TOWN OF OUTLOOK
OFFICIAL COMMUNITY PLAN

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING

SEPTEMBER 2014

TOWN OF OUTLOOK

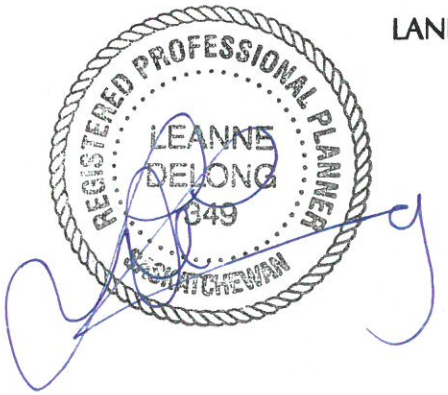
OFFICIAL COMMUNITY PLAN

Prepared for:

THE TOWN OF OUTLOOK

Prepared by:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
Saskatoon, SK



SEPTEMBER 2014

The Town of Outlook
Bylaw No.07(2014)

A Bylaw of the Town of Outlook to adopt the Official Community Plan.

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

(1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Outlook hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.

(2) The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.

(3) Bylaw No. 06(86), the Basic Planning Statement Bylaw, and all amendments thereto are hereby repealed.

(4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 24th day of September, 2014.

Read a Second Time the 14th day of January, 2015.

Read a Third Time the 14th day of January, 2015.

Adoption of this Bylaw this 14th day of January, 2015.

(Mayor)

SEAL

TOWN OF OUTLOOK Seal SASKATCHEWAN

(Town Administrator)

Certified a True Copy of the Bylaw 07(2014) adopted by Resolution of Council on the 14th day of January, 2015.

Administer

TOWN OF OUTLOOK Seal SASKATCHEWAN

Pursuant to clauses 37(1)(d) and 37(2)(c) of *The Planning and Development Act, 2007*, (PDA), Bylaw No. 07-2014 is approved subject to Council effecting minor amendments to:

1) Section 3.7.2.1(d) that:
   i) Corrects the reference to the Water Security Agency (WSA); and
   ii) Replaces reference to the 1:100 flood elevation with 1:500 year flood event to be consistent with *The Statements of Provincial Interest*.

The minor amendments are to be completed within 120 days of this decision. Pursuant to Section 37(3) of the Act, I hereby exempt Council from providing notice of the minor amendments.

Assistant Deputy Minister
Ministry of Government Relations

Date: Mar 13/2015

THE TOWN OF OUTLOOK

OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No.07(2014)
of the Town of Outlook

~~(Mayor)~~

(Town Administrator)

SEAL

TABLE OF CONTENTS

1 INTRODUCTION 1
1.1 AUTHORITY 1
1.2 SCOPE AND PURPOSE 2
2 GOALS 3
3 OBJECTIVES & POLICIES 4
3.1 RESIDENTIAL 4
3.2 COMMERCIAL AND ECONOMIC DEVELOPMENT 8
3.3 INDUSTRIAL 14
3.4 TRANSPORTATION, INFRASTRUCTURE & MUNICIPAL SERVICES 17
3.5 COMMUNITY SERVICES 20
3.6 AMENITIES AND DEDICATED LANDS 22
3.7 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT 24
3.8 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION 26
3.9 AGRICULTURAL LAND AND FRINGE AREAS 29
3.10 NATURAL, CULTURAL AND HERITAGE RESOURCES 31
4 IMPLEMENTATION 34
4.1 ZONING BYLAW 34
4.2 OTHER IMPLEMENTATION TOOLS 37
4.3 OTHER 39
5 FUTURE LAND USE CONCEPT 40
6 CONCEPT PLANS 42

1 INTRODUCTION

On the basis of the findings set out in the Background Report for the Town of Outlook Official Community Plan and Zoning Bylaw (the Background Report) and of the findings highlighted in the report, the following planning goals, objectives and policies are intended for the Town of Outlook.

1.1 AUTHORITY

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

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

(1) sustainable current and future land use and development in the municipality;

(2) current and future economic development;

(3) the general provision of public work;

(4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;

(5) the management of environmentally sensitive lands;

(6) source water protection; and,

(7) the means of implementing the Official Community Plan.

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

In general the Statements of Provincial Interest Regulations address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation

- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation

1.2 SCOPE AND PURPOSE

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

2 GOALS

The planning goals for the Town of Outlook are as follows:

(1) To direct development and growth of Outlook towards a diversification of land use activity in a manner that will maintain a positive relationship with environmental values, resource capabilities, community strengths and the broader region.

(2) To promote the "small town" atmosphere of Outlook, while allowing land owners to develop suitable portions of their land, in an orderly, cost-efficient and appropriate way, consistent with the purpose and within financial capability of the community.

(3) To promote and encourage innovative and sustainable development within the community, enhancing residents' quality of life while conserving natural and financial resources.

(4) To encourage commercial and industrial business development that is compatible with the Town of Outlook's character and environmental values, providing new employment opportunities and contributing to tax revenues.

(5) To promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.

(6) To encourage a diversity of housing types while facilitating the development of affordable housing strategies.

(7) To provide for an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.

(8) To pursue partnerships and opportunities on economic development and other areas such as infrastructure and service delivery.

(9) To market and promote the Town of Outlook as a safe, walkable, growing and affordable community to live in.

(10) To facilitate the growth of the Town's population.

(11) 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 interests.

(12) To support and complement the Statements of Provincial Interest Regulations in the realization of the goals and objectives of this plan.

(13) To encourage healthy lifestyles among Town residents.

3 OBJECTIVES & POLICIES

3.1 RESIDENTIAL

3.1.1 Findings

- The Town of Outlook, with a current population of 2,204 in the 2011 Federal Census, experienced an average annual population increase of 0.35% between 2001-2011. More recently, the population has grown at a more rapid pace with an average annual growth rate of 3.0%. These trends suggest that the demand for residential development will continue to increase within the Town.
- As of the fall of 2011, there was an inventory of 34, serviced, undeveloped residential lots in the Town. Residential development in Outlook is dominated by single detached dwellings but also includes (on a limited basis) semi-detached dwellings, mobile homes and multiple unit dwellings in the form of an apartment building and townhouse style development.
- Surveyed residents within the community indicated strong support for a diversity of housing, including medium and high density residences such as apartments and condominiums. In addition to this, stakeholders within the community indicated a need for affordable housing strategies including facilitating and providing opportunities for rental housing, seniors housing, secondary suites, small lot development and condominiums.
- The Town of Outlook has been successful in developing a fairly walkable community through the development and maintenance of an abundant parks and open space system in addition to the Sky Trail. Stakeholders indicated that having opportunities to walk in Outlook is a strength of the community.
- Identifying areas for short term and long term residential development will assist the town in preparing for residential growth and prepare the Town in addressing the diverse housing needs of the community over the next twenty years.
- 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 well being of communities.*

3.1.2 Objectives

Objective 3.1.2.1

To identify the areas, within Outlook and outside of the Town's current boundaries, that are most suitable for future residential development in order to provide adequate land for future residential development including affordable housing developments.

Policy (a) Ensure new residential development locates 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) If and when sufficient land is no longer available to accommodate additional residential development (pursuant to policies contained in Section 3.9 - Agricultural Land and Fringe Areas), 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 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Residential" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Town. Those lands that are 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 (c) Encourage subdivision and servicing of land for residential purposes where there is insufficient lots to meet demand.

Policy (d) Support additional residential subdivision development in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding three years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.

Policy (e) Subdivision of land in the **RA - Acreage Residential District** shall conform to the proposed future subdivision design shown on Map 1 in Section 6 Concept Plans.

Policy (f) New neighbourhoods should contain a variety of housing forms, including single detached dwellings, semi-detached and two unit dwellings, secondary suites, special needs housing, and townhouse and apartment style multiple unit dwellings, to accommodate a range of users including attainable and affordable housing, seniors' housing and rental housing.

Objective 3.1.2.2

To allow for the development of a full range of residential uses including single-detached, semi-detached, duplex, multiple-unit dwellings, as well as locations for mobile homes and prefabricated homes within the corporate limits of the Town.

Policy (a) Provide for a series of residential zoning districts for a full range of residential uses. These districts will provide varying levels of restrictions on residential types and dwelling unit densities. Single detached dwellings and certain community facilities will be permitted in all residential districts except the mobile home district. Higher density residential uses and, at Council's discretion, other 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 zoning 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 a case-by-case basis, as demand warrants, in conjunction with new residential subdivisions.

Objective 3.1.2.3

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) Accommodate home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment.

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

Policy (c) Minimize land use conflicts by specifying the types of activities to be fully permitted as home based businesses in the Zoning Bylaw and ensure these uses are compatible with a residential environment.

Policy (d) Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.

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 3.1.2.4

To ensure that future forms of residential development are compatible with existing development, maintaining the character of Outlook's residential neighbourhoods.

Policy (a) Ensure that new residential neighbourhoods connect to and complement existing and future development in Outlook, by requiring that concept plans be submitted to the Town of Outlook for approval prior to consideration of rezoning applications associated with formal subdivisions applications.

Policy (b) Authorize the relaxation of rear yard requirements for corner lots in residential districts, provided that larger side yards are provided along the flanking street.

Objective 3.1.2.5

To consider quality urban design and the diverse residential needs of the community in the development of neighbourhoods in the Town of Outlook.

Policy (a) Support and promote the development of pedestrian friendly, walkable and connected neighbourhoods by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.

Policy (b) Encourage the use of passive and active solar strategies in residential development.

Policy (c) Accommodate affordable and alternative housing opportunities for the citizens of Outlook by providing for secondary suites, encouraging infill residential development and facilitating the development of rental housing, seniors' housing, and other multiple family style residential developments that take advantage of existing land inventory (i.e. increased density) and infrastructure.

Policy (d) Promote and advertise the Town, and the associated high quality of life and amenities in Outlook, to encourage individuals and families to locate their residences in the community.

3.2 COMMERCIAL AND ECONOMIC DEVELOPMENT

3.2.1 Findings

- Commercial land use in the Town of Outlook is generally concentrated along Saskatchewan Avenue and Franklin Street. Outlook's distinct town centre is located along Saskatchewan Avenue. In addition to commercial services with a street front business, many commercial ventures operating in Outlook are run out of the home as home based businesses.
- There is currently an inventory of zero serviced, undeveloped downtown commercial lots in the Town and zero serviced, highway commercial lots available, although services exist adjacent to unserviced lots in highway commercial areas. Servicing of commercial lots would be available once the demands of the purchaser are identified. A limited number of vacant commercial buildings are also available. As the Town of Outlook continues to grow, the need for serviced, developable commercial land will increase. Identifying areas for short to long term commercial development will assist the Town in preparing for growth of the community over the next twenty years. Opportunities exist in the Town for infill commercial development to occur on unused and underutilised sites on Saskatchewan Avenue and Railway Avenue. Responses to the community survey indicate very strong support for additional commercial development within the Town.
- A marketing plan for the Town of Outlook was prepared in November, 2004 by Blaq MAP Consulting Inc. This plan outlines the marketing plan and strategy for growing the Town of Outlook through branding. The document analyses the Town's strengths, challenges, and opportunities that either enhance or limit the Town's ability to advertise and promote strategies to achieve its goals. The marketing plan proposes that Outlook shift its central orientation from agriculture to technology and outlines the measures and strategies that the Town needs to take to achieve this change.
- It is noteworthy that recent activities around the Outlook area including an Enbridge / Ledcor pipeline project as well as the recent Tweeten Project (pressurized irrigation pipeline) will continue to foster new agricultural and industrial activity in the region, as well as associated commercial and residential growth.
- Stakeholders identified downtown revitalization as a priority within the Town of Outlook, including addressing aesthetics, celebration of heritage/history, attraction of new business and multiple unit development in the downtown. Stakeholders also identified the importance of presenting a good first impression at the entryways into the Town of Outlook.

3.2.2 General Commercial Objectives and Policies

Objective 3.2.2.1

To promote compatible commercial development in new residential areas.

Policy (a) Provide opportunities for appropriate and compatible commercial sites in new residential areas. Possible uses may include neighbourhood convenience stores, professional offices, personal service trades, and retail stores.

Objective 3.2.2.2

To facilitate the development of visually appealing commercial districts.

Policy (a) Ensure that commercial buildings and sites are constructed and maintained to acceptable standards through the use of the community's Nuisance Bylaw and Building Bylaw.

Policy (b) Ensure that Outlook's commercial districts contribute positively to the aesthetics of the Town, through the use of landscaping regulations and through the promotion of quality urban design.

Policy (c) Ensure that new commercial developments connect to and complement existing and future development in Outlook by requiring that concept plans be submitted to the Town of Outlook for approval prior to consideration of rezoning applications associated with formal subdivision applications.

Objective 3.2.2.3

To attract investment and foster economic and population growth within the Town.

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

Policy (b) Update the Town's marketing plan, in order to continue attracting new business, creating new jobs, and growing the population of Outlook.

Objective 3.2.2.4

To accommodate and encourage the recycling of obsolete and underutilised commercial buildings, as well as vacant land, into vital enterprises.

Policy (a) Promote the development of vacant and underutilised spaces in commercial areas within the Town of Outlook.

Policy (b) Work towards increasing the opportunities available to re-use vacant or underutilised buildings and sites in Outlook by addressing the constraints that exist for potential developers.

3.2.3 Downtown Commercial Objectives and Policies

Objective 3.2.3.1

To create a cohesive, healthy, viable and aesthetically pleasing downtown commercial area.

Policy (a) Support, encourage and facilitate the creation of a viable and coherent vision for the future development of the downtown area.

Policy (b) Promote and encourage new commercial enterprises and the revitalization of the Town's downtown commercial area through the use of such actions and tools as, 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;
- planning and building permit fee rebates; and
- the promotion of the Town of Outlook as a place for new business development.

Policy (c) Facilitate access to downtown commercial services by seniors or others with mobility constraints by locating seniors housing, community services and other essential services in or in close proximity to the downtown.

Policy (d) Provide opportunity for increased levels of overall activity in the downtown by promoting a mix of compatible uses within this area.

Policy (e) Ensure growth of the downtown does not conflict with adjacent development by providing for setbacks and other mitigation measures such as landscaping.

Objective 3.2.3.2

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

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

Policy (b) Zone the area shown as "Downtown Commercial" on the Future Land Use Concept in the Zoning Bylaw for downtown commercial uses and other compatible development.

Policy (c) Consideration will be given to extending downtown commercial zoning to those areas shown as "Future Community Centre Commercial", on the Future Land Use Concept, as demand warrants. The areas shown as "Future Community Centre Commercial" will be zoned for a mix of commercial, institutional and multi-unit residential uses which would not conflict with the long term future use of this area.

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

Objective 3.2.3.3

To facilitate the development of higher density housing in areas near the downtown.

Policy (a) Encourage a land use pattern that reflects higher density residential development (i.e. increased multiple unit developments) in proximity to the downtown commercial area through residential and other zoning designations.

3.2.4 Highway Commercial Objectives and Policies

Objective 3.2.4.1

To ensure that sufficient land is designated along Highway #15, for development of highway commercial use and to promote the expansion of existing highway commercial operations and encourage new development in the existing highway commercial area.

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

Policy (b) Zone the area shown as "Highway Commercial" on the Future Land Use Concept for highway commercial uses and compatible development.

Policy (c) Consideration will be given to extending highway commercial zoning to those areas shown as "Future Highway 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 highway commercial development (pursuant to policies contained in Section 3.9 - Agricultural Land and Fringe Areas), new highway commercial development will be encouraged to locate in the areas noted as "Potential Highway Commercial" on the Future Land Use Concept. Subject to policies contained in Section 3.9 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Highway Commercial" within the corporate limits of

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

Policy (e) Undertake, where necessary, to acquire land for highway commercial development through purchase or exchange.

Policy (f) Permit light industrial uses such as storage, warehousing, or freight and cartage operations in highway commercial areas at Council's discretion.

Policy (g) Promote and encourage new highway commercial development through the use of such action and tools, including but not limited to:

- the construction of infrastructure;
- encouragement of public - private partnerships;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilised buildings or sites;
- planning and development permit fee rebates; and
- the promotion of the Town of Outlook as a place for new business development.

Objective 3.2.4.2

To restrict development of non-highway commercial use in the designated highway commercial areas.

Policy (a) To ensure a viable and dynamic downtown commercial area, the highway commercial district will only provide for commercial uses that are oriented to the highway, encouraging non-highway commercial uses to locate downtown.

Objective 3.2.4.3

To encourage and facilitate visually appealing entries to the Town through existing and future highway commercial areas.

Policy (a) Facilitate the development of visually appealing entry points into the Town along Highway #15 by:

(i) initiating the preparation of a coordinated highway entry enhancement master plan or strategy;

(ii) providing financial support for the implementation of such a master plan or strategy; and

(iii) establishing landscaping requirements and signage standards in highway commercial areas.

Policy (b) Ensure that transportation corridors leading into the Town of Outlook maintain a high standard of landscaping and screening to achieve aesthetically appealing gateways.

3.3 INDUSTRIAL

3.3.1 Findings

- Industrial development is concentrated along First Avenue and Saskatchewan Road (Highway #15). Among the industrial developments in Outlook are irrigation, agricultural related, recycling, and construction businesses.
- There is currently an inventory of zero serviced, undeveloped industrial lots in the Town, although services exist adjacent to vacant lots within the industrial area. Servicing of industrial lots would be available once the demands of the purchaser are identified.
- Opportunities also exist in the Town for infill/future industrial development to occur on unused and underutilised sites on Christie Street, Main Street and First Avenue.
- Responses to the community survey indicate strong support for industrial development within the Town. Identifying areas for short to long term industrial development will assist the Town in preparing for growth of the community over the next twenty years.
- Ongoing pipeline maintenance projects in summer months have brought numerous seasonal workers and contractors to the Outlook area.

3.3.2 Objectives and Policies

Objective 3.3.2.1

To attract new industrial operations to Outlook.

Policy (a) Promote the Town as a place for new business development through various Town led initiatives.

Policy (b) Ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Town of Outlook.

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

- the construction of infrastructure;
- investment in public buildings and public realm improvements such as streetscapes;
- encouragement of public - private partnerships;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilised buildings or sites;
- planning and development permit fee rebates; and
- the promotion of the Town of Outlook for as a place for new business development.

Objective 3.3.2.2

To identify areas for the development of industrial operations that will minimize conflicts with other land uses.

Policy (a) The Zoning Bylaw will contain an industrial district 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 - Agricultural Land and Fringe Area), 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 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Industrial" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are 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.

Objective 3.3.2.3

To ensure that industrial development and sites are adequately buffered, screened and separated from incompatible land uses while encouraging visually appealing industrial development areas.

Policy **(a)** Facilitate and encourage visually appealing industrial development by establishing landscaping requirements and signage standards in all industrial areas.

Policy (b) Ensure that new industrial developments connect to and complement existing and future development in Outlook through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.

Policy (c) Ensure adequate buffer zones are provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.

Policy (d) Ensure that industrial buildings and sites are constructed and maintained to acceptable standards through the use of the community's Nuisance Bylaw and Building Bylaw.

Objective 3.3.2.4

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

Policy (a) In the Zoning Bylaw, those industrial uses that have the potential to use significant volumes of water or contribute significant flows to the sanitary sewer system as a result of industrial processing operations, will be listed as discretionary uses.

Policy (b) 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.

3.4 TRANSPORTATION, INFRASTRUCTURE & MUNICIPAL SERVICES

3.4.1 Findings

- Access to the Town of Outlook is provided via Provincial Highway #15. There are currently no active rail lines that travel through the Town of Outlook.
- The Town's sewage lagoon is located north of the Town of Outlook. The population capacity of the existing lagoon is 3,000 people. The existing lagoon storage cell is currently sized adequately to meet the current and future needs of the community, however, it has been identified that there is a need for the LCBI campus to be hooked up to the municipal sewage system. Given the location of the sewage lagoon, consideration must be given to the distance of development in close proximity to the lagoon, ensuring a 600 metre buffer for most types of development.
- The Town's Water Treatment Plant has been upgraded to accommodate future increased population growth.
- Responses to the community survey indicate that residents strongly agree that general infrastructure upgrades (sewer, water, etc.) should be a priority. It is imperative that new development, as well as re-development, be within the capacity of the Town's infrastructure.
- Stakeholders indicated that current trucking routes through the Town should be rerouted so that the damage to Town roads is minimized.
- Responses to the community survey also indicated that municipal services and community design features that reduce the impact on the earth (i.e. increased environmental consciousness or "going green") are considered important to community residents. It is important for the residents of Outlook that future planning and development decisions are considered against environmental impact and ecological preservation.
- The Statements of Provincial Interest Regulations provides the following statement concerning public works (which is 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 Statements of Provincial Interest Regulations provides the following statement concerning transportation (which is addressed in the following objectives and policies): *The Province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

3.4.2 Objectives and Policies

Objective 3.4.2.1

To protect and facilitate the various functions of the provincial highway and municipal road system in Outlook in order to maintain safe and efficient traffic movement as well as minimize the cost of constructing, improving and maintaining roadways.

Policy (a) Direct land use associated with heavy truck traffic away from pedestrians and to areas where their impact on municipal roads will be minimized.

Policy (b) Collaborate with the provincial government in exploring the potential for truck re-routing around the Town of Outlook.

Objective 3.4.2.2

To promote land use and development patterns that encourage alternative forms of transportation (e.g. walking and cycling) while ensuring pedestrian and traffic safety.

Policy (a) Consider connectivity and traffic safety for pedestrians, cyclists and private vehicles in all land use and development decisions.

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

Objective 3.4.2.3

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

Policy (a) The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such 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 Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Policy (c) Ensure that development in Outlook can be adequately serviced by infrastructure and utility systems and services by understanding the Town's infrastructure needs and the costs associated with those needs by using the most up to date information available to the Town.

Policy (d) Monitor population and business growth as it relates to water and waste water systems.

Policy (e) Storm water management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.

Policy (f) As per the Statements of Provincial Interest, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.

Policy (g) As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

Objective 3.4.2.4: Asset Management

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

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

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

Policy (c) Ensure Asset Management Plans are kept up to date and used to support infrastructure investment decisions.

Policy (d) Use Asset Management Plans to support long term financial planning.

3.5 COMMUNITY SERVICES , TOURISM AND RECREATION

3.5.1 Findings

- The Town of Outlook provides its residents with a host of services including elementary and high school education, police and fire protection, a public library, and a range of recreational facilities and health services. Responses to the community survey indicate that residents generally feel that there needs to be more recreation programming and facilities for the youth demographic in the Town. It was generally agreed that appropriate programming and facilities exist for children, adults and the senior population within the Town.
- Fire protection is provided by the Outlook Volunteer Fire Department, which is jointly operated by the Town and the Rural Municipality of Rudy No. 284. Police protection is provided by the Outlook Detachment "F" Division of the RCMP.
- Health services for the Town and surrounding area are administered by the Heartland Health Region. Within the Town, the Outlook District Health Centre provides a range of services including diagnostic services; pharmacy; home care; public and mental health nursing; diabetes prevention; adult day care; respite care; optometry; dentistry; a chiropractor, and massage therapy.
- Educational services are administered by the Sun West School Division No. 207, and facilities in the Town include a public elementary school (pre-K to grade 5) and a public high school (grades 6 to 12). A private Lutheran Bible College, named the Lutheran Collegiate Bible Institute (LCBI) is located within town and provides education for grades 10-12.
- The Town also has seven churches and one non-denominational cemetery.
- Stakeholders have indicated that the growth of the community will require long term planning for such community services as recreation, health, education, and the tourism industry.
- The Town of Outlook, along with several other Rural and Urban municipalities were a part of the development of the Lake Diefenbaker Tourism Destination Area Plan.
- The Lake Diefenbaker Tourism Destination Area Plan identifies tourism development issues and opportunities, and recommends specific strategies and actions to manage these points. Consideration should be given to the recommendations laid out in this plan in the interest of promoting the Town of Outlook, and the region as a whole, as a tourist destination.
- Consideration should be made toward the development of appropriate community service and recreation policies in order to minimize the cost to the Town and maximize the benefit to residents and visitors to the area.
- 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.*

3.5.2 Objectives and Policies

Objective 3.5.2.1

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

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) Zone the areas shown as "Community Service" on the Future Land Use Concept for community service and compatible development.

Policy (c) Consult with the Sun West School Division No. 207 to ensure that any requirements for new schools have been satisfactorily addressed in the proposed subdivision plan before supporting any major subdivision applications for new residential development,.

Objective 3.5.2.2

To monitor shifts in population structure and types of recreation demands and, on that basis, adjust recreation program delivery and facility provision on the basis of these shifts.

Policy (a) Examine, from time to time, the feasibility of expanding the types of recreational programs and facilities in the community in accordance with town demographics and population growth.

Objective 3.5.2.3

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

Policy (a) Encourage extensive participation by service clubs, community and public agencies, developers, the R.M. of Rudy and other interested groups, in the development of recreation and other community facilities.

Objective 3.5.2.4

To encourage the coordination and integration of community facilities, recreation facilities, and tourism opportunities where appropriate.

Policy (a) Facilitate cooperation and communication between service clubs and groups, community service agencies and the Town of Outlook in the development or redevelopment of community facilities in the Town.

Policy (b) Insofar as practical, the Town of Outlook will endeavour to implement the policies and associated recommendations as laid out in the Lake Diefenbaker Tourism Destination Area Plan.

3.6 AMENITIES AND DEDICATED LANDS

3.6.1 Findings

- The Town of Outlook showcases a number of parks and recreational spaces. The most popular of these facilities include the Sky Trail, Outlook and District Regional Park, and the Riverview Golf Course. Community survey respondents indicated that the Sky Trail, the recycling depot, Outlook Regional Park, walking trails, and Civic Centre were among the most popular recreational facilities and services used within the Town.
- Stakeholders indicated a desire for snow clearing of the Sky Trail to accommodate current winter users and to encourage the use of the trail year round. In addition to this, stakeholders also indicated a desire for continued development of the trail system throughout Outlook and area.
- Responses to the community survey indicate that residents generally agree that Outlook offers sufficient public recreation facilities, as well as park space for the size and demographic of the community.
- Residents also strongly indicated that paved, curbed streets should be a priority for the Town.
- The Statements of Provincial Interest Regulations provides the following statement concerning Saskatchewan's biodiversity, unique landscapes and ecosystems (which is addressed in the following objectives and policies): *The province has an interest in biodiversity and natural ecosystems for present and future generations.*

3.6.2 Objectives and Policies

Objective 3.6.2.1

To recognize the natural and scenic significance of surrounding natural areas and to promote their conservation and preservation in order that these resources may be preserved and managed to benefit wildlife, vegetation and people in the Town of Outlook.

Policy (a) Place in public ownership, wherever possible, natural and scenic areas of significant value.

Policy (b) Encourage the integration of natural features, existing vegetation, habitat, and wetland and riparian areas in the development of the Town's parks, open space and trail systems.

Objective 3.6.2.2

To make provision for municipal reserves when land is subdivided.

Policy (a) Establish a parks and recreation zoning district 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) Zone the area shown as "Open Space" on the Future Land Use Concept for parks, recreation uses, resource conservation uses and compatible development.

Policy (c) Permit parks and playgrounds within open space in all zoning districts as permitted uses.

Policy (d) Consider the following factors in making decisions on the provision of municipal reserves:

(i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.

(ii) In commercial and industrial subdivisions, cash-in-lieu 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) 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.

Objective 3.6.2.3

To support, encourage and facilitate connectivity and walkability throughout the Town.

Policy (a) Encourage the linkage of natural areas and parks in a continuous open space system.

Policy (b) Facilitate the development of a walkable community, through consideration for the provision of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

Policy (c) Consider the important linkages between the Town's destination sites, residential areas, pedestrian amenities and the Sky Trail in the development of parks and open spaces in Outlook.

Objective 3.6.2.4

To support the equitable access of community parks and open spaces to all residents and provide park space suitable for all community needs.

Policy (a) Encourage extensive participation by service clubs, community and public agencies, the R.M. of Rudy, and other interested groups in the development of parks, green space and trail systems throughout the Town of Outlook.

3.7 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.7.1 Findings

- Biophysical constraints on development in and around the Town of Outlook include the South Saskatchewan River to the West. Riparian areas, including banks primarily related to the South Saskatchewan River pose a hazard in terms of development due to flooding, slumping and erosion.
- There have been no reported flooding problems, including basement backups, in the Town of Outlook. The sewer system was upgraded in 2006, and new development is not allowed to tie in directly with any weeping tile or collection systems.
- In terms of slumping, it was reported that any development close to the South Saskatchewan River needs to undertake a geotechnical investigation in order to assess slope stability.
- The concept plan developed for the northwest portion of Outlook (Drawing 1 Section 6 - Concept Plans) includes a Preliminary Geotechnical Appraisal of the river slopes in the vicinity of the proposed concept plan area (Clifton Associates LTD 1980). A tentative line establishing areas safe for construction of residential housing has been established as being 20 metres east and parallel to the established sewage force main in this area (easement # 72S2399). It was recommended in the report that no detailed stability studies would need to be required for development 20 metres east of the existing sewage force main easement, however, development proposed within 20 metres of the established sewage force main easement (on the east side) shown on Registered Plan 71S19886, while likely that it can occur, should require further geotechnical investigation. According to the report, development on the west side of the established sewage force main would most likely only be suitable for development of ancillary type outbuildings such as barns or storage sheds providing landscaping is controlled.
- In terms of hydrocarbons, there are no known contaminated sites located within the Town boundaries.
- 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 safety and security of individuals, communities and property from natural and human induced threats.*

3.7.2 Objectives and Policies

Objective 3.7.2.1

To discourage inappropriate development in areas with potentially hazardous site conditions, including flooding, erosion, soil subsidence, slumping, slope instability or contamination by hazardous material.

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

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) Require that applicant for proposed development on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development and identifies any necessary mitigation measures.

Policy (d) Work with the Saskatchewan Watershed Authority on flood protection in the Municipality and require subdivision and development permit applicants to consult with the Saskatchewan Watershed Authority, 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 1:100 year flood elevation plus wave and wind run-up or the 1:500 year flood elevation, whichever is greater.

Policy (e) Establish development standards for development on or near hazard lands in the Zoning Bylaw.

Policy (f) Require that applicants for proposed development on land within the area identified in Drawing 1, Section 6 - Concept Plans submit a detailed geotechnical investigation for development within 20 metres east of the sewage force main easement.

Policy (g) Prohibit residential development on the west side of the sewage force main easement in the area identified in Drawing 1, Section 6 Concept Plans.

Objective 3.7.2.2

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

Policy (a) Dedicate flood hazard areas and other environmentally sensitive areas as environmental reserve with consideration given to utilizing land use approaches and infrastructure designs that will avoid or minimize environmental degradation through using environmental protection measures with the facilitation of compatible activities.

3.8 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

3.8.1 Findings

- Many of the outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status.
- Other communities in the area in proximity to Outlook include the Villages of Broderick, Glenside, Conquest, and Macrorie. The Town of Outlook also straddles the east and west banks of the South Saskatchewan River downstream from the Gardiner Dam and the Coteau Creek Power Station. The Town of Outlook is located in the R.M. of Rudy No. 284.
- There has been a spirit of cooperation between the R.M. of Rudy and the Town of Outlook in the past, and this cooperative relationship continues today.
- In addition to this, the WaterWolf Planning Commission (consisting of 45 rural and urban municipalities in the region, including the Town of Outlook) has developed a Growth Management Strategy intended to provide direction as to how the District, the Municipalities, First Nation and local residents envision the area developing over the next fifteen to twenty years (developed in 2008).
- 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.*

3.8.2 Objectives and Policies

Objective 3.8.2.1

To maintain the financial integrity of the Town, its tax base and its municipal services while ensuring compatible and enforceable land use and development standards in any Urban Reserve that may be established in Outlook.

Policy (a) Ensure an agreement is sought pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Town, and will be based on the objective noted above. The Agreement will consist of any or all of the following matters:

(i) Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self-Government;

(ii) Bylaw Compatibility clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nation's Bylaws should

be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced and changed;

(iii) Tax Loss Compensation clauses, which recognize that after the new Centre has been created as an Indian Reserve, the First Nation will be exempt from paying Town taxes (which pay for municipal services), describe how the Town will be compensated for loss of these taxes, recognize the types of and costs for those Town services which the First Nation plans for the new Centre and describe the responsibility for collection and the procedures and timing of payments;

(iv) Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and

(v) Other issues, which may include but are not limited to, regular meetings of the Band and Town Councils, procedures for sharing information between the Administrators of each party and between the Elected Councils of each party, incentives, exemptions, rebates and abatements of servicing costs, etc., access to property for maintenance, repairs etc.

Objective 3.8.2.2

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Outlook and the region.

Policy (a) The Town will pursue opportunities to take advantage of federal and provincial programs which will benefit Outlook and the region.

Objective 3.8.2.3

To facilitate inter-municipal / jurisdictional cooperation on a regional basis.

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

Policy (b) Work with the WaterWolf Planning Commission in implementing the WaterWolf Growth Management Plan.

Policy (c) Collaborate with neighbouring communities to develop a residential strategy that will work towards attracting new housing development opportunities to the region.

Objective 3.8.2.4

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

Policy (a) In order to provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Town's boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they can accommodate future development for a period of twenty years and if they can be serviced in a practical, cost-effective manner.

Policy (b) The Town will support requests for alteration of Town boundaries which are consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Town.

3.9 AGRICULTURAL LAND AND FRINGE AREAS

3.9.1 Findings

- The urbanized area of the Town of Outlook is surrounded by the Rural Municipality of Rudy No. 284. The Rural Municipality of Fertile Valley No. 285 lies on the west side of the river, surrounding that portion of the Town limits. It is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. Intensive livestock operations, anhydrous ammonia depots or construction of farm buildings could interfere with future urban land requirements.
- Stakeholders have identified the desire to ensure protection of prime agricultural land and irrigation resources located adjacent to and in close proximity to the Town of Outlook.

3.9.2 Objectives and Policies

Objective 3.9.2.1

To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.

Policy (a) Work with the R.M. of Rudy to address and resolve issues and concerns of mutual interest.

Objective 3.9.2.2

To alter the Town 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 Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they should accommodate future development for a period of twenty (20) years and they can be serviced in a practical, cost-effective manner.

Policy (b) Support any request for alteration of Town boundaries when such alteration is consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Town.

Policy (c) Ensure irrigation resources and prime agricultural land in the R.M. of Rudy are protected as much as possible, when the Town of Outlook expands.

Objective 3.9.2.3

To safeguard municipal services from incompatible land uses.

Policy (a) Designate, in the Zoning Bylaw, areas suitable for development within the corporate limits of the Town not immediately required for urban development, as a "Future Urban Development" district.

Policy (b) Ensure that land use and development in the Future Urban Development district does not jeopardize or otherwise unduly restrict future development through the use of provisions in the Zoning Bylaw.

3.10 NATURAL, CULTURAL AND HERITAGE RESOURCES

3.10.1 Findings

- The Town of Outlook is located within the South Saskatchewan River Basin. Source waters in the South Saskatchewan River Basin consist of wetlands, sloughs, lakes, rivers and groundwater aquifers.
- The Saskatchewan Watershed Authority (SWA) has completed a Watershed Source Water Protection Plan (2007) for the South Saskatchewan River Watershed, within which the R.M. of Rudy, and thus the Town of Outlook, lies. Recommendations and key actions have been identified respecting water conservation, climate change, ground water protection, surface water quality, allocation of inter-provincial water flows, surface water quality and protection of natural habitat. The approved watershed plans are now being implemented by all participating agencies.
- One Municipal Heritage Property has been identified within the Town's boundaries. It is the Canadian Pacific Railway Station, built in 1909. This station is one of only three of its kind built in Saskatchewan, all of which were constructed at divisional points on new branch lines.
- There are currently four archaeological sites recorded within the Town of Outlook proper. These sites are identified as two artifact finds (sites with five or fewer artifacts) and two artifact/feature combination (site with a combination of artifacts and features, such as tipi rings). All sites are located adjacent to the L.C.B.I.
- Protection of natural and heritage resources within the Town of Outlook is an imperative step when planning for growth of the community so that the residents of Outlook will be able to continue to enjoy and utilize these resources for generations to come.
- The following quarter sections within the Town of Outlook have been identified as being potentially heritage sensitive as per the *Saskatchewan Heritage Property Act* and the proponent of any proposed development project in these areas may be required by the Heritage Conservation Branch to undertake a Heritage Resource Impact Assessment: all of Section 8-29-8 W3M, Section 9-29-8 W3M, NW, SW and SE-10-29-8 W3M, Section 16-29-8-W3M, NE, SE, SW-17-29-8 W3M, all of Section 21-29-8-W3M, SE-20-29-8-W3M, all of Section 28-29-8 W3M and all of section 29-29-8 W3M.
- The Statements of Provincial Interest Regulations provides the following statement concerning heritage and culture (which is addressed in the objectives and policies below): *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*
- The Statements of Provincial Interest Regulations provides the following statement concerning source water protection (which is addressed in the following objectives and policies): *The province has an interest in the protection of water sources that provide safe drinking water.*

3.10.2 Objectives and Policies

Objective 3.10.2.1

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

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

Policy (b) Support the implementation and evolution of the South Saskatchewan River Watershed Source Water Protection Plan.

Policy (c) The Town of Outlook will 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 (d) Ensure that development protects and sustains important waterbodies, waterways, wetlands, groundwater and riparian systems in the town and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Town is satisfied that specific development projects will sustain these areas.

Objective 3.10.2.2

To protect and conserve the culture and heritage resources within the Town of Outlook, and where such protection cannot be achieved, to implement appropriate mitigation measures.

Policy (a) Support the designation of provincial heritage and municipal heritage buildings and sites within Outlook, including those owned by the Town, as well as those owned privately.

Policy (b) Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Resources Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to on a development site are the responsibility of the prponent of a proposed development. If the Heritage Conservation Branch of Saskatchewan determines that a project must be moved or that further mitigative measures are

needed to protect heritage sites, those costs are also the responsibility of the proponent of the proposed development.

Policy (c) The Town of Outlook's land use and development decisions will be sensitive to the conservation of culture and heritage resources.

Policy (d) The Town shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.

Policy (e) Insofar as practical, the Town shall utilize the provisions set out in the Standards and Guidelines for the Conservation of Historic Places to guide protection and conservation efforts of heritage places.

Policy (f) The Zoning Bylaw shall contain development standards that will aid in the facilitation and repurposing of historic buildings through the use of contract zoning districts and, at the discretion of council, other potential means.

Objective 3.10.2.3

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

Policy (a) The Town may wish to consider the development of a municipal Culture Plan that identifies and maps local culture and heritage resources while creating awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.

Policy (b) The Town shall continue to support heritage and cultural events, including library events, museum events, trade shows, Santa Claus Day, among others.

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

Policy (d) The Town shall endeavour to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.

4 IMPLEMENTATION

4.1 ZONING BYLAW

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

4.1.1 Purpose

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

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, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

4.1.3 Amending the Zoning Bylaw

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

(1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.

(2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.

(3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.

(4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.

(5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

4.1.4 Zoning by Agreement

(1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.

(2) Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Contract Zone to rezone a site to allow a proposed development, but may also restrict uses normally allowed in the zoning district through a contract.

(3) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.

(4) 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.

(5) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

(6) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:

(a) limiting the uses within a zoning district will avoid land use conflict;

(b) it is necessary to ensure that appropriate services and infrastructure are provided.

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 development has progressed to a point where extension of municipal services is appropriate.

4.2 OTHER IMPLEMENTATION TOOLS

4.2.1 Subdivision Application Review

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

(1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.

(2) Ensured that the application is in conformity with the Zoning Bylaw.

(3) Negotiated the terms of a servicing agreement, if required, with the applicant.

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

4.2.2 Dedicated Lands

(1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.

(2) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

4.2.3 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.

4.2.4 Development Levies and Servicing Fees

(1) In accordance with Section 169 of *The Act,* the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.

(2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision. The schedule of fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. The negotiation of service fees for individual developments will be based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

4.3 OTHER

4.3.1 Updating the Official Community Plan

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

4.3.2 Further Studies

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

4.3.3 Cooperation and Inter-Jurisdictional Consideration

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

4.3.4 Programs

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

4.3.5 Provincial Land Use Policies and Interests

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

4.3.6 Binding

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

4.3.7 Definitions

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