

TOWN OF MARTENSVILLE

OFFICIAL COMMUNITY PLAN
Consolidated

PREPARED FOR:

TOWN OF MARTENSVILLE

PREPARED BY:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
SASKATOON, SK

JUNE 2008

THE TOWN OF MARTENSVILLE

BYLAW NO. 17-2008

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

The Council of the Town of Martensville, 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 Town of Martensville hereby adopts the Town of Martensville 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. That Bylaw No. 3-88, known as the Martensville Basic Planning Statement Bylaw, and all amendments thereto, are hereby repealed.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 Municipal Affairs.

Read a first time this ____ day of _____, _____

Read a second time this ____ day of _____, _____

Read a third time this ____ day of _____, _____

Adoption of bylaw this ____ day of _____, _____

Mayor

S E A L

Town Administrator

Certified a true copy of the Bylaw adopted by Resolution of Council on the ____ day of _____, _____.

A Commissioner for Oaths in the Province of Saskatchewan
My appointment expires _____.

THE TOWN OF MARTENSVILLE
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No.17-2008
of the Town of Martensville

_____ Mayor

S E A L

_____ Town Administrator

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1. INTRODUCTION

1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Town of Martensville 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 Planning and Development Act, 2007*, 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.

1.2 SCOPE

The policies of this Official Community Plan shall apply to the incorporated area of the Town. Policies which address the future development of areas outside the current limits of the Town will take effect on annexation of those areas to the Town, or in conjunction with the Council of the Rural Municipality. All development shall conform to the objectives and policies contained in this Official Community Plan.

1.3 PURPOSE

This Official Community Plan is intended to serve as a statement of the goals, objectives and policies of the Town of Martensville relating to the future growth and development of the community. The policies are intended to provide Council with direction in establishing other bylaws and programs to guide the future growth and establish guidelines for formulating decisions on future land use and development proposals.

2. COMMUNITY GOALS

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

- 2.1 To direct development and growth of Martensville towards a diversification of land use activity in a manner that will maintain a positive relationship with environmental values, resource capabilities, community strengths and the broader community in the Rural Municipality of Corman Park.
- 2.2 To enhance Martensville's commercial and industrial tax base, while maintaining the Town's "small-town" atmosphere and lifestyle.
- 2.3 To ensure orderly, cost-efficient and appropriate development of the land is consistent with the values of the community and within the financial capability of the community.
- 2.4 To promote and encourage creative and innovative growth and development within the Town, with the intent of enhancing resident's quality of life and Martensville's overall sustainability as a community.
- 2.5 To ensure that green spaces and parks are fully integrated into the fabric of the Town and serve to connect and tie the community together in an equitable manner.
- 2.6 To maintain Martensville as a safe and secure place to live.
- 2.7 To support and complement provincial interests where those interests have been identified to the Municipality.

3. OBJECTIVES AND POLICIES

3.1 RESIDENTIAL

3.1.1 Findings

- (1) Martensville, with a current (2006) Statistics Canada population of 4,968, experienced robust annual population growth of 13.8% over the last five years. Although growth is evident, the 2006 Statistics Canada data understates what is actually occurring in Martensville (as of June 2007 single dwelling units permits almost equalled the total amount of same in the previous year). Population projections, as well as accelerated increases in dwelling unit building permits over the last five years, suggest significant continued growth into the future, with the Town's population projected to reach between 10,000 to 14,588 by the year 2026. Based on population projections and average household size, new residential development could reasonably be expected to require an additional 70 ha (173 acres) of land within the next ten years and 170 ha (420 acres) within the next twenty years. Observed rates of housing construction, if continued, would result in a requirement for at least 162 ha (400 acres) of serviced residential land in the next ten years. *Areas need to be identified for both short-term and long-term future annexation to accommodate future residential development.*
- (2) As of the fall of 2007, there was no inventory of serviced, undeveloped residential lots in the Town. The deficiency of available serviced lots will not meet the strong demand for residential land caused by the rapid population growth projected for Martensville. *Areas need to be identified for future residential development.*
- (3) Stakeholder representatives indicated that there is a desire to accommodate a mix of housing, types and densities (particularly oriented to seniors) within the Town in appropriate areas, in an orderly and planned manner, with particular attention given to eliminating increased parking pressure. *Policies are required to accommodate a mix of housing types and densities in suitable areas throughout the Town.*
- (4) Responses to the community survey indicated support for additional residential development in the Town.
- (5) Stakeholder representatives have indicated a desire for the provision of smaller lot sizes in designated areas. *Policies are required to accommodate additional, smaller lots sizes within the Town.*

- (6) Stakeholder representatives have indicated a desire for an appropriate mix of uses throughout the Town (residential and office space, live/work units). *Policies are required to accommodate an appropriate diversity of uses throughout the Town.*
- (7) Increased residential off-site parking (i.e. boats, trailers, cars, etc.) was raised as an issue by local stakeholders. *Options for off-site parking regulations need to be fully examined during the planning process.*
- (8) There is a growing trend towards the provision of ongoing care to individuals, in need of such care, in a residential as opposed to an institutional setting. The notion of residential care facilities and adult day-care centres (no overnight supervision) as a compatible form of development in residential areas, provided that such facilities were not so large as to disrupt the residential character of the areas in which they were located is becoming more common. Residential care facilities and adult day care centres, either stand-alone or as accessory uses in residences or other facilities in residential areas may warrant further exploration. *Policies and standards are required to accommodate residential care facilities and adult day-cares in residential areas.*

3.1.2 Objectives

- (1) To provide adequate land for future residential development.
- (2) To identify the areas, within Martensville and outside of the Town's current boundaries, that are most suitable for future residential development.
- (3) To support the development of affordable housing.
- (4) To allow for the development of a full range of residential uses including single-detached, semi-detached, duplex, and multiple-unit dwellings, within the corporate limits of the Town.
- (5) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (6) 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.
- (7) To support walking and other alternative forms of transportation in future residential development.

- (8) To ensure that future forms of residential development are compatible with existing development, maintaining the character of residential areas.
- (9) To support a compatible and appropriate mix of land uses within higher density residential development areas.
- (10) To support infill development in residential areas where municipal services can adequately be provided.

3.1.3 Policies

- (1) Infill of existing residential lots will be encouraged in appropriate areas, with consideration given to the limitations of existing infrastructure.
- (2) The areas within the corporate limits of the Town designated as "Residential" on the Future Land Use Concept will be zoned, in the Zoning Bylaw, for residential uses and compatible development.
- (3) New residential subdivision and development will be encouraged to locate in the areas noted as "Future Residential Neighbourhood" 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 zoned FUD - Future Urban Development District to prevent development of uses which would conflict with the long term use of these areas .
- (4) If and when sufficient land is no longer available to accommodate additional residential development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas), new residential development will be encouraged to locate in the areas noted as "Potential Residential Neighbourhood" on the Future Land Use Concept. Subject to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Residential Neighbourhood" 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. When those lands that are zoned for future urban development are included within the corporate limits of the Town they 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.

- (5) The Town will take steps to facilitate the subdivision of land for residential purposes where there are insufficient lots to meet demand.
- (6) Additional residential subdivision development will be supported by Council only in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding three years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, council may choose to exceed this guideline in order to remedy the perceived deficiency.
- (7) A separate modular home district, for modular homes and compatible development, will be established in the Zoning Bylaw. Extension of the modular home district into additional areas will be considered on a case-by-case basis, as demand warrants, in conjunction with new residential subdivisions.
- (8) A series of residential districts will be provided for a full range of residential uses. These districts will provide varying levels of restrictions on residential form 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.
- (9) Generally speaking, a land use pattern that reflects higher density residential development (i.e. increased multiple unit developments) in proximity to existing commercial areas, future community centres and green space, will be encouraged through residential and other zoning designations.
- (10) Council may, in the Zoning Bylaw, authorize the relaxation of rear yard requirements for corner lots in residential districts, provided that larger side yards are provided along the flanking street.
- (11) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (12) Council will promote and advertise the Town, and the associated high quality of life and amenities in the Town, to encourage individuals and families to locate their residences in Martensville.

- (13) 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.
- (14) 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.
- (15) The Zoning Bylaw shall specify the types of activities to be allowed as permitted home based business uses. Such uses are to be compatible with a residential environment and will not create land use conflicts.
- (16) Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion. Time limits may be applied to the approval of these uses.
- (17) 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.
- (18) To promote walkability and the use of alternative transportation modes, residential areas shall be oriented to the serve both pedestrians and cyclists, as well as private automobiles.
- (19) To ensure that new residential neighbourhoods connect to and complement existing and future development in Martensville, the Town will require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. Council may adopt a concept plan as a schedule to this Official Community Plan.

3.2 COMMERCIAL

3.2.1 Findings

- (1) Commercial land uses in Martensville are focussed on and around Centennial Drive.
- (2) As the Town of Martensville continues to grow (projected population in twenty years will exceed 10,000 people), the need for a distinct community or town centre increases. The need for serviced, developable commercial land in alternative areas (in addition to Centennial Drive) has been identified, by stakeholder representatives, as a key issue facing the Town. *Policies are required to identify future commercial areas within the Town and in association with a future annexation.*
- (3) As of November, 2007 an inventory of 5 serviced, but undeveloped commercial lots were available in the Town. *Areas need to be identified for both short-term and long-term future commercial development.*
- (4) Stakeholder representatives have indicated a desire to examine potential traditional commercial development (i.e. commercial development on both sides of Centennial Drive, commercial town centre).
- (5) Responses to the community survey indicate strong support for additional commercial development within the Town.

3.2.2 Community Centre Commercial Objectives

- (1) To maintain and enhance cohesive, viable and dynamic community centres.
- (2) To encourage the development of new commercial enterprises in Martensville's community centres.
- (3) To ensure an available supply of land for the community centre commercial development.
- (4) To facilitate access to community centre commercial services by seniors or others with mobility constraints, and to provide opportunity for increased levels of overall activity in the community centre.
- (5) To allow for a mix of non-commercial uses in commercial areas, providing they do not hamper or conflict with commercial development.
- (6) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.

- (7) To ensure that new commercial areas are equitably distributed as the Town grows, providing proportionate access to all residents.
- (8) To ensure that new commercial areas are adequately buffered so as not to conflict with adjoining land uses.

3.2.3 Community Centre Commercial Policies

- (1) In addition to existing commercial areas, the Zoning Bylaw will contain a community centre district (e.g. town centre, commercial core) to provide for a wide range of commercial, community service and other compatible uses.
- (2) The area shown as “Community Centre” on the Future Land Use Concept will be zoned in the Zoning Bylaw, for commercial, community service and other compatible land uses.
- (3) Council will consider extending community centre zoning to those areas shown as “Future Community Centre”, on the Future Land Use Concept, as demand warrants. The areas shown as “Future Community Centre” will be zoned for a mix of commercial, institutional and higher density residential uses which would not conflict with the long term future use of this area.
- (4) If and when sufficient land is no longer available to accommodate additional community centre commercial development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas), new community centre development will be encouraged to locate in the areas noted as “Potential Community Centre” on the Future Land Use Concept. Subject to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as “Potential Community Centre” 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 community centre uses and compatible development when they are included within the corporate limits of the Town. When those lands that are zoned for future urban development are included within the corporate limits of the Town they will be rezoned for community centre uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- (5) Council will continue to promote the Town as a place for new business development.

- (6) Council may, by resolution, adopt policies that provide business incentives to new businesses or expanding businesses, including but not limited to the following:
 - (i) Tax incentives;
 - (ii) Construction incentives; and
 - (iii) Job creation incentives.
- (7) Where necessary, the Town will undertake to acquire land for additional community centre development, through purchase or exchange.
- (8) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (9) To facilitate the development of community centre commercial, the area shown as “Commercial Transition Zone” on the Future Land Use Concept will be zoned as a mixed-use transition area for commercial, institutional and higher density residential use which would not conflict with the long term future use of this area.

3.2.4 Highway Commercial Objectives

- (1) To ensure that sufficient land is set aside, along Centennial Drive and in proximity to Highway #12, for development of highway commercial uses.
- (2) To restrict development of non-highway commercial uses in the designated areas.
- (3) To promote the expansion of existing highway commercial operations and encourage the development of new uses in the existing highway commercial areas.
- (4) To encourage and facilitate visually appealing entries into Town through existing and future highway commercial corridors.
- (5) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.

3.2.5 Highway Commercial Policies

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

- (2) The area shown as “Highway Commercial” on the Future Land Use Concept will be zoned for highway commercial uses and compatible development.
- (3) Council will consider extending highway commercial zoning to those areas shown as “Future Highway Commercial”, on the Future Land Use Concept, as demand warrants. Prior to such re-zoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- (4) If and when sufficient land is no longer available to accommodate additional highway commercial development (pursuant to policies contained in Section 3.9.3 - 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 3.9.3 - 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. When those lands that are zoned for future urban development are included within the corporate limits of the Town they will be rezoned for highway commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- (5) Where necessary, the Town will undertake to acquire land for highway commercial development through purchase or exchange.
- (6) Industrial uses such as storage, warehousing, or freight and cartage operations may be allowed in highway commercial areas at Council’s discretion.
- (7) Council may by resolution, adopt policies that provide business incentives to new businesses or expanding businesses including but not limited to the following:
 - (i) Tax incentives;
 - (ii) Construction incentives; and
 - (iii) Job creation incentives.

- (8) To facilitate development of visually appealing entry points into the Town along Highway #12, 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 in highway commercial areas.
- (9) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.

3.3 INDUSTRIAL

3.3.1 Findings

- (1) The need for serviced, developable industrial land has been identified, by stakeholder representatives, as a key issue facing the Town. *Policies are required to identify future industrial areas within the Town and in association with a future annexation.*
- (2) Stakeholders representatives have indicated a desire to ensure that industrial development is adequately maintained, buffered, screened and separated from incompatible forms of development. *Policies and regulations are required to enhance the aesthetic appeal of the Town's industrial areas.*
- (3) Responses to the community survey indicate generally strong support for additional industrial development within the Town.

3.3.2 Objectives

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

3.3.3 Policies

- (1) The Zoning Bylaw will contain an industrial district to provide for a wide range of industrial and other compatible uses.
- (2) The area shown as "Industrial", on the Future Land Use Concept will be zoned for industrial uses and compatible development.

- (3) Council will consider extending industrial zoning to those areas shown as “Future Industrial”, 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.
- (3) If and when sufficient land is no longer available to accommodate additional industrial development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas), 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 3.9.3 - 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. When those lands that are zoned for future urban development are included within the corporate limits of the Town they will be rezoned for industrial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- (4) Council will continue to promote the Town as a place for new business development.
- (5) Council may by resolution, adopt policies that provide business incentives to new or expanding industrial operations including but not limited to the following:
 - (i) Tax incentives;
 - (ii) Construction incentives; and
 - (iii) Job creation incentives.
- (6) In the Zoning Bylaw, those industrial uses which 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.
- (7) Prior to the approval of a discretionary use application in the industrial district, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any,

associated with demonstrating such servicing feasibility, will be borne by the applicant.

- (8) Adequate buffer zones will be provided to minimize conflict between industrial areas and other, incompatible uses.
- (9) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.

3.4 TRANSPORTATION AND UTILITIES

3.4.1 Findings

- (1) Stakeholder representatives have indicated that traffic safety is a major concern in the Town, particularly at entry and exit points into Martensville, as well as in areas around the elementary schools. *Future neighbourhood development and planning shall address traffic flow and safety.*
- (2) Stakeholders have indicated that, although the Town of Martensville is a walkable size, there continues to be a large amount of vehicular traffic within the Town. *Polices are required to enhance walkability and connectivity within Martensville.*
- (3) Responses to the community survey indicate that residents feel that the development of a main “ring” access road is an important community design feature.
- (4) Community design features and services that residents feel are important, according to the community survey include rear lanes and sidewalk snow removal.
- (5) The total available treated water storage volume is approximately 5,709 m³, which will be adequate for the projected requirement of a population of approximately 9,500.
- (6) Pumping station #2 is scheduled in 2008 for an upgrade to larger pumps with 20hp motors, programmed logic controller (PLC), variable frequency drives (VFDs) and standby power.
- (7) Based on current Saskatchewan Environment regulations (in regard to the lagoon) the primary and secondary treatment is adequate for a population of 8,000 persons.
- (8) Fire hydrant spacing is adequate with the exception of Centennial Drive south of Main Street.

3.4.2 Objectives

- (1) To protect and facilitate the various functions of the provincial highway and municipal road system in Martensville in order to maintain safe and efficient traffic movement.
- (2) To promote land use and development patterns that ensure pedestrian and traffic safety.

- (3) To ensure that future development is conducive to creating a walkable and connected community.
- (4) To minimize the costs of constructing, improving and maintaining roadways.
- (5) To direct land uses associated with heavy truck traffic away from pedestrians and to areas where their impact on municipal roads will be minimized.
- (6) To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- (7) To optimize use of existing Town water, sewer and solid waste management infrastructure and capacities.
- (8) To ensure that future development remains within the area serviceable by the existing water and sewer system for as long as possible.
- (9) To minimize municipal costs in the provision of services to areas which pose special servicing problems.
- (10) The Town of Martensville Street Hierarchy Map (Map 2) is attached and forms part of this Bylaw.

3.4.3 Policies

- (1) The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services, including drainage.
- (2) Where a subdivision of land will require the installation or improvement of municipal services such as water 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.
- (3) Traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.

- (4) The Town will, as resources permit, explore the development of a “ring” access road, which is conceptually represented on the Future Land Use Concept.
- (5) Pedestrian connectivity, with a particular emphasis between school sites and residential areas, shall be a consideration in all land use and development decisions.

3.5 COMMUNITY SERVICES

3.5.1 Findings

- (1) Although Martensville is located in close proximity to Saskatoon, there still remains an extensive range of community services. Stakeholder representatives have indicated that Martensville, however, is less self sufficient than other small communities that are more isolated.
- (2) Fire protection is provided by a paid on-call department, police service is provided by the Martensville detachment of the RCMP, and health care services (family physicians), including ambulance service, are also available in Martensville.
- (3) Responses to the community survey indicate that residents feel that adequate programming and facilities exist for adults and children but that there is a shortfall of programming for seniors and particularly for youth.
- (4) Responses to the community survey indicate that residents wish to see enhanced and additional recreation facilities in Town, especially an upgrade to the existing spray park and the addition of a swimming pool.

3.5.2 Objectives

- (1) 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.
- (2) To support public service delivery agencies in the provision of services and, where appropriate, to assist in programming of services to the public.
- (3) To encourage the coordination and integration of community facilities where appropriate.

3.5.3 Policies

- (1) The Zoning Bylaw will contain a community service district in the zoning bylaw to provide for a wide range of community service and other compatible uses.
- (2) The areas shown as “Community Service” on the Future Land Use Concept will be zoned for community service and compatible development.
- (3) Council will, from time to time examine the feasibility of expanding the types of recreational programs and facilities in the community in accordance

to town demographics and population growth and in consultation with the public.

- (4) The Town will encourage extensive participation by service clubs, community and public agencies and other interested groups and businesses, in the development of community facilities.
- (5) Before supporting any subdivision application for new residential development areas, Council will consult with the Prairie Spirit School Division No. 206 to ensure that any requirements for new schools have been satisfactorily addressed in the proposed neighbourhood concept plan.

3.6 AMENITIES AND DEDICATED LANDS

3.6.1 Findings

- (1) Responses to the Community survey indicate a desire for expanded and enhanced walking trails.
- (2) Responses to the community survey indicate that Martensville's "small town" atmosphere and lifestyle are seen as one of its greatest draws.
- (3) Responses to the community survey indicate that a large portion of residents feel that park and green space within a five minute walk from home is an important design feature and that generally, Martensville has sufficient park space within Town.

3.6.2 Objectives

- (1) To enhance Martensville's character, sense of community and small town atmosphere and lifestyle.
- (2) To support, encourage and facilitate the visual enhancement of highway gateways into the Town.
- (3) To make provision for municipal reserves when land is subdivided.
- (4) To continue to provide park space that is safe, suitable and sufficient for community needs.
- (5) To continue to provide upgrades and appropriate enhancements to existing parks and green spaces.
- (6) To support the equitable access of community parks and open spaces to all residents.
- (7) To ensure that land intended for storm water management facilities does not unduly consume the required municipal reserve dedication in new subdivisions.
- (8) To protect and enhance the Opimihaw Creek System for the enjoyment of present and future generations.

3.6.3 Policies

- (1) For the purpose of protecting or conserving the natural, historical and recreational features of the Opimihaw Creek Area, the creekbed area shall, insofar as possible, be dedicated as Municipal Reserve or Environmental Reserve under the provisions of *The Planning and Development Act, 2007* as amended. Insofar as possible, the Opimihaw Creek shall be conserved as public open space for the benefit of all citizens. The location of the Opimihaw Creek Area is generally identified on the Future Land Use Concept.
- (2) Council will encourage types of, and designate locations for, industrial and commercial development that do not negatively affect the character of the Town, with special consideration to the aesthetics of residential areas.
- (3) A parks and recreation zoning district will be established in the Zoning Bylaw for the purposes of delineating those areas in which only parks, recreation uses, resource conservation uses and compatible development will be permitted.
- (4) The area shown as “Open Space” on the Future Land Use Concept will be zoned for parks, recreation uses, resource conservation uses and compatible development.
- (5) In the Zoning Bylaw, open space in the form of parks and playgrounds will be permitted uses in all zoning districts.
- (6) Council will consider the following factors in making decisions on the provision of municipal reserves:
 - (i) Smaller public reserve areas within new residential subdivisions can 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.
- (7) Where possible, the Town will encourage the linkage of natural areas and parks in a continuous open space system (e.g. linear parks).
- (8) Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall not be intended to store storm water for longer than 24 hours after a storm event. Areas that store or retain water for more than 24 hours (e.g. storm water storage basins) after a storm event shall be

classified by the Town as “storm water management facilities” and shall be identified as “utility parcels” on subdivision plans.

- (9) Storm water management facilities, when located adjacent to parks, must be treated and landscaped in a manner that complements the park development.
- (10) The sizing, use, allocation, development and landscaping of parks and recreation open space shall conform to the Town of Martinsville’s Parks and Green Space Policy. *[Refer to Town of Martinsville Policy and Procedure #72-07 for further information.]*
- (11) The Town will encourage extensive participation by local businesses, service clubs, community and public agencies and other interested groups and businesses in the development of parks, green space and recreation facilities.

3.7 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.7.1 Findings

- (1) The only known biophysical constraint on development in and around Martensville is the “flatness” of the land, which can cause issues with stormwater drainage and spring runoff, as well as add to the cost of providing municipal sanitary sewer services (i.e. need more lift stations). *Policies are required to avoid drainage and flooding issues in the Town.*

3.7.2 Objectives

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

3.7.3 Policies

- (1) Urban development will be directed into areas believed to be capable of supporting such development.
- (2) The Zoning Bylaw will contain development standards for development on or near hazard lands.
- (3) Environmentally sensitive and flood hazard areas shall be used for public open spaces and for storm water management.

3.8 URBAN DEVELOPMENT CENTRES

3.8.1 Findings

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

3.8.2 Objectives

- (1) To establish a fair and equitable framework for the potential establishment of an Urban Development Centre within the Town of Martensville (i.e. establish an Indian Reserve within the corporate limits of the Town).
- (2) To maintain the financial integrity of the Town, its tax base and its municipal services, in the event that a First Nation desires to establish an Urban Development Centre.

- (3) To ensure compatible and enforceable land use and development standards in any Urban Development Centre that may be established in Martensville.
- (4) To discourage situations where there are property or commercial tax or other similar advantages to individuals or businesses located on any Urban Development Centre that may be established in Martensville, relative to other areas in the Town.

3.8.3 Policies

- (1) In all cases Council will see an agreement pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Development Centre is created with reserve status. The Agreement shall be negotiated in good faith by the Town, and will be based on the objectives noted above.
- (2) The Agreement will consist of any or all of the following matters:
 - (a) Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self-Government;
 - (b) Bylaw Compatibility clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nation's Bylaws should be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced and changed;
 - (c) Tax Loss Compensation clauses, which recognize that after the new Centre has been created as an Indian Reserve, the First Nation will be exempt from paying Town taxes (which pay for municipal services), describe how the Town will be compensated for loss of these taxes, recognize the types of and costs for those Town services which the First Nation plans for the new Centre and describe the responsibility for collection and the procedures and timing of payments;
 - (d) Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and
 - (e) Other Issues, which may include but are not limited to, regular meetings of the Band and Town Councils, procedures for sharing information between the Administrators of each party and between the Elected Councils of each party, incentives, exemptions, rebates

and abatements of servicing costs, etc., access to property for maintenance, repairs etc.

3.9 AGRICULTURAL LAND AND FRINGE AREAS

3.9.1 Findings

- (1) In areas adjacent to the Town it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. Intensive livestock operations, anhydrous ammonia depots or construction of farm buildings could interfere with future urban land requirements. *Policies are required to identify future development areas outside of current Town boundaries (if required).*

3.9.2 Objectives

- (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.
- (2) To encourage orderly development in the area surrounding the Town to ensure that future urban development or servicing needs are not prejudiced.
- (3) Where required, to alter the Town limits based on need and to provide for orderly development of land uses and services.
- (4) To safeguard municipal services from incompatible land uses.

3.9.3 Policies

- (1) The Town will work with the R.M. of Corman Park No. 344 to address and resolve issues and concerns of mutual interest.
- (2) Areas suitable for development within the corporate limits of the Town not immediately required for urban development will be designated, in the Zoning Bylaw, as a "Future Urban Development" district.
- (3) The Zoning Bylaw will contain provisions to ensure that land use and development in the Future Urban Development district does not jeopardize or otherwise unduly restrict such future development.
- (4) Council will support any request for alteration of Town boundaries when such alteration is consistent with sound land use planning principles and this Official Community Plan, and is determined to be of benefit to the Town.
- (5) To provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time

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

- (6) In order to protect the interests of the Town in long term planning and to facilitate regional cooperation, the Town will explore the possibility of establishing a planning district around the Town of Martensville with the Rural Municipality of Corman Park No. 344. Alternatively, the Town may develop policies in conjunction with the Rural Municipality of Corman Park No. 344 that are intended protect the Town's long term planning and future growth interests.

4. IMPLEMENTATION

4.1 ZONING BYLAW

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

4.1.1 Purpose

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

4.1.2 Content and Objectives

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

(1) R1 - Low Density Residential District

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

(2) R2 - Medium Density Residential District

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

(3) R3 - High Density Residential District

The purpose of the **R3** - Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit and multiple-unit dwellings and for other compatible uses.

(3) RMH - Mobile Home Residential District

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

(5) CS - Community Service District

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

(6) C1 - Community Centre Commercial District

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

(7) C2 - Highway Commercial District

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

(8) MU - Mixed Use District

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

(9) M - Industrial District

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

(10) PR - Parks and Recreation District

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

(11) FUD - Future Urban Development District

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

4.1.3 Amendment of the Zoning Bylaw

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

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

4.1.4 Zoning By Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.
- (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) Council may use the Holding Symbol "H", in conjunction with any other use designation in the Zoning Bylaw, to specify the use to which lands shall be put at some time in the future but which are now considered premature or inappropriate for immediate development.
- (2) Council shall specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment of the Zoning Bylaw. Such circumstances may require the identification and further consideration of social, environmental or economic issues and opportunities prior to permitting the use and development of the specified lands.
- (3) In making a decision as to whether or not to remove the Holding Symbol "H" by amendment of the Zoning Bylaw and thereby permit the development of the land as specified in the Zoning Bylaw, Council shall consider whether such development has progressed to a

point where extension of municipal services and connection to municipal systems is appropriate.

- (4) Holding provisions may be applicable to all land use categories in the Official Community Plan and may be applied to any zoning category and to a specific site within a zoning category.
- (5) Existing uses shall be permitted, subject to Sections 88 to 93 of *The Planning and Development Act, 2007*.

4.1.6 Minor Variances

- (1) In making a decision to grant a variance of up to 10% of any yard requirement or minimum required distances between buildings for a permitted use as specified in the Zoning Bylaw, the Development Officer shall consider the following:
 - (a) if there are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district;
 - (b) if the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship;
 - (c) that the variance would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety or general welfare;
 - (d) that the variance would be in conformance with the goals, policies and objectives of the Official Community Plan and the purposes of the Zoning Bylaw, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district; and
 - (e) that cost to the applicant of strictly complying with the regulation in question is not the primary reason for granting the variance.

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 or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Planning and Development Act, 2007*.
- (2) Pursuant to *The Planning and Development Act, 2007*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

4.2.3 Municipal Land Banking

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

4.2.4 Land Exchange and Purchase

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

4.2.5 Building Bylaw

Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

4.2.6 Development Levies

In accordance with Section 169 of *The Planning and Development Act, 2007*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development.

4.3 OTHER

4.3.1 Update of Official Community Plan

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

4.3.2 Further Studies

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

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.

4.3.6 Binding

Subject to Section 40 of *The Planning and Development Act, 2007*, the Official Community Plan shall be binding on the Town, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

4.3.7 Definitions

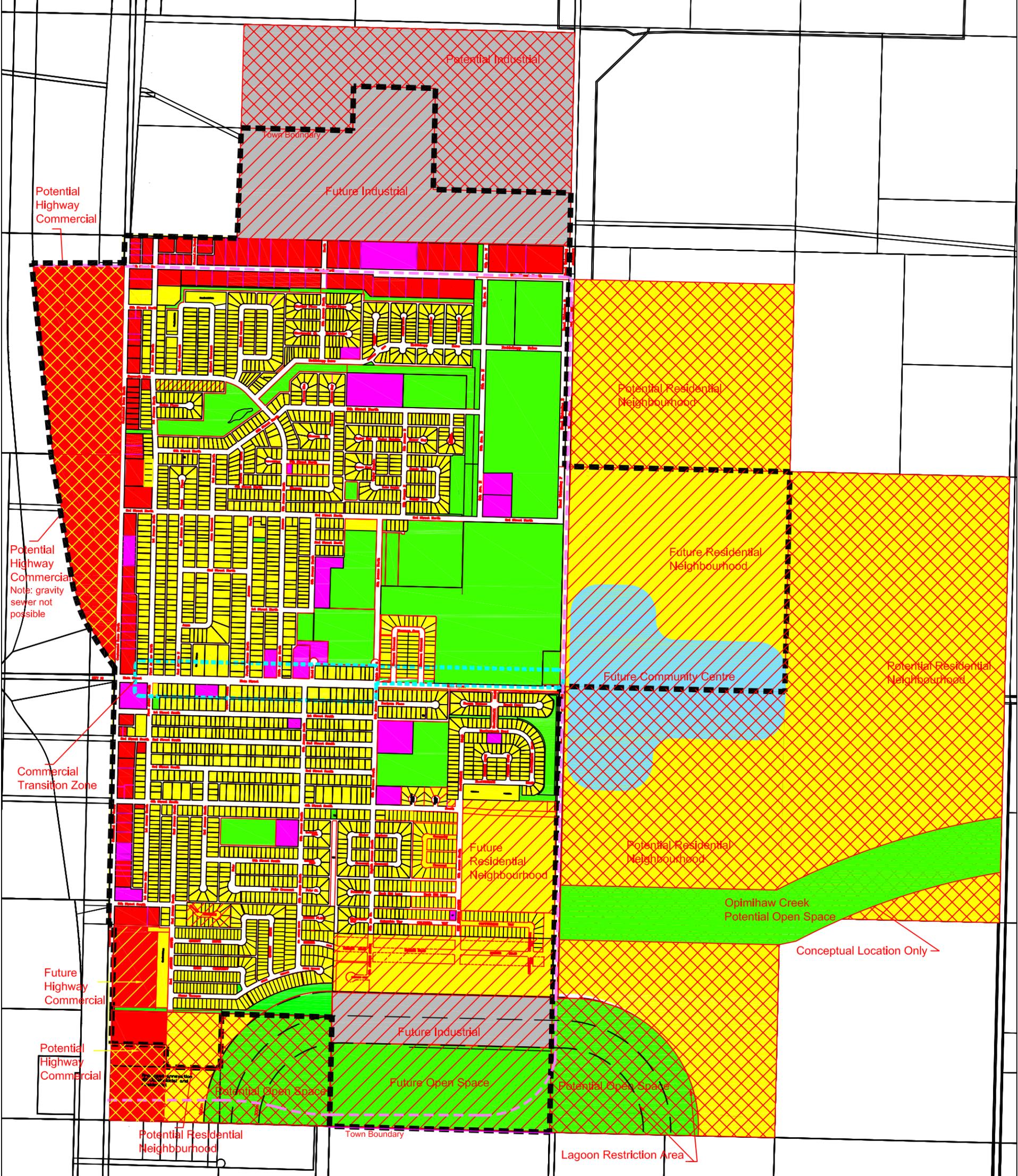
The Zoning Bylaw definitions shall apply to this Official Community Plan.

5. MAPS

1. FUTURE LAND USE CONCEPT
2. STREET HIERARCHY MAP

LEGEND

Existing	Future	Potential	
			Neighborhood Residential
			Highway Commercial
			Community Service
			Open Space
			Light Industrial
			Community Centre
			Proposed Ring Road
			Existing Town Boundary



Future Land Use Concept

