2 Industrial Standards and Regulations**

To facilitate visually appealing industrial development areas in North Battleford while ensuring that industrial development and sites are adequately buffered, screened, separated from incompatible land uses and that buildings and sites are constructed and maintained to acceptable standards.

- Policy (a)** Facilitate the development of visually appealing industrial areas through the required use of landscaping regulations and signage standards in all industrial areas.
- Policy (b)** Require adequate buffer zones to be provided for at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.
- Policy (c)** Maintain adequate separation distances between heavy industrial and residential and other incompatible uses by addressing risk, nuisance and other impacts through the use of regulations in the zoning bylaw.
- Policy (d)** Ensure that industrial buildings and sites are constructed and maintained to acceptable standards through the use of North Battleford’s Building and Nuisance Bylaws.

### **Objective 3.3.2.3 Industrial Servicing Capacity**

To ensure that locations and types of industrial development are consistent with capacities of the City's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

- Policy (a)** 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.
- Policy (b)** In the Zoning Bylaw, those industrial uses that 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.
- Policy (c)** Examine the potential spin-off effects of new large scale industries locating in the Battlefords region in order to identify future serviced land needs within the City of North Battleford.

### **Objective 3.3.2.4 Industrial Development / Economic Development**

Capitalize on opportunities for industrial growth within the City of North Battleford.

- Policy (a)** Council may by resolution, adopt policies that provide business incentives and may use such actions and tools, including but not limited to, the construction of infrastructure, investment in public buildings and public realm improvements such as landscaping, streetscapes, encouragement of public - private partnerships, tax abatement incentives, incentives to promote the use of vacant and underutilised buildings or sites, and planning and development permit fee rebates.
- Policy (b)** Initiate and participate in strategic economic development initiatives involving governments and industry to capitalize on opportunities for industrial growth.
- Policy (c)** Continue to implement a long term industrial development strategy, preparing for demand for existing and new serviced industrial land including conversion potential for brownfield properties and attracting major new manufacturers.

## 3.4 ECONOMIC DEVELOPMENT

### **3.4.1 Findings**

#### **Education & Labour Force**

North West Regional College, the community college serving a wider region which includes the Battlefords, estimates that in its service region, more than 40 % of residents 15 years or older have not completed high school (30 % in Saskatchewan), and believes that the strong labour market in recent years in this region has accounted for a relatively low level of educational attainment. The College specifically identified important job growth in its region between 2001 and 2006 in the mining, oil and gas and utilities sectors of nearly 7 %.

The level of educational attainment (measured both by completion of high school and post-secondary education) below the provincial average, provides significant opportunities for education and training initiatives to meet the needs of employers in the area. In keeping with resource-based and associated (such as construction) job growth in the region around the Battlefords since the beginning of the decade, the City, area and wider region have generally maintained an unemployment rate below 5% during this period, despite significant (5 %) losses in employment linked to agriculture and forestry in the wider region in the first five years of this decade.

Although North Battleford has a fairly high median age of residents, a high number of residents aged below 16 years will provide an abundant labour force in the future.

#### **Trading Area**

The City of North Battleford has estimated, based upon Census data, patterns of shopping in recent years, and the area's transportation network, that the population of North Battleford's primary trading area totals approximately 69,000, including Battlefords residents. It is noted that for some specialized businesses and service providers (such as health-care), the effective trading area may be even larger. This estimate appears to be conservative, given that the Gold Eagle Casino in North Battleford estimates its own trading area at 45,000 regional residents, based upon surveys and marketing campaigns which it has carried out. The City particularly focuses on Saskatchewan residents located within a forty-minute drive from the City.

The City estimated total annual retail sales for its businesses at close to \$360 million, a level that confirms the importance of North Battleford's broad trading area. North Battleford's share of retail and business service dollars spent in its trading area has strengthened compared to ten years ago.

## **Economic Advantages for North Battleford**

Relatively low housing prices and rents, make North Battleford a desirable location for young businesses and employees. The young workforce located inside and around the City represents major economic development opportunities. Proximity to high-growth centres, specifically Saskatoon and Lloydminster, can prove advantageous to businesses that may not be able to afford land and other business costs in these locations, but which can derive revenues from those important markets. Its location on a four-lane highway linking Saskatoon and Edmonton with their important cluster of business services, specialized human resources, and transportation assets is advantageous for North Battleford.

In comparison to other cities in Saskatchewan, North Battleford is well-endowed in terms of jobs in health care and retail, and holds its own versus comparable communities as to jobs and job growth in other economic sectors. North Battleford's job growth in recent years has been stronger than comparable communities in mining, oil and gas, transportation/warehousing, and agri-business. In addition to this, commercial services to the energy sector will have positive spin-offs for residential growth and increased retail sales.

Regional commercial economic development opportunities exist within the Highway #16 East corridor where the Western Development Museum, the Agricultural Society, and the City owned Woodlawn Memorial Gardens Cemetery (located in the R.M. of North Battleford) all occupy large tracts of land in close proximity to Highway #16 and in the City of North Battleford's main future regional commercial development area. It is advantageous for the City to develop a long term land-use strategy for this area in order to capitalize on new economic activity in the region by expanding City-serviced, regional commercial land along Highway #16 east.

The city also has the potential to increase its role as a takeoff and landing location for commuter flights for northern mines and Alberta resource projects, attract shoppers from a wide area with the city's key anchors, the two major malls playing a major role.

Other important sources of economic activity in communities such as North Battleford are very small businesses employing fewer than three residents.

## **Education & Health Care Sectors**

In order to pay heed to the importance of North Battleford's education and health care sectors (i.e. jobs, quality of life, trading-area behaviour such as area residents shopping in the community a visit to the doctor, etc.), future community planning should place a high priority on retention and expansion of education/training and health care (as well as other local providers of social and community services).

The availability of well-paid jobs in education and health care serves as an inducement to young residents to pursue education and training opportunities and to find employment locally. In addition, their availability can be an important inducement to the spouses of employees recruited or transferred to cities such as North Battleford, to accept such a move. Other communities have regretted their failure to protect and advance their education and health-care sectors, and in some cases, have experienced serious job and service losses locally, or have seen other communities in their region move ahead because of their success in building these sectors.

### **Economic Growth**

Among important projects that will have a major impact on North Battleford's economy in the next few years (construction and up to 30 permanent jobs plus local spending) is the recently constructed Northland Power Inc.'s natural gas-fired power plant to be located just outside the city. It is noted that such projects often are expanded significantly once the first phase has begun operation. Because supply constraints and environmental considerations could seriously squeeze the future energy supply requirements of Alberta and Saskatchewan, the City and its surrounding area have a major opportunity to benefit from future energy production projects in this region.

Should North Battleford succeed in maintaining annual commercial project construction in the range of \$ 5 million per year, such a level of activity should generate significant positive economic impacts and also reflect an encouraging level of confidence in the City's and its area's future economic prospects. Such positive developments reflect the hard work carried out by the City and its neighbours to build and implement a successful economic plan.

Future job opportunities in high-paying oil sands and uranium mining because of new and expanded projects and anticipated staff retirements will in a majority of cases be available to workers who will commute to their jobs (as uranium miners already do in Saskatchewan). North Battleford will continue to be a prime location of residence for such workers. As recently as 2008, the Canadian Mining Industry Human Resources Council projected that by 2015, Saskatchewan will need to fill 18,000 positions in its mining sector, more than half of them to be replacement workers.

More and more jobs in sectors that traditionally may have required minimal qualifications, such as construction, transportation and equipment operation, are now being filled by employers with staff whose educational and job-training attainments are significantly higher than even five years ago. Increased educational and training levels of local/area workers will translate into higher average household incomes (and increased local spending), improved employment stability, and social cohesion.



## **Tourism**

North Battleford enjoys the advantage of being a gateway to recreation opportunities, especially in summer months. Ideally located as a north-south and east-west crossroads point, the City has the advantage of being able to attract more pass-through visitors to stop and stay longer. In addition to this, the City and its surrounding area offer important tourist assets conducive to a short stay by pass-through tourists or special-purpose business or other travellers.

The proposed master plan for the Battlefords River Valley Master Plan and the recently announced First Nations Heritage Park, along with the City's new multi-purpose facility (the Credit Union CUplex) are and will be important enhancements to the City's tourism product. These can serve to prolong the length of stay of visitors to the City, and become the focal point of special events or programs (for example, tournaments or concerts in the case of the CUplex) to draw tourists/visitors from a wide area on a year-round basis. The spin-offs to the City's hospitality (hotel and restaurant) and retail sectors of such multi-day events as weekend tournaments or special entertainment programs would be very positive for the business community. The North Battleford Agricultural Society and its associated Exhibition are also important assets to the community, and the City will continue to support this organization.

Other important tourism markets for the City include the visiting friends and relatives (VFR) tourism market, because they can be expected to organize outings and activities for their visitors, informing them regularly about attractions and events in the City and area. In addition to this, group tourists, including those visiting a region by bus, have declined in number, but are still an important market because of their level of spending on their trips. The Casino and historical/nature assets of the city and area can be prime attractions for tourists travelling in groups, who tend to be older and to enjoy organized outings and program. RV tourism is also a steady and steadily growing source of tourism activity in regions such as around North Battleford. RV tourists travel often, travel longer distances, and often spend more money than perceived by the hospitality industry. Retailers, malls and casinos often offer them overnight accommodation in their parking lots to induce them to stay for a couple of days (the longer a tourist stays in one location, the more money spent per day).

Meetings and conventions, and leisure time of business travellers, also constitute a potential source of tourist spending. Marketing aimed at these special-purpose visitors can increase length of stay and money spent during their stays. Conventions and events have another economic development impact as visitors to North Battleford become aware of the City's assets and positive prospects, and can see the potential of the City as a place to do business and invest in the future.

### **3.4.2 Objectives and Policies**

#### **Objective 3.4.2.1**

To strengthen and expand the role of North Battleford as a regional centre for shopping, business, health, education, tourism, and services to the resource sector.

- Policy (a)** The City of North Battleford will continue to implement a long term industrial development strategy, preparing for demand for existing and new serviced industrial land including conversion potential for brownfield properties and attracting major new manufacturers.
- Policy (b)** Endeavour to strengthen the City's role as a regional service centre while balancing local residents' needs and desires for a vibrant community and viable commercial areas, including the downtown. The City will continue to facilitate the growth of all commercial areas (i.e. core, neighbourhood, arterial and regional) by recognizing the individualized needs of each area while making a coordinated effort to create balanced and distinct commercial nodes throughout the City.
- Policy (c)** Be proactive in supporting the development, retention and expansion of important community facilities related to education, health care, tourism (including agricultural tourism), recreation, etc. within the City and region, by maintaining relationships with community service providers, government agencies and other relevant organizations and by establishing appropriate locations for facilities that benefit the region as a whole.
- Policy (d)** Protect the long term development of the airport and the airport's role in supporting the economic and social development of the City and surrounding area.
- Policy (e)** Focus on residents' own entrepreneurial potential to be a major catalyst for future business growth, especially among young people, encouraging mentoring, access to venture capital, and other forms of assistance to future business leaders.
- Policy (f)** Support the goals and initiatives of the North Battleford Business Improvement District.

### **Objective 3.4.2.2**

To strengthen North Battleford as a place to live in retirement.

**Policy (a)** Focus residential development in the City of North Battleford to continue to be affordable and diverse by facilitating the development of a variety of housing options and working towards taking as much advantage as possible of existing infrastructure and land, increasing affordability within North Battleford.

**Policy (b)** Continue to build and upgrade community facilities that will enhance the quality of life of existing and future residents of the city, especially sports, recreation and cultural amenities meeting a diversity of needs and interests.

### **Objective 3.4.2.3**

To strengthen North Battleford's conservation efforts with respect to its natural, heritage and historical resources, including the encouragement of tourism in the city in areas appropriate for continued conservation.

**Policy (a)** Support event programming such as festivals, entertainment, sporting events and tournaments, exhibitions, rodeos, and other programs to take place in the river valley, at the CUplex, in the downtown, and in other facilities and areas.

**Policy (b)** Support the development and promotion of new and existing historical and heritage based amenities in the City, such as the proposed First Nations Heritage Park, the Alan Sapp Gallery, the Western Development Museum, the CN Station and others as premier destination sites within North Battleford.

**Policy (c)** Support the development of relationships in the region that will ensure the River Valley Master Plan and the conservation of this important resource continues for the benefit of residents, tourists and the region as a whole.

### **Objective 3.4.2.4**

To achieve sustained growth in the City's population, active labour force, average household income, and municipal tax revenue.

**Policy (a)** Continue to promote the City of North Battleford as a great place to live, do business and stop, shop and play in through collaboration and continued relationship building with various partners and agencies in the City of North Battleford, such as the Battlefords Chamber of Commerce, Battlefords

Tourism and Convention Association, the City of North Battleford Business Development Office, and the North Battleford Business Improvement District.

#### **Objective 3.4.2.5**

To build the relationship between First Nations and Metis communities and the broader community.

**Policy (a)** Continue to work with First Nations and Metis communities in a cooperative spirit on matters of land use planning, infrastructure development, cultural and heritage relations, and economic development through mutually respectful communication.

**Policy (b)** Encourage a strong process for ensuring First Nation and Metis citizen participation from the scale of the household, to neighbourhood, to City Council.

#### **Objective 3.4.2.6**

To ensure that future medium to long term regional economic development opportunities are identified.

**Policy (a)** Identify and protect future regional commercial development areas along the eastern Highway #16 corridor within and outside the City boundaries.

#### **Objective 3.4.2.7**

To maximize commercial land development opportunities along current and future major arterial roads and where urban services are provided or planned.

**Policy (a)** Plan for the extension of Carleton Trail as the City's main future regional commercial development corridor.

**Policy (b)** Ensure that future road configuration and access to provincial highways is limited, for efficient servicing of commercial development by working with the Ministry of Highways to identify future highway access points as commercial development nodes.

## 3.5 TRANSPORTATION, INFRASTRUCTURE AND MUNICIPAL SERVICES

### 3.5.1 Findings

#### **Transportation**

##### *Highways*

The City of North Battleford is located along Provincial Highway #16. Other major highways serving the City include Highway #4 (running north/south), Highway #40 (running east/west) and Highway #29 (running southwest). The importance of these highways to the community is illustrated by the increase in traffic on all highways by up to 40%, resulting in increased demands on the roadways through the City as well as increased economic activity for highway services. Truck traffic has also increased considerably on Highway #16 but less so on Highways #4 and #40.

East access to the Highway #16 North Service Road would improve wayfinding to Highway #16 West, reduce travel distances and alleviate congestion at the North Service Road intersection with Territorial Drive.

A review of the traffic signal at the intersection of Highway #4/Territorial Drive/South Railway Avenue is warranted. A review of wayfinding signs is also needed, particularly for motorists travelling from Territorial Drive to Highway #16 West.

Proposed improvements to the Highway #16/Highway #40 and North Service Road intersections, recommended by in the City of North Battleford S.E. Quadrant Traffic Study, include increasing the separation of the North Service Road at the Casino to ensure at least 55 metres between the highway and the service road intersection.

Stakeholder representatives emphasized the importance of the provincial highway system to the City of North Battleford, citing one of North Battleford's strengths as its geographic location and its transportation hub status. They also indicated the need for a program for high-priority infrastructure projects, including measures to renew streets and deal with traffic congestion issues.

##### *Rail*

The City of North Battleford is bisected by the CN Railway, which is generally south of and parallel to Highway #16 east of the City, and Railway Avenue. The presence of the rail line through the City boundary presents a number of concerns for the community, as

most of the growth and expansion has been limited to the north. The at-grade intersection with Highway #16 does present a significant safety concern.

### *Transit*

The City of North Battleford will continue to support the Battlefords Transit System in efforts to increase transit ridership and effectiveness to residents and visitors of the city.

### *Cycling and Pedestrian Traffic*

A cycling master plan could establish a vision for alternative transportation for the City of North Battleford. The City of North Battleford has some paved and gravel pathways within the City and some of the community's parks also have paved pathways and trails. Opportunities to provide additional cycling facilities exist in the following areas:

- on street bike routes linking Centennial and Kinsmen Parks;
- on street bike routes that guide cyclists through downtown;
- on street bike routes that guide cyclists to the commercial areas; adjacent to Highway #16, east of Territorial Drive;
- improved cycling access to Finlayson Island;
- improved bicycle parking facilities.

The City of North Battleford has relatively good pedestrian infrastructure and connectivity, however, areas of limited pedestrian access include the Don Ross Centre and surrounding neighbourhood and the Frontier Shopping Mall and other commercial operations east of Territorial Drive.

### *Airport*

The City of North Battleford owns and operates the Cameron McIntosh Airport, located 3 km east of the downtown core. Operations for the future of the airport should be investigated in more detail, giving consideration to tourism and other local economic and development factors. The City should also consider forming an airport authority. Consideration also needs to be given to the location of the City's airport in planning and development decisions, in order to ensure the safety of the operations of the airport. Airport Surfaces designated within the North Battleford Zoning Regulations extend into jurisdictions outside of the City boundaries, including into the R.M. of North Battleford No. 437 and the Red Pheasant First Nation Reserve.

## **Water, Sewer & Solid Waste**

### *Water*

The City of North Battleford relies on both surface water and ground water for their raw water supply. Ground water production wells are the primary raw water source, with the surface water intakes used to supplement flows from the wells during high demand periods. Some of the wells are located on land that is not currently owned by the City of North Battleford. The City should consider either drilling future wells on City owned land, or initiating discussion with the landowner with regard to purchasing the land.

The City's well field has issues with biofouling, and thus has reduced pumping yields. In 2010 a study by WaterMark Consulting Ltd., recommended that the City change their pumping practices to manage sustainable flow rates. The report also recommended that the City consider installing new production wells north-west of the existing well field.

A design brief prepared for the Groundwater Treatment Plant Expansion indicated that the groundwater supply system may not be able to supply the proposed expansion water treatment rates. It was recommended in the report, prepared by McDonald & Associates, that the City install a minimum of four more groundwater wells.

The City of North Battleford currently operates two water treatment facilities. One treats ground water and the other treats surface water from the North Saskatchewan River. The groundwater treatment plant (WTP #1) recently underwent an expansion that has increased treatment capacity.

In January 2010, a report was developed to assist the City in determining the future of the F.E. Holliday Water Treatment Plant (WTP #2). It was recommended that given the high capital costs associated with replacing WTP #2, the City should consider the costs of associated to upgrades as well as the remaining service life of the existing components.

Based on production of treated water and the average daily demand, the current combined maximum capacities of the water treatment plants could support a city population of 36,723 people. The water treatment system is considered to be adequately sized for the next twenty years.

The City of North Battleford has treated water storage at each of the water treatment plants as well as three independent potable water storage reservoirs throughout the City and an independently-operated water reservoir that serves the Saskatchewan Hospital. Municipal potable water storage systems with fire protection should be designed with a capacity to meet twice the average daily demand of the community. With current infrastructure, the City will not have the adequate storage capacity to meet daily demands by the year 2013. The City of North Battleford would need to construct another potable water storage reservoir to meet the requirements of the population (as projected) in 2028 which could potentially reach 18,810 residents.

The existing water treatment, storage, and distribution systems for the City of North Battleford currently provide adequate service with appropriate fire flow coverage.

Population growth within the existing infrastructure is not expected to be a strain on the water distribution system; however, if the City were to expand outward geographically, other factors such as pressure losses, elevation changes and additional lengths of piping would need to be considered. It is recommended that the City conduct a detailed study of water system demands for use in evaluation all potential development within the City. A water distribution master plan for the water treatment plant is scheduled for 2014. The plan must consider the heritage value of the existing water tower, as well as its efficacy for continued water storage.

#### *Waste Water*

The City of North Battleford's gravity sewage collection system directs flows to one of five sewage pumping stations. A sixth pumping station, located at the City landfill, discharges leachate into the sanitary system for treatment. Severe weather events can lead to flooding of lift stations, but the removal of weeping tile and sump pump connections may mitigate this issue moving forward. The City of North Battleford has implemented a policy that bars the connection of weeping tile systems to the municipal sanitary sewer system.

The City's waste water treatment plant was built in 2005 to replace the old facility. The 2010 Wastewater Treatment Plant Report recommended a number of improvements. As the Wastewater Treatment Plant has had issues due to infiltration of storm water, the City should consider a mandatory program aimed at eliminating existing weeping tile and sump pump systems connected to the sanitary sewer system. A reduction of the storm water inflows could allow the City to defer expanding the Wastewater Treatment Plant within the next five years. If the City were to see waste water volume productions (design guidelines - Saskatchewan Ministry of Environment), the wastewater treatment plant would require immediate expansion. A water distribution master plan is scheduled for 2014.

#### *Storm Water*

The City of North Battleford storm water system is a combination of piping and open channel elements. The City completed repairs to the storm water system as required, based on a study completed, after a number of storm water system failures in 2004 and 2005. Anecdotal evidence suggests that the north end of the City has experienced a number of issues with surface flooding and other capacity related issues. It is recommended that the City consider a comprehensive study for storm water system as a whole.

#### *Solid Waste*

The City's solid waste management facility is located along the north-east edge of the City. The lift station at the facility will require either upgrade or replacement as the galvanized metal in the wet well has corroded and is failing. Revised projections for the facility illustrate the difficulty in determining the remaining lifespan. With modest population



growth (1.0% average annual growth) and a waste production rate similar to that of the past 10 years, the facility could be expected to operate into the late 2040's. Other factors such as facility users from outlying areas or increased recycling rates could also affect the lifespan of the facility.

### **Development and Expansion**

Development in the north end of the City (west of Meadow Mark Lane and the area north of Amos Drive and bounded by Henderson Drive/106th Street and Miller Road) would require potable water and sewer main extensions. A sewage lift station may also be required. Alternate methods of controlling storm water should be considered.

The Red Pheasant First Nation owns the land east of Territorial Drive. Designated as an official urban reserve, a servicing agreement would be required between the City and the Red Pheasant First Nation before the land could be developed with inclusion of the City's water and sewer infrastructure. Depending on the magnitude of development, a sewage lift station may also be required.

A pro-active revitalization plan for the downtown core, including medium to high density housing, would likely require upgrades to the water and sewer system, due to capacity issues and age of the piping. The City should consider implementing an Off-Site Servicing Fee and Development Levy Bylaw to address redevelopment and infill issues.

The City has a completed a Tangible Capital Assets Inventory, however it is recommended that the City investigate the advantages and costs associated with developing a comprehensive asset management program, to better develop an asset management plan.

### **Statements of Provincial Interest Regulations**

The Statements of Provincial Interest Regulations provides the following statement concerning Public works and transportation (which are addressed in the following objectives and policies):

- *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.*

### **3.5.2 Objectives and Policies**

#### **Objective 3.5.2.1 Transportation System**

To protect and facilitate the various functions of the provincial highway and municipal road system in North Battleford in order to maintain safe and efficient traffic movement that promotes land use and development patterns which ensures pedestrian and traffic safety while providing opportunities for the further development of walking, cycling and transit facilities.

**Policy (a)** Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions, with consideration given to directing land uses associated with heavy truck traffic away from pedestrians and to areas where their impact on municipal roads will be minimized.

**Policy (b)** The City will consider establishing a cycling master plan as well as increasing pedestrian access and providing important linkages between destinations sites as a means of increasing connectivity for cyclists and other uses of alternative modes of transportation. Particular attention shall be focussed on increasing pedestrian activity in the areas of the Don Ross Centre and surrounding neighbourhood, the Frontier Shopping Mall, the CUplex, and other commercial operations east of Territorial Drive.

**Policy (c)** The City will continue to review traffic infrastructure as North Battleford grows, with particular attention being paid to the series of accesses and intersections on Territorial Drive adjacent to Territorial Mall - including a review of traffic signals at the Highway of #4/Territorial Drive/South Railway Avenue, and wayfinding from Territorial Drive to Highway #16.

**Policy (d)** Explore linkages and connections between Centennial and Kinsmen Parks, the downtown, commercial areas adjacent to Highway #16 and east of Territorial Drive, Finlayson Island, and the River Valley as a whole.

**Policy (e)** Work with CN Rail in improving the aesthetics of the rail corridor and yards within the City of North Battleford.

**Policy (f)** Support the delivery of transit services by the Battlefords Transit System.

### **Objective 3.5.2.2 Airport**

To investigate, in further detail, operations for the future of the Cameron McIntosh Airport with consideration given to minimizing land use conflicts between operations at the airport and adjacent land use activities.

**Policy (a)** The City shall investigate operations for the future of the airport and give consideration to the development of an airport authority.

- Policy (b)** The Zoning Bylaw will contain an airport district for operations that will ensure airport operations are protected and land use activities in the vicinity of the airport are compatible and do not impede the operations or growth of the airport.
- Policy (c)** Areas shown on Map 2 - Airport Surfaces, are subject to the North Battleford Airport Zoning Regulations and the Aeronautics Act R.S.C., 1985, c. A-2.
- Policy (d)** Work with the R.M. of North Battleford and the Red Pheasant First Nation to ensure that future development in these jurisdictions is consistent with federal legislation and regulations.

### **Objective 3.5.2.3 Servicing Thresholds**

To ensure that future development, both infill and greenfield, can be accommodated by existing or proposed infrastructure while optimizing the use of existing city water, sewer and solid waste management infrastructure and capacities and minimizing municipal costs in the provision of services to areas that pose special servicing problems.

- Policy (a)** The City will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for City-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for the costs associated with providing the services.
- Policy (b)** Where a subdivision of land 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 City 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.
- Policy (c)** Ensure that development in the City of North Battleford can be adequately serviced by infrastructure and utility systems and services by understanding the City's infrastructure needs and the costs associated with those needs by using the most up to date information available to the City.
- Policy (d)** Ensure the capacity of the city's water, sewer and solid waste management systems continues to meet the requirements of the City of North Battleford by monitoring population and business growth.

- Policy (e)** Consider the City’s current infrastructure when major infill developments, as well significant increases in density occurs in the downtown and other existing areas within North Battleford. To assist in the cost recovery of potential infrastructure upgrades due to an increase in density, the City of North Battleford will consider the implementation of an Off-Site Servicing Fee and Development Levy Bylaw for infill development.
- Policy (f)** As the North Battleford continues to grow, the City shall endeavour to grow as compactly as possible. As outward expansion becomes imminent the City shall conduct a detailed study of water system demands for use in evaluation of all potential development within the City.

#### **Objective 3.5.2.4 Storm Water**

To minimize the infiltration of storm water, in as much as possible, on the City’s wastewater treatment plant.

- Policy (a)** The City shall consider a comprehensive study for the storm water system as a whole.
- Policy (b)** The City shall encourage the removal of weeping tile and sump pump connections to the municipal sanitary sewer system as well as continue to disallow new connections.
- Policy (c)** The City shall consider alternative methods to storm water management, as the City continues to grow.
- Policy (d)** Storm water management shall be designed by a professional engineer in accordance with appropriate engineering standards as well as standards established by the Water Security Agency.

#### **Objective 3.5.2.5 Water Supply**

To ensure the protection of the City’s raw water supply.

- Policy (a)** The City of North Battleford shall ensure that existing and future ground water production wells are maintained and developed on City owned land.

## 3.6 COMMUNITY SERVICES AND SAFETY

### 3.6.1 Findings

Major institutional uses in North Battleford include the Provincial Court House, City Hall, the Post Office, nine elementary schools, one junior high school and three high schools, the Battlefords Union Hospital, the Western Development Museum, the Saskatchewan Psychiatric Hospital, the Saskatchewan Indian Institute of Technologies, the Battleford's Trade & Education Centre, the North West Regional College, and a number of clubs and service groups within the community. In addition to this a Royal Canadian Mounted Police Detachment is located in the City. The City of North Battleford is also in the process of constructing a multi-purpose facility that includes four major components - a performing arts theatre, a curling rink, a field house, and an aquatics centre. This facility will be a major enhancement to tourism to the City, and will become one of the major focal points of the City for special events and programs.

Responses to the community survey indicated that residents generally feel there needs to be more recreation programming and facilities in the City, with a particular emphasis on the senior and youth age groups. Stakeholder representatives indicated the important part that recreational programming, space and facilities as well as the arts, culture and the history of the City (and the broader region), plays in the identity of the community. Stakeholder representatives also indicated that the strength of North Battleford lies within its culture and history, as well as its ethnic diversity.

Stakeholder representatives have identified the desire for a downtown campus of the North West Regional College.

As the City continues to grow, it is imperative to identify and set aside potential areas for the expansion and development of community services such as new recreation areas (e.g. arena) and education and health care facilities.

Crime and safety have been identified as important concerns for many residents in North Battleford. The existence and perception of crime significantly impact quality of life and feelings of security. Broadly based and well-coordinated initiatives are required to address both criminal activity and the underlying social issues that lead to such behaviours. The City will continue to play a major role in all such initiatives and can undertake a lead role in ensuring that civic structures, facilities, and developments are designed, managed, and maintained in a manner which minimizes opportunities for crime and other incivilities.

The Statements of Provincial Interest Regulations provides the following statement concerning recreation (which is addressed in the following objectives and policies):

- *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.*

### **3.6.2 Objectives and Policies**

#### **Objective 3.6.2.1**

To support, encourage and facilitate, where feasible, the development and enhancement of recreational opportunities and other imperative community services.

- Policy (a)** The Zoning Bylaw will contain a community service district to provide for a wide range of community service and other compatible uses.
- Policy (b)** The areas shown as “Community Service” on the Future Land Use Concept will be zoned for community service and compatible development.
- Policy (c)** Consult with the School Divisions to ensure that any requirements for new schools have been satisfactorily addressed in the proposed subdivision plan before supporting any major subdivision applications for residential development.

#### **Objective 3.6.2.2 Location**

To identify suitable, potential sites for the development and expansion of major community services including such facilities as the Union Hospital and a new arena complex site.

- Policy (a)** Locate institutional uses that serve the needs of the community as a whole and are of a size and scale not compatible with residential development in the downtown area, in regional service centre areas, and other areas with adequate access to roadways and transportation infrastructure.
- Policy (b)** The location for major institutional uses, or the expansion of these uses shall have regard for:
- (i) the need for the proposed use and the supply of land in the general area;
  - (ii) the capability of the existing roadway system, transportation infrastructure and the adequacy of the proposed supply of on-site parking for employees, students, clients and visitors;
  - (iii) the capability of existing community infrastructure;

- (iv) the compatibility of the proposal with adjacent land uses, and the height, scale, and design of buildings in the surrounding neighbourhood; and
- (v) the suitability of existing and proposed pedestrian routes providing access to the subject site.

**Policy (c)** Support the establishment of a new campus complex for the North West Regional College.

**Policy (d)** Encourage the coordination and integration of community facilities where appropriate.

### **Objective 3.6.2.3**

To monitor shifts in population structure, types of recreation demand, community service need, and the diversity of North Battleford's population and, on that basis, adjust recreation program delivery, community service delivery, and facility provision on the basis of this.

**Policy (a)** 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 in accordance to City demographics and population growth.

**Policy (b)** The City will encourage extensive participation by service clubs, community and public agencies, developers and other interested groups, in the development of community facilities and services. The City will also support public service agencies in the provision of services, and where appropriate, will assist in programming of services to the public.

**Policy (c)** Provide for appropriate public consultation in the delivery of community services, resulting in a fair distribution that reflects community desires.

**Policy (d)** Work with education and training providers and institutions in growing education opportunities within the City.

### **Objective 3.6.2.4**

To proactively address crime and safety issues through a range of initiatives and community partnerships.

**Policy (a)** The City will continue to collaborate with a wide variety of stakeholders to pursue strategies and initiatives to address crime and safety issues in North Battleford.

- Policy (b)** The City, in conjunction with the RCMP and other stakeholders, will pursue opportunities to facilitate and implement best practices with respect to proactive crime prevention and other similar programs.
- Policy (c)** The City will implement the principles of Crime Prevention Through Environmental Design (CPTED) to enhance the development of a safe and sustainable city.
- Policy (d)** The City will pursue opportunities to provide CPTED training to civic staff, community partners, and other stakeholders.
- Policy (e)** The City will establish a program to audit new and existing civic structures, facilities and developments for compliance with the principles of CPTED.
- Policy (f)** Private developments will be encouraged to incorporate the principles of CPTED into design and development.

#### **Objective 3.6.2.5**

To promote the production, sale and consumption of locally-produced food and other goods in the City of North Battleford in the interest of creating a more healthy and sustainable community.

- Policy (a)** The City will ensure regulations pertaining to local food marketing are friendly by not creating barriers to direct sellers and the consumer.
- Policy (b)** The City will review the possibility of creating a centralized farmers' market, and/or a number of smaller off-shoot markets, that can showcase local food and craft producers.
- Policy (c)** The City will emphasize the importance of growing food as a community through community gardens and school gardens.
- Policy (d)** The City will work with others to support agriculture and local food production in the Battlefords region to improve regional food security, ensure the availability of fresh produce, and expand economic opportunities for local farmers.
- Policy (e)** Through land-use policies and zoning, the City will encourage urban agriculture, community gardens, school gardens, farmers' markets, farm stands, value-added producers and the like, especially in high need areas, to increase access to healthy foods.



## 3.7 AMENITIES AND DEDICATED LANDS

### 3.7.1 Findings

Responses to the community survey identified the River Valley and Territorial Trails and Finlayson Island as some of the top amenities in the City. Consideration should be given to continuing to enhance walkability and general connectivity of the community through the use of these and other new amenities (i.e. linear parks). According to survey responses, residents generally feel that there is sufficient park space located in the City.

The City of North Battleford (and the Battlefords region) possesses a rich cultural history and in addition to offering scenic views, the North Saskatchewan River valley offers a multitude of recreational opportunities, with potential for increased usage. Increased awareness, programming and connections to the River Valley should be addressed in planning and development decisions. Stakeholder representatives have indicated that one of the strengths of North Battleford is the river valley and the City's scenic location, as well as the City's recreational and green spaces.

In March 2010, an update of the Battlefords River Valley Master Plan was released for public review. Originally completed in 1989, the Master Plan Update, clarifies and updates policies providing further direction to the overall management of the river valley as well as updates development concepts to reflect existing development initiatives and a strategy for future development priorities. Possible elements of the proposed master plan which could provide the City and area with a signature attraction including the following:

- planned and controlled access to and use of Finlayson Island;
- a system of paths and activity areas along the south channel of the river and facing the island;
- development of a Valley Nature Interpretive Centre, north of the river valley; and
- links to important historical resources along and near the river.

North Battleford is both a destination and a gateway to recreation opportunities including, more than 500 modern hotel and motel rooms; additional accommodations north of the City; the Gold Eagle Casino; the Allan Sapp and Chapel Galleries, Fort Battleford National Historic Site, the Western Development Museum and Heritage Farm/Village, Battlefords Provincial Park and Table Mountain Regional Park. Stakeholder representatives have indicated that new leisure, recreation facilities and more hotel/motel rooms will enhance North Battleford as a location for events, conferences and conventions.

The aesthetics of the entryways into the City (particularly from the east along Highway #16) should be made a priority in order to showcase the City. Attention should be given to enhancing the appearance of these corridors and better utilizing them for informing and

directing visitors to the City's large number of attractions. Improved signage in the City of North Battleford was indicated by stakeholder representatives as a key initiative in the planning and development of North Battleford.

It has been found in the City of North Battleford that walkways, used to provide connectivity throughout and to other neighbourhoods, often are underused or cause issues for adjacent property owners due to their design. Walkways that are designed in a wider fashion and connect to purposeful destinations such as walking trails, parks and open space may better serve the neighbourhoods throughout North Battleford.

### **The Statements of Provincial Interest Regulations**

The Statements of Provincial Interest Regulations provides the following statement concerning biodiversity and natural ecosystems (which is addressed in the following objectives and policies):

- *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*

### **3.7.2 Objectives and Policies**

#### **Objective 3.7.2.1 Municipal Reserve Dedication**

To make provision for municipal reserves when land is subdivided that supports the equitable access of community parks and open spaces to all residents.

- Policy (a)** 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.
- Policy (b)** The area shown as "Open Space" on the Future Land Use Concept will be zoned for parks, recreation uses, resource conservation uses and compatible development.
- Policy (c)** In the Zoning Bylaw, parks and playgrounds within open space will be permitted uses in all zoning districts.
- Policy (d)** The City of North Battleford will consider the following factors in making decisions on the provision of municipal reserves:
- 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 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.

**Policy (e)** The City 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.

**Policy (f)** Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for no longer than a 24 hour period after a storm event. Areas that store or retain water for more than 24 hours after a storm event shall be classified as storm water management facilities and shall be identified as Utility Parcels on subdivision plans.

**Policy (g)** The City of North Battleford shall consider developing a Park Development Guidelines Policy in order to guide the size, use, allocation and development of parks and recreation open space within the City.

**Policy (h)** Wherever possible, natural and scenic areas of significant value shall be placed in public ownership.

### **Objective 3.7.2.2 Connectivity**

To support, encourage and facilitate connectivity and walkability throughout the City of North Battleford, while giving consideration to the important linkages between the City's destination sites, residential areas and existing pedestrian amenities.

**Policy (a)** Where possible, the City will encourage and facilitate the linkage of natural areas and parks in a continuous open space system.

**Policy (b)** Identify existing and potential amenity opportunity zones within the urban environment, with the intent of encouraging the upkeep and enhancement of these amenities as well as facilitating increased connectivity between these and other important areas in North Battleford, such as the downtown.

**Policy (c)** Facilitate the development of a walkable community, through consideration for the provision of adequate sidewalks, pathways in linear parks and adequate lighting. The development of pedestrian amenities shall be done in a manner that promotes public safety.

**Policy (d)** Develop walkways so that they are wide enough to ensure public safety for users, are visible from the street and do not create a nuisance for neighbouring property owners.

**Policy (e)** Integrate the development of new parks and open space into existing areas to foster connectivity throughout the City as a whole. The City will consider developing a city wide network plan or a master trail plan designed to ensure sidewalks, pathways, green spaces, parks and other useable spaces in new neighbourhoods are integrated with adjacent neighbourhoods and linked to special places like the river valley.

### **Objective 3.7.2.3 North Saskatchewan River Valley and Natural Areas**

To support the continued development of recreational opportunities that the river valley and associated amenities afford, promoting the river valley as a "destination" in the City of North Battleford and strengthening the City's physical connection to the North Saskatchewan River Valley.

**Policy (a)** The City of North Battleford will endeavour to provide open space and pedestrian linkages, connecting the river valley to North Battleford's neighbourhoods, and cultural and recreational amenities.

**Policy (b)** The City of North Battleford shall actively support the implementation of the Battlefords River Valley Master Plan by focussing on conserving and enhancing natural and cultural heritage resources in the valley, by promoting and encouraging conservation of resource values in the valley, and by ensuring that recreation and interpretive facilities are provided in a manner appropriate to the goals and objectives of the River Valley Master Plan.

**Policy (c)** In supporting the implementation of the River Valley Master Plan, the City of North Battleford shall endeavour to:

- (i) strengthen and establish linkages and connections both into and throughout the river valley;
- (ii) give consideration to the protection of views and vistas afforded by the river valley in development decisions;
- (iii) support and explore opportunities to work with various agencies responsible for cultural and heritage amenities located adjacent to or in close proximity to the river valley;
- (iv) support appropriate tourism, recreation, interpretive and heritage conservation opportunities;
- (v) support appropriate landscape development and habitat restoration within the river valley;

- (vi) protect the rights and interests of private land owners within the river valley; and
- (vii) continue to involve the community and organisations in the implementation of the River Valley Master Plan.

#### **Objective 3.7.2.4 Gateway and Amenity Opportunity Zones**

To support the development of enhanced streetscapes, public spaces, and gateways into the City of North Battleford, improving the aesthetics and functionality of these important areas.

**Policy (a)** To facilitate development of visually appealing entry points into the City along major entry and exit points, Council may:

- (i) provide financial support for the development of gateway features and corridor enhancement; and
- (ii) establish landscaping requirements in arterial commercial and other visible areas within North Battleford.

## 3.8 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

### 3.8.1 Findings

Biophysical constraints on development in the City of North Battleford include the North Saskatchewan River Valley where flooding, erosion and slope instability may cause potentially hazardous conditions. A preliminary slope stability assessment prepared by Clifton & Associates Ltd (The Background Report), concluded that portions of the river valley that had experienced landslides should not be developed. However, slopes with no evidence of landslides may be susceptible to landslides upon the commencement of development and therefore should have a geotechnical investigation and assessment before any development proceeds.

Appropriate setback distances are needed for development along the edge of landslide slopes, on a site by site basis, and should be determined with the objective of obtaining between 1.30 and 1.50 for slope instability. The North Saskatchewan River may be subject to period flooding and development along seepage zones or natural spring areas may also be potentially hazardous.

Within the City of North Battleford several contaminated sites exist (in different degrees). Policy is needed to address limitations for development of identified contaminated sites and management and mediation measures for their potential development.

### **Statements of Provincial Interest Regulations**

The Statements of Provincial Interest Regulations provides the following statement concerning public safety (which is addressed in the following objectives and policies):

- *The province has an interest in ensuring the public safety and security of individuals, communities and property from natural and human-induced threats.*

### 3.8.2 Objectives and Policies

#### **Objective 3.8.2.1 Hazard Lands**

To discourage inappropriate development in areas with potentially hazardous site conditions including lands prone to flooding, slumping, erosion or slope instability, and potentially contaminated sites without appropriate mitigative measures ensuring urban development is directed into areas believed to be capable of supporting such development.

**Policy (a)** Ensure the most recent information on potential flood and slope hazard areas within the North Battleford as it relates to new subdivision applications and applications for development permits is used. Map 3 -

Hazard Lands generally identifies potential areas that are unacceptable for development or may require mitigative measures, due to hazard lands.

- Policy (b)** Ensure that subdivision of land or the development of structures on hazard land does not occur or, if applicable, occurs in accordance with specified mitigation measures. The costs of any required hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development.
- Policy (c)** Work with the Saskatchewan Water Security Agency on flood protection within North Battleford and require subdivision and development permit applicants to consult with the Saskatchewan Water Security Agency, in cases of proposed development on potentially hazardous land, to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:500 year flood elevation.
- Policy (d)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.
- Policy (e)** Promote and facilitate brownfield redevelopment to add vitality to established areas within the City of North Battleford by requiring that contaminated sites be remediated to a level suitable for the intended use or for site suitability prior to development or redevelopment.
- Policy (f)** Ensure that riverbank slopes within the City of North Battleford showing signs of landslide activity are not developed and in slope areas not identified as showing evidence of landslides require a geotechnical investigation and assessment of landslide potential be completed before development proceeds.
- Policy (g)** Determine appropriate setback distances for developments along the edge of the landslide slopes on a site by site basis to prevent damage from retrogressing landslides moving back further into the slope.
- Policy (h)** Ensure setback distances from landslide slopes have a safety factor of between 1.30 and 1.50 for slope stability, and are based on information gathered to better predict the stability of a site.

**Objective 3.8.2.2 Environmental Reserve**

To ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

**Policy (a)** Designate any areas that are determined to be hazard land as environmental reserve in accordance with *The Act*.



## 3.9 NATURAL AND CULTURAL HERITAGE RESOURCES

### 3.9.1 Findings

#### **Natural Resources**

An assessment of the natural resources located in the City of North Battleford indicates that five identified habitat condition types exist: Grass/Shrub/Tree Mix on Uplands and Valley Slopes; Wooded Uplands or Valley Slopes; Shrub/Tree Mix on River Flood plain; Wetlands; and Drainage Courses.

Eight wetlands exist within the City of North Battleford, the largest being the engineered marsh project situated in the flood plain west of the Highway #16 crossing. For the most part, development and land use have removed the adjoining native upland vegetation surrounding the remaining wetland basins, however, the importance of the wetlands, ranging from stormwater catchment and groundwater recharge to maintenance of biodiversity, continues to exist.

No large tributaries to the North Saskatchewan River flow through the City of North Battleford, however, two small drainage courses have been identified. Altered by urban development, the most westerly has been entirely re-contoured by roadway development, however, the most easterly still provides valuable riparian habitat value.

#### **North Saskatchewan River**

The Update of the Battleford River Valley Master Plan (2010), builds upon the management objectives and policies, and proposed development concepts for future development of the North Saskatchewan River Valley that were put forth in the original document (1989). The Master Plan and associated policies has a significant connection to the policies and standards that will form the City's Official Community Plan and Zoning Bylaw.

#### **North Saskatchewan River Watershed**

The City of North Battleford is part of the North Saskatchewan River Watershed. In 2008, a Source Water Protection Plan was completed by the Saskatchewan Watershed Authority - North Saskatchewan River Basin Council. Recommendations and key actions have been identified respecting water conservation, climate change, ground water protection, surface water quality, apportionment of inter provincial water flows, surface water quality and protection of natural habitat. The approved watershed plan is now being implemented by all participating agencies.

## **Source Water Protection**

The City of North Battleford relies on both surface water and ground water for their raw water supply. A total of ten raw water wells are located along the shores of the North Saskatchewan River, as well as on an island located in the river. Surface water is also drawn directly from the North Saskatchewan River into an aerated raw water well located near to the City's water treatment facilities. The well field is located within the North Battleford Aquifer. The aquifer extends roughly 8 km along the length of the North Saskatchewan River. The current well field only utilizes 660 metres of this length, and thus potential for ground water development may exist both northwest and southeast along the river valley. Protecting North Battleford and the region's source water includes protection of the North Saskatchewan River as well as protection of the North Battleford Aquifer.

## **Cultural Heritage Resources**

Within the Battlefords region, several designated heritage properties exist. Specifically within the City of North Battleford, the North Battleford Public Library has been designated as a Municipal Heritage Property. Currently the Allan Sapp Gallery inhabits the space. Within the Battlefords and surrounding area, various other sites of cultural significance have been identified. Several archaeological sites have been identified to date, including 5 Sites of a Special Nature (i.e. pictographs, petroglyphs, human skeletal material, buried object, burial place or mound, boulder effigy or medicine wheel).

It is noted that any proposed development in areas deemed to have moderate or high archaeological potential, as identified by the Heritage Conservation Branch of Saskatchewan, will require further heritage screening. It is also likely that any proposed development in areas labelled as moderate or high archaeological potential will likely result in the recommendation that a Heritage Resource Impact Assessment (HRIA) be undertaken. There are opportunities to work with local First Nations Elders and representatives to identify areas of particular cultural significance.

During public consultation, it was noted that other potential undocumented heritage properties/sites exist within the Battlefords area. Many historic sites within the City of North Battleford are locally known, but not yet recorded and recognized by the Heritage Conservation Branch as archaeological sites or Heritage Property. Consideration should be made towards the development of appropriate land use policies within the City, thereby limiting unwarranted destruction of historic buildings.

## **Statements of Provincial Interest Regulations**

The Statements of Provincial Interest Regulations provides the following statement concerning source water protection, shore lands and water bodies, and heritage and culture (which are addressed in the following objectives and policies):

- *The province has an interest in the protection of water sources that provide safe drinking water.*
- *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 in ensuring that Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.*

### **3.9.2 Objectives and Policies**

#### **Objective 3.9.2.1 Natural Resources**

To protect valuable riparian areas and natural habitat.

**Policy (a)** Development shall ensure that waterbodies, waterways, wetlands, groundwater and riparian systems are protected and sustained.

**Policy (b)** The City of North Battleford may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies and wetlands. They may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until the City of North Battleford is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.

#### **Objective 3.9.2.2 Riverbank Stewardship**

To protect and enhance the North Saskatchewan River Valley for the maximum benefit of North Battleford residents.

**Policy (a)** For the purpose of protecting and conserving the natural, historical and recreational features of the North Saskatchewan River Valley, the riverbank area shall remain primarily an area of unstructured, low intensity and passive recreation, and shall be dedicated, insofar as possible, as Municipal or Environmental Reserve under the provisions of *The Act*.

**Policy (b)** Work in partnership with local, regional and provincial organizations, as well as with neighbouring municipalities in conserving, protecting, restoring and enhancing the North Saskatchewan River Valley for its ecological, recreational, aesthetic, educational and natural resource value.

**Policy (c)** When City owned facilities must be located within or adjacent to the North Saskatchewan River Valley they will be located, designed and operated in a way that mitigate ecological impacts.

**Policy (d)** Support the key recommendations put forth in the Update of the Battlefords River Valley Master Plan.

### **Objective 3.9.2.3 Source Water Protection**

To avoid reducing the quality of water resources in the broader region.

**Policy (a)** Commit 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;
- (ii) provide safe and reliable drinking water; and,
- (iii) provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of their resources.

**Policy (b)** The City of North Battleford will work with the North Saskatchewan River Basin Council and Saskatchewan Water Security Agency to implement the North Saskatchewan River Watershed Source Water Protection Plan, consistent with the principles, objectives and land use policies of this Official Community Plan.

**Policy (c)** The City will work proactively with provincial, regional and municipal neighbours, citizens and non-profit groups by participating in activities and supporting organizations that work to maintain the integrity of the North Saskatchewan River Watershed.

**Policy (d)** Ensure a safe supply of drinking water by protecting ground water resources from contamination.

### **Objective 3.9.2.4 Heritage and Cultural Resources**

To protect historic, archeological 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)** Support the conservation of historic properties and sites by encouraging and facilitating the designation of properties as either provincial or municipal heritage properties within North Battleford, where applicable, and by so

doing, encouraging the property owner to become eligible for financial assistance in the form of conservation grants from the Saskatchewan Heritage Foundation

- Policy (b)** Development shall not proceed on potentially heritage sensitive land, as identified by the Heritage Conservation Branch of Saskatchewan, until an appropriate assessment has been completed by a qualified professional. The costs of any required Heritage Impact Resource Assessment to identify if 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 to receive clearance from the Heritage Conservation Branch of Saskatchewan will the responsibility of the proponent of the proposed development.

#### **Objective 3.9.2.5 Heritage Planning**

To integrate heritage conservation into the broader context of planning and decision making.

- Policy (a)** Consider formulating a Municipal Heritage Advisory Committee to deal with matters concerning Municipal Heritage Property.
- Policy (b)** Formulate a list of potential heritage properties that are considered to have heritage value and that may qualify for heritage designation.
- Policy (c)** Develop a full range of partnership opportunities, including with senior levels of government, community organizations and key heritage stakeholders.
- Policy (d)** Actively support heritage education and awareness initiatives, through community partnerships and as resources allow.

## 3.10 INTER-MUNICIPAL & INTER-GOVERNMENTAL COOPERATION

### 3.10.1 Findings

#### **Regional Neighbours**

The City of North Battleford is uniquely located immediately adjacent to another urban municipality, the Town of Battleford. Separated by the North Saskatchewan River, the Town of Battleford is located on the southern bank of the river.

The Rural Municipality of North Battleford surrounds the City of North Battleford, bounded by the northern edge of the North Saskatchewan River. On the south side of the river, the Rural Municipality of Battle River can be found.

In areas adjacent to the City it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure future growth can occur in an orderly and planned fashion, it is imperative for the City to identify future development areas outside of current City boundaries for long term growth.

#### **Statement of Provincial Interest Regulations**

The Statements of Provincial Interest Regulations provides the following statement concerning inter-municipal cooperation (which is addressed in the following objectives and policies):

- *The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

### 3.10.2 Objectives and Policies

#### **Objective 3.10.2.1 Regional Planning**

To facilitate inter-municipal / jurisdictional cooperation with the Town of Battleford the R.M. of North Battleford, and neighbouring First Nation communities while maintaining the financial integrity of the City, its tax base and its municipal services.

- Policy (a)** Pursue agreements based on common interests and goals, with neighbouring municipalities and First Nations, that will address joint planning, future growth directions and joint delivery of municipal services that are more cost effective and efficiently delivered on a regional basis.

- Policy (b)** Facilitate orderly development in the area surrounding the City of North Battleford by collaborating with the R.M. of North Battleford, the R.M. of Battle River, the Town of Battleford, and other First Nations through the development of a Planning District, to ensure that future urban land requirements and servicing needs are not prejudiced and are safeguarded from incompatible land uses.

#### **Objective 3.10.2.2 Orderly Development**

To safeguard municipal services from incompatible land uses within the corporate limits of the City of North Battleford.

- Policy (a)** Areas suitable for development within the corporate limits of the City not immediately required for urban development will be designated, in the Zoning Bylaw, as a “Future Urban Development” district.
- Policy (b)** 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.

#### **Objective 3.10.2.3 Future Growth**

To alter the City limits based on need and to provide for orderly development of land uses and services.

- Policy (a)** 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 City boundaries in a manner that will ensure that sufficient lands are available within the City limits. Sufficient lands are deemed to exist within the City 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.
- Policy (b)** Support any request for alteration of City 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 City of North Battleford.

#### **Objective 3.10.2.4 Communication and Referral Process**

To provide greater certainty for land use decisions where impacts cross municipal boundaries

- Policy (a)** The City shall work collaboratively with the RM of North Battleford to develop plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors and other areas of mutual interest.
- Policy (b)** The City of North Battleford will work with the RM of North Battleford when designating or amending future urban growth areas that are located within the RM, on the City's Future Land Use Concept.
- Policy (c)** In an effort to provide greater certainty, transparency and inter-municipal cooperation for future planning for the region, the City of North Battleford shall refer neighbourhood concept plans, transportation plans, future land use map amendments for lands located within the RM of North Battleford, and drainage plans that may impact across municipal boundaries, to the RM of North Battleford for review and comment.

## 3.11 ABORIGINAL AFFAIRS

### 3.11.1 Findings

Many of the outstanding land claims owed to several First Nations in Saskatchewan are now or have already been settled. The Treaty Land Entitlement (TLE) 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. The City of North Battleford is currently home to or near to six Reserves created under the TLE process. These Reserves cover a large area within the City.

Two tribal councils exist within the Battlefords region - the Battlefords Tribal Council and the Battlefords Agency Tribal Chiefs. First Nation communities located in close proximity to the City include: Little Pine First Nation, Mosquito First Nation, Lucky Man Cree Nation, Poundmaker Cree Nation, Moosomin First Nation, Red Pheasant First Nation, Ahtakakoop First Nation, Sweetgrass First Nation, Saulteaux First Nation, Thunderchild First Nation, and Young Chipewayan First Nation.

Urban Reserves are separate jurisdictions in almost every sense, though the Framework Agreement provides for the payment of servicing fees, compatible land use agreements and dispute resolution, among other things.

The City and First Nations governments will need to work together in matters of land use planning, infrastructure development, cultural relations, and economic development for the Battlefords region to reach its potential.



*The Planning and Development Act, 2007* provides for the establishment of Planning Districts (and other joint-planning mechanisms), between municipalities and First Nations.

### **The Statements of Provincial Interest Regulations**

The Statements of Provincial Interest Regulations provides the following statement concerning First Nations and Metis engagement (which is addressed in the following objectives and policies):

- *The province has an interest in enhancing the participation of First Nations and Metis communities in land use planning and development processes.*

### **3.11.2 Objectives and Policies**

#### **Objective 3.11.2.1**

To collaborate with neighbouring First Nations on matters of land use planning, infrastructure development, cultural relations, and economic development.

**Policy (a)** Support the establishment of First Nations Reserve Land within and near the City limits, subject to appropriate agreements regarding matters such as:

- (i) compensation for loss of municipal taxation;
- (ii) payment for municipal services; and
- (iii) bylaw compatibility and compatibility of enforcement.

**Policy (b)** Council shall collaboratively articulate a clear statement of intent, in the form of an accord between the City and Aboriginal communities setting out objectives for the development of protocol agreements between the City of North Battleford and First Nation and Metis governments relating to culture, heritage, land use and infrastructure planning, environment, and economic development. Within the protocol agreements, attention should be paid to:

- (i) identifying sites of cultural and heritage significance for First Nations and Metis signatories to the agreements;
- (ii) developing process around joint work items in the Official Community Plan, the Zoning Bylaw, future growth planning, shared regional strategic growth, land use compatibility, and infrastructure development planning;
- (iii) addressing the concept of Aboriginal culture as a shared asset for the City and Aboriginal governments; and

(iv) economic and social development.

**Policy (c)** Council shall continue to encourage a strong process for ensuring Aboriginal citizen participation from the scale of the residential doorstep to the neighbourhood and City Council levels.

## 4. IMPLEMENTATION

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### 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

- (1) The purpose of the City'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 City.

#### 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, community service uses, retail commercial uses, arterial 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.

#### 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 Contract Zoning**

- (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 Act*.
- (2) Contract Zoning may be used by Council to:
  - (a) limit or avoid land use conflict or address servicing capacity issues that could otherwise occur without limiting the uses within a zoning district;
  - (b) provide for the temporary development of land that is needed for medium to long term City growth.
- (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 zoning district designation, 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 to remove the Holding Symbol “H” by amendment to the Zoning Bylaw, Council shall consider whether the 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 support the 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.
- (5) Ensured that the land is suitable for the purpose intended.
- (6) Ensured that there will exist legal and physical primary access for all subdivided parcels or lots except as provided in Section 128 of *The Act*.

### 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

- (1) Where private development of land for urban purposes is not occurring to meet the City'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**

- (1) 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 City for the relocation of those uses.

#### **4.2.5 Building Bylaw**

- (1) 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 cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within existing subdivided areas. 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 phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, the municipality may establish, by Council resolution, a schedule of development specifications and servicing fees to be used by the municipality as the basis for the negotiation of servicing agreements with proponents of new subdivision development. Such servicing specifications will provide a consistent set of development standards for provision of direct services by developers in new subdivision development. 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. Offsite service fees for individual developments will be established based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

#### **4.2.7 Concept Plans**

- (1) In the interests of ensuring a comprehensive and planned approach to development, a developer may be required to prepare a concept plan for an entire area that will ultimately be developed for residential, commercial or industrial purposes and submit supporting documentation, where appropriate, as follows:
  - (a) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or

other environmental hazards, including potential site contamination, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.

- (b) Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
- (c) The initial concept plan shall provide an integrated layout for the total development as envisioned, showing road layout and access to external public roads, phasing of development, and dedicated lands. Connectivity from the development area to existing areas of the Town for pedestrians as well as vehicles will be an important consideration by Council. 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 approval of a revised concept plan.

Council may adopt concept plans, and agreed upon amendments to concept plans, as part of Section 6 of this Official Community Plan, pursuant to Section 44 of *The Act*.



## 4.3 OTHER

### 4.3.1 Update of Official Community Plan

- (1) 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

- (1) As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of North Battleford.

### 4.3.3 Cooperation and Inter-jurisdictional Consideration

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

### 4.3.4 Programs

- (1) 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

- (1) 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.

### 4.3.6 Binding

- (1) Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the City, 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

- (1) The Zoning Bylaw definitions shall apply to this Official Community Plan.

## 5. MAPS

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## 6. CONCEPT PLANS

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