

2013

# The Village of Waseca Official Community Plan

Bylaw No. 02-2013



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## Acknowledgements

Through a dynamic and collaborative based process, the residents, businesses and neighbours of Waseca, together with their Council, and staff (past and present) can take pride in the development of this document known as the Village of Waseca Official Community Plan.

For functional purposes, the Village of Waseca Official Community Plan is a living breathing comprehensive planning 'tool' that works to frame and guide the Community's development over the next 25 years and beyond.

Overall, the Village of Waseca Official Community Plan is intended to showcase, inform and guide the community on a sustainable course of development.

In developing the Village of Waseca Official Community Plan, numerous participants added their voice to: identify key issues Village, develop a shared community vision, and outline a number of key objectives and actions that have become the policies and guidelines contained in this document.

A big thank you goes out to all who contributed to this process from the group of philosophers, dreamers, and 'tell it like it is' working group members who volunteered their time, wisdom and knowledge. Included as part of this effort, the planning team from Prairie Wild Consulting Co. provided the technical skills to see this report through to completion. This is truly a Plan that is alive with the hearts, minds and soul of the community deeply embedded within and throughout.

In addition, the Village of Waseca Official Community Plan was produced with the financial assistance and moral support of the North West Enterprise Region as an initiative to help the region grow and prosper into the future.

Thank you!



## Section 1: The Official Community Plan

### 1.1 Introduction

The community of Waseca celebrates the completion of its inaugural plan, the Village of Waseca Official Community Plan, hereinafter referred to as the OCP or the Plan. This Plan is a voluntary effort, formed to assist the Village with growth and development challenges to sustain and retain current community services and business activities which meet the economic and social needs of the current and future population.



The opportunity exists to promote and address the need to continue stimulating economic development, provide guidelines to reduce conflicts between land uses, protect sensitive environmental areas, and to develop strategies which support community revitalization and population growth. There is the potential to plan and provide for the best possible mix of activities, services and land uses for the greater Community.

This Plan functions as a day-to-day management guide which provides over-arching policies for the Village of Waseca. The policies in this Plan encourages the RM of Eldon No.471, the Towns of Lashburn and Marshall to create linkages and a network of open communication throughout the area. The policies in this Plan are not “static” and several key initiatives, as outlined in the Action Plan Section, are recommended to develop a comprehensive land use plan for the Village.

### 1.2 The Village of Waseca

Waseca is a small community located along Trans Canada Yellowhead Highway #16. The Village is situated 38 km east of the City of Lloydminster and 137 km west of the City of North Battleford. The Battle River to the south of the community and The North Saskatchewan River give the area a unique setting.



In 1903, the Barr Colonists passed through from Saskatoon and one family chose to stay on the site. The Canadian National Railway entered the area in 1905 and the first store was built in 1906 when more settlers began to arrive. By 1911, Waseca had been incorporated as a Village and a well was dug as a water supply and in 1912 road construction began. The Township was surveyed by a Mr. John McKerchar. It is believed the name Waseca (Wasekan) means camp by the bright water.<sup>1</sup> Two hundred and twenty-five acres of water covered an area on a north site of what was known as Number 3 Lake. First Nation bands used the site, beside the lake, as a camping spot on their travels through the area.<sup>2</sup>

Today the community is known as “The Little Village with a BIG Heart!” Services offered including village office, post office, ice rink, insurance agency, real estate agency, construction, trucking and oil maintenance businesses.

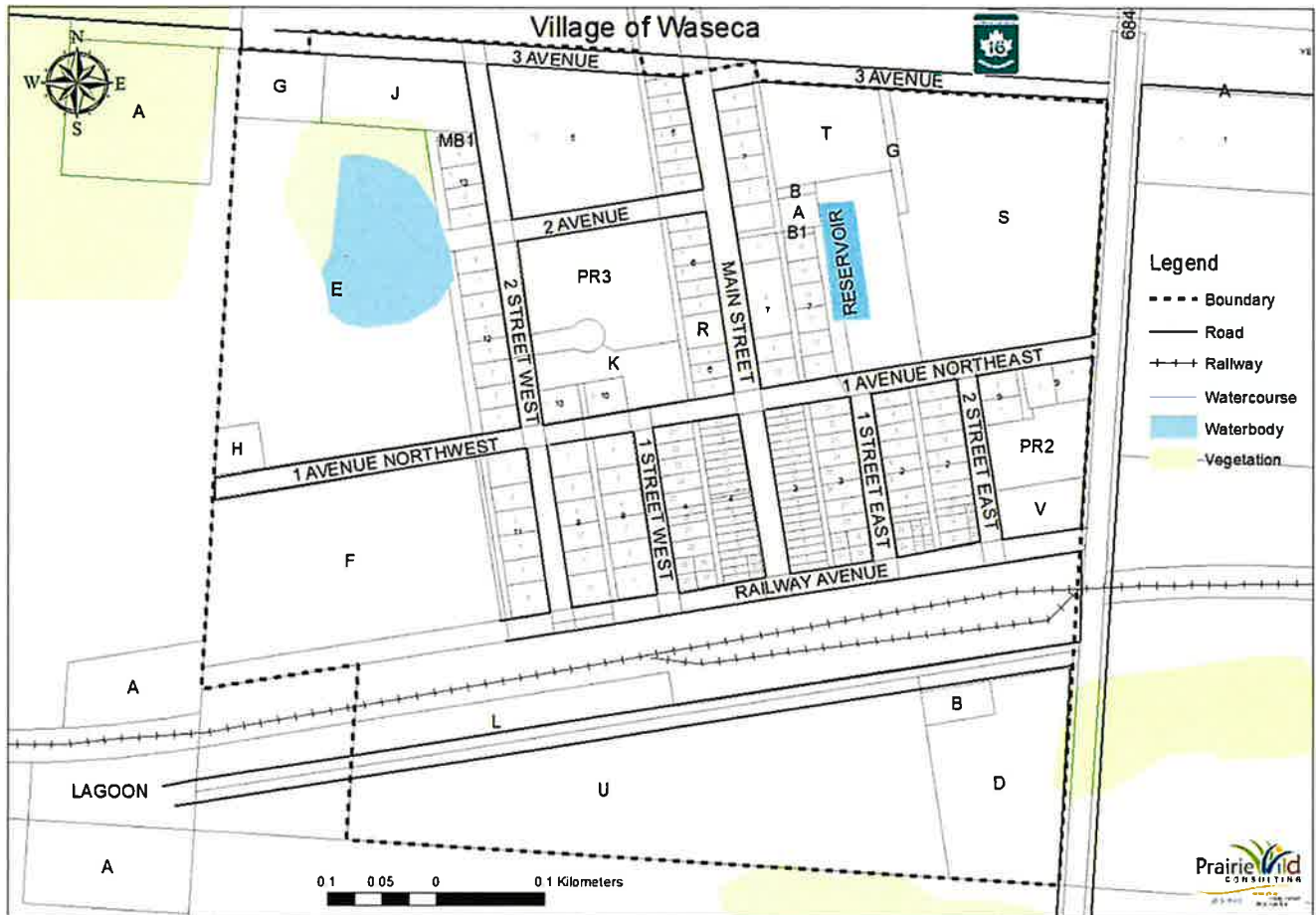
<sup>1</sup> Enterprise Saskatchewan, 2009.

<sup>2</sup> Village of Waseca. Centennial Powerpoint Presentation, 2011.



### 1.3 Village of Waseca Map

The following map identifies the boundaries of Village of Waseca.



### 1.4 Enabling Legislation

*The Planning and Development Act, 2007*, provides the legislative framework for the preparation and adoption of an Official Community Plan. The Plan addresses such items as future land use, development and other matters of Community concern. This Plan is intended to guide the Village for a period of twenty to twenty-five years+.



### 1.5 Beyond Legislative Authority

The Village of Waseca Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders and other community members. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that have been realized as a result of this process, their direct correlation to sustainable growth, which is considered a priority by the community.

## 1.6 Purpose of the Waseca Official Community Plan

An Official Community Plan, as deemed in Saskatchewan under *The Planning and Development Act, 2007* states:

*The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality.*

*The Planning and Development Act, 2007*, provides the legislative framework for the preparation and adoption of the Village of Waseca Official Community Plan. Items addressed in a comprehensive plan include future land use, development and other matters of concern affecting lands within the Village boundaries. In addition, this Plan will include provisions for administration, amendment and repeal of the Plan.

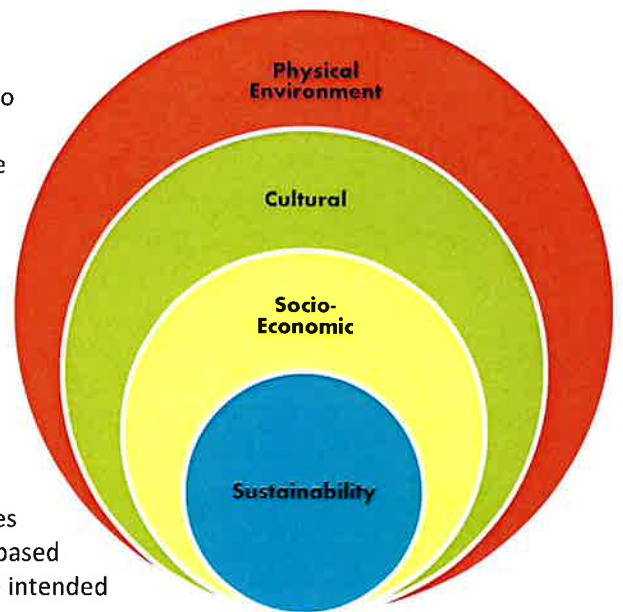
The Village of Waseca Official Community Plan is intended to guide the community to promote orderly and sustainable development. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting development practices that are compatible with the land base and environment in the Village.

The Village shall in conjunction with the adoption of this Plan, amend in accordance with *The Planning and Development Act, 2007*, their respective Zoning Bylaw as required to be consistent to the policies and provisions of the Village of Waseca Official Community Plan. The Plan responds to the requirements of the Act by providing policies based upon "Community Goals." The day-to-day decisions based upon these goals, objectives and the policies in this Plan are intended to promote orderly and sustainable development.

Waseca supports the coordination of development initiatives within the Community and further to work on a district-wide basis to collaborate regionally into the future. Findings from the consultative processes, together with technical research, have focused the Plan on the potentials and issues residents and land owners identified as of prime importance for the future of the Community, notably the need for collaborative planning and greater certainty when it comes to land uses. There is the opportunity to take an inter-municipal approach to.



- Attract new residents and businesses to the Village to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets; and
- Market economic opportunities and natural features-recreational, lakes, commercial and industrial.



## 1.7 Format of the Plan

The Village of Waseca Official Community Plan is divided into five major parts:

### Section 1

An Introduction to the Official Community Plan, providing some general background information and guidance.

### Section 2

Community voice and engagement process. The vision, goals, general planning principles of the Community.

### Section 3

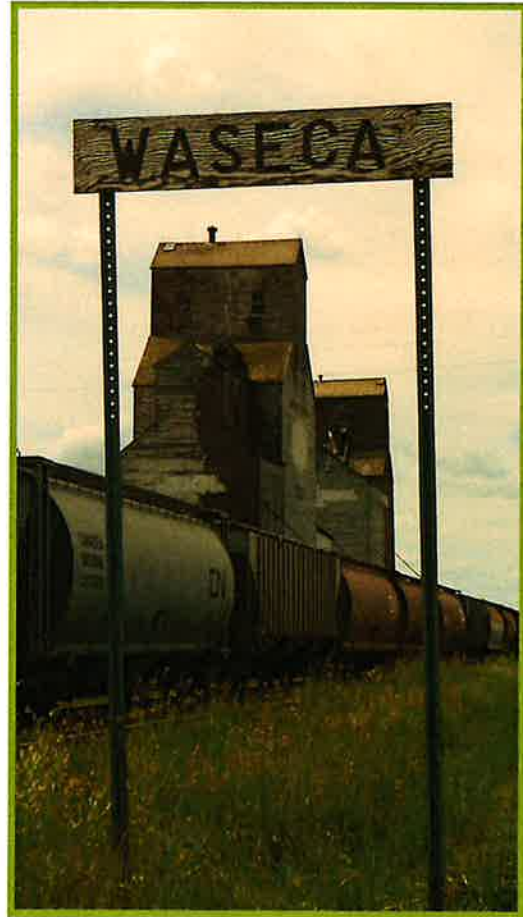
General Land Use Policies to guide the overall use, planning and development of land in all areas of the Community.

### Section 4

Policy directions for the Village of Waseca.

### Section 5

Implementation, Action Planning and the Administrative tools and legislative supports available for Council to administer the Official Community Plan are highlighted.



The **Policies** of the Plan are action statements intended to address particular issues and advance the Village towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in the Plan.

**Future Land Use Map:** One of the key aspects of the Plan is to provide an overall future land use and development concept for the Village of Waseca. The "Future Land Use Map" (Appendix "A") illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resources areas, natural attributes and man-made features.

**Reference Maps:** The series of reference maps attached in Appendix "B" provide supplementary information. These maps may be updated periodically by resolution of Village. All Reference Maps are conceptual only and should not be used to make site specific decisions.





**Action Plans:** To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategies are required. Action Plans for the Village have been included in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the Village achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and will require the action items be prioritized. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

### **1.8 Guiding Growth in the Village of Waseca**

This Plan encourages some degree of change in the Community to promote development opportunities. Guiding future population growth to support social-economic development in Waseca is needed to assure a better future for the area. A dynamic Community requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, recreation amenities and a variety of residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local business, as well as other economic and social opportunities.

The Village of Waseca Official Community Plan, and corresponding Zoning Bylaw will be utilized as tools to promote the Community while also ensuring the local way of life and natural environment will be preserved for future generations.





## Section 2: Community Voice and Engagement

### 2.1 Community Engagement

Community engagement is an important component of the Village of Waseca Official Community Plan. One of the most valuable sources of information is gained through local wisdom and experience to write local policy.

The public was invited to share their local wisdom and experience to help plan for the future growth and development of the area. A number of community members, stakeholders and business owners from the local area have participated in various meetings and data collection. Information derived from this community engagement helped to inform the Community's goals, objectives and policies.



A Community Meeting for the Village of Waseca planning initiative was conducted by Prairie Wild Consulting, in conjunction with the RMs of Cut Knife No. 439 and Paynton No. 470, Town of Cut Knife and Village of Paynton, as a Community Mapping Session over a two day period on March 5 and 6, 2010. From this meeting a Draft Community Mapping Report was created. Surveys were distributed to community members to gain further insight from the area. Consultants were also present at the Waseca 100<sup>th</sup> Anniversary Celebration held on July 2, 2011.

On October 6, 2011 a group meeting was held between the Towns of Marshall, Lashburn and the Village of Waseca to discuss possibilities of forming an Inter-Municipal Plan between these municipalities. It was determined that Waseca should join this working group. Upon further deliberation it was determined to create individual Plans for the Lashburn, Marshall and Waseca, though create linkages through inter-municipal cooperation policies.



### 2.2 Community Engagement Approaches Utilized

The process for the generation of this Plan and the facilitation design utilized is based on best practices intended to ensure time for community capacity-building and quality results within the given time and resource parameters.

The following facilitation principles were followed:

- Every system works to some degree; seek out the positive, and *appreciate* the "best of what is";
- Knowledge generated by the inquiry should be *applicable*; look at what is possible & relevant;
- Systems are capable of becoming more than they are and they can learn how to guide their own evolution -- so consider *provocative* challenges & bold dreams of "what might be."; and
- The process & outcome of the inquiry are interrelated and inseparable, so make the process a *collaborative* one (Cooperrider & Whitney, 1999).<sup>3</sup>

<sup>3</sup> Cooperrider, D. L., & Whitney, D. (1999). *Appreciative inquiry*. San Francisco, CA: Berrett-Koehler Publishers, Inc.

As part of the facilitative process, the following roles were outlined at each meeting and shared with participants at the beginning of the community engagements and built upon as the process moved forward.

#### **Facilitators**

- To prepare the process for this session.
- Ensure everyone has an equal opportunity to participate.
- To help us move through the session in a timely manner.
- To infuse some **fun** and **interest** in the session.



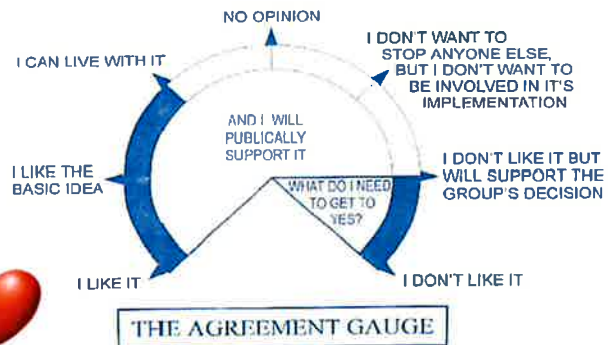
#### **Participants**

- To participate and provide input into the planning process.
- To keep an open mind and participate in individual and group exercises.
- To dialogue and provide suggestions and direction for improvements and next steps.
- To trust our views are important and respected as an essential part of our success.
- To learn something new, have fun and share with others the work we are collectively doing to prepare this plan.

#### **Decision Making Model**

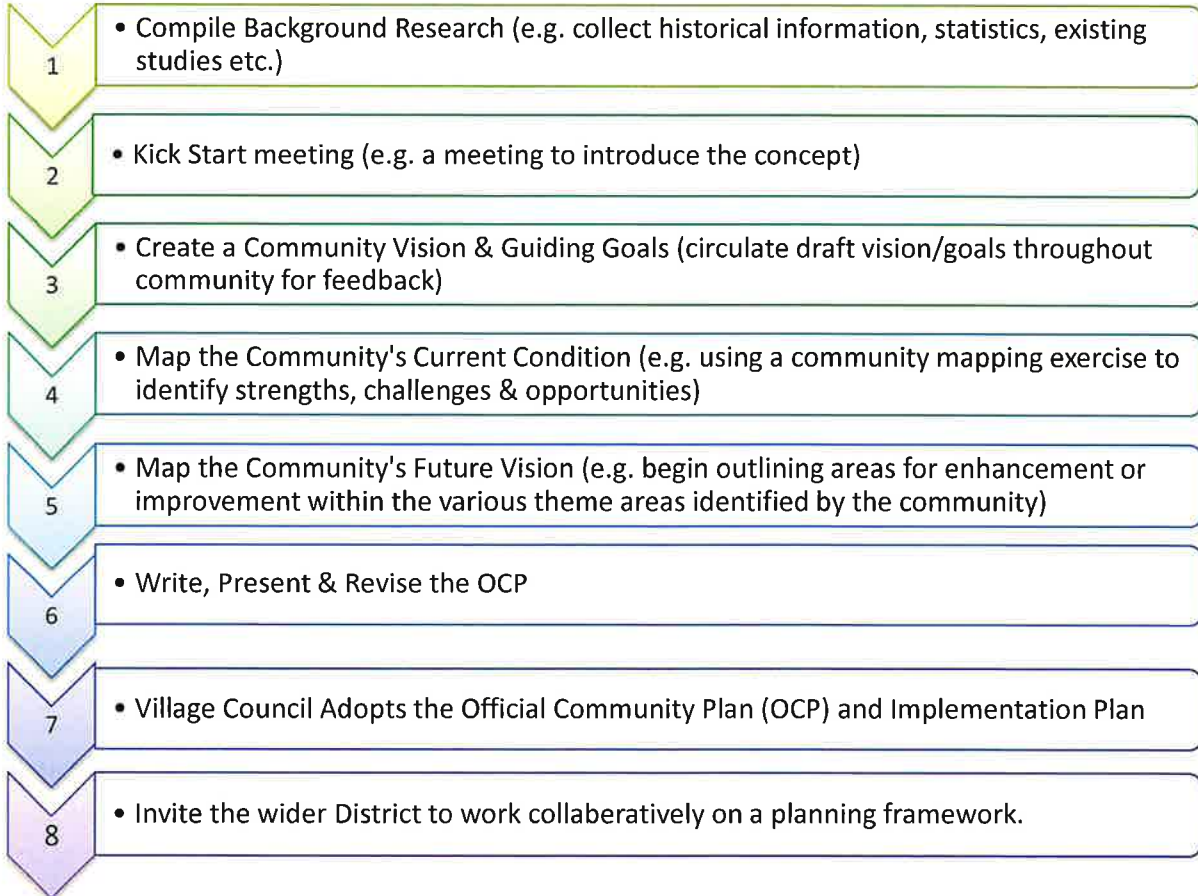
As a method to demonstrate the importance of everyone's voice during this process, a decision making model was presented as part of the presentation. This model, as developed by Action & Associates, is a mechanism to demonstrate how decisions are made.

This model is based on hearing a wide variety of opinions ranging from: I like it, I like the basic idea, I can live with it, no opinion, I don't want to stop anyone else but I don't want to be involved in its implementation, I don't like it but will support the group decision.



### **Waseca Process Framework**

The OCP framework provides actual policies and tangible targets, measures and outcomes to drive subsequent and on-going actions, programs/services and further policy direction. The OCP was conducted through the utilization of an 8-step process.





## 2.4 Vision Statement

This vision statement is intended to give a broad, aspirational image of the future that someone or a group of people is aiming to achieve. The vision statement is written in present tense, in a positive tone and is easy to understand. From this exercise the following vision statement was created:

### *In 2038...*

***Waseca is a close-knit community, working together for a brighter and prosperous future through regional and economic growth. A sense of place is created which honours neighbouring municipalities, varying cultural groups and First Nations peoples. Waseca promotes a mixed and vibrant population base, with a focus on its agricultural routes, promotion of new energy systems, value added and eco-tourism which attracts new residents and tourists.***



## 2.5 Goals of the Village

The Village of Waseca Official Community Plan responds to the requirements of *The Planning and Development Act, 2007*, by providing policies based upon “Community goals” for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Council will be based upon these goals.

### Residential Development

To provide for a diverse range of housing types required to serve the current and future lifecycle needs of the people and their families within the Village.

### Economic Development

To draw on strengths of existing infrastructure and location along the Highway #16 (Yellowhead Corridor), nurture and market appropriately planned and located economic opportunities. Opportunities will be explored and shared between adjacent municipalities to promote their diverse communities.



### **Environment Management**

To reduce resource consumption and to protect natural systems and ecological sensitivities while encouraging access and development on land surrounding the Village.

### **Heritage Resources**

To complete an inventory of heritage assets in the Village of Waseca with the aim of conserving and interpreting resources in a manner that is appropriate and complementary to other potential development in the area. This includes natural, built and intangible forms of heritage respectively including churches, halls, and the telling of the stories of local inhabitants and pioneers.

### **Sustainable Servicing**

To support economic and social growth in the region in a safe and economically sustainable manner by locating new development in serviced areas where possible to ensure the efficient and effective usage of municipal infrastructure.

### **Community Development**

To view the Village of Waseca as collaborative focal point to encourage community development and entrepreneurship for the benefit of the local citizens.

### **Inter-Municipal Co-operation**

To participate in and foster dialogue between the Towns of Lashburn, Marshall and other surrounding municipalities. These communities will seek to participate and be good neighbours to other complementary regional initiatives.



## Section 3: General Land Use Policies

### Objectives

- To ensure development is located in areas where the capacity exists to host such developments and is reflective of the Plan and Future Land Use Map.
- To explore service delivery options which are financially viable for the Village.
- To encourage the clustering of development to ensure the best utilization of the land is achieved.

.1 The Village shall have a sustainable form, mix of uses and densities that allow for efficient use of land, infrastructure, and public facilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term needs for the community.

.2 The Village will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases. This Plan will strengthen and maintain the small town character through policies and provisions.



.3 Residential, commercial, recreational and other land uses development and subdivisions shall be encouraged to incorporate design features such as alternative energy sources, and innovation in health. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall also be endorsed.

.4 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, recognize significant features and reduce access connections to provincial roads and highway to minimize disruption to traffic flow.

.5 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

.6 Major deviations to the Plan design and policies shall require an amendment. The Future Land Use Map in Appendix "A" shows the general designation of land use.



- .7 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Plan.



- .8 The Village shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, resource based, tourism, recreational, commercial, industrial, and institutional uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.
- .9 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development, and located next to adjacent roads which have been designated and constructed to accommodate their activities.
- .10 Clustering to adjacent built-up areas shall be encouraged, as well as considerations for compact form, mix uses and densities that allow for efficient use of the land, infrastructure and public facilities. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .11 In managing growth and change, the Village shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned to support the intensity and type of development.
- .12 Servicing agreements shall be required at the time of subdivision to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision. Subdivision Fees or Development Levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.
- .13 Land development shall also be evaluated on the degree of prematurity including the consideration of the number of unsold and undeveloped sites in previous phases of the area being subdivided/rezoned or similar site in adjoining developments.
- .14 Prior to approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community, including: employment, tax revenues and other economic and social opportunities.
- .15 Future subdivision and development shall be in accordance with this Plan. Major deviations to the Plan design and policies shall require an amendment to this Plan. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the affected Municipality that the proposed development would maintain the overall intent of the OCP policies.

- .16 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments.

## Section 4: The Village of Waseca Community Policies

### 4.1 Community Engagement

The Village of Waseca is committed to open and transparent processes, in order to recognize the needs and wants of the community as a whole. The Village would like to improve communications in order to have a stronger relationship among all citizens. Waseca is a vibrant and cultural community, one of its many assets, and the maintenance of this spirit will be seen as a priority. Involvement of all community members, regardless of social and economic standings, including those who live outside of the Village, will be a cause for celebration.

#### Objectives

- To promote communication among all residents and businesses.
- To continue to engage the public in community initiatives.
- To encourage and foster local stewardship and citizen participation in Village Committees.
- To promote a strong awareness of municipal happenings and events, new regulations (i.e. bylaws) among residents, businesses and other land owners.

### General Policies

- .1 The Village will encourage and enhance broad community engagement in planning and decision making by ensuring an open and transparent process and communication is utilized. The Village will regularly communicate with the community through mediums that connect the public together with municipal officials including though not limited to print, web-based, radio and open forums allowing public participation.
- .2 The Village will strive to enhance local communication through an open and transparent process which brings the public together with municipal officials: this includes regular reports to the community and forums allowing public and research.
- .3 Advisory committees may be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural and environmental issues.
- .4 The Village may establish adhoc advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.



- .5 The Village shall encourage the creation of community oriented events to showcase community spirit and involvement by gathering together community members of all ages, cultural backgrounds and physical abilities. Neighbouring municipalities shall be offered the option to take part in community programed events in order to involve the wider District.

## 4.2 Residential Land Use

The Village of Waseca is a small community located along the Highway #16 corridor. A number of residents commute daily to nearby urban centers for work and school. The Village mainly consists of single detached housing, with the availability of some larger lots. The small town atmosphere is prided within the Village of Waseca.

### Objectives

- To maintain the small town atmosphere.
- To provide a wide range of housing options for the community which are supportive of varying income levels.
- To include senior housing that works to create both a sense of community while respecting people's need for their own independent sense of "home".
- To promote the construction of rental housing for families.
- To maximize existing space and infrastructure within the Village's boundaries.
- To promote home based businesses as an amenity to the community.
- To encourage the creation of new residential lots to be purchased.

## General Residential Policies

- .1 The Village will identify suitable future residential development areas, outline a servicing and subdivision sequence of development and ensure that new residential development is consistent with the Village's long-term infrastructure plans.
- .2 The "Future Land Use Map" (Appendix "A") will provide for the development of residential and compatible land uses to accommodate a variety of housing forms provided for within the Zoning Bylaw.
- .3 When planning new residential areas or rezoning portions of land for residential use, the proposed development shall have regard to:
  - a. Compatibility of adjacent land uses;
  - b. Avoidance of environmentally sensitive and/or hazardous areas;
  - c. The ability of the Village to provide cost-effective municipal services;
  - d. The impact on financial and capital planning by the Village of Waseca;
  - e. Zoning, subdivision design, street layout, and site planning;





- f. The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and
  - g. Provision of land for Municipal Reserve pursuant to *The Planning and Development Act, 2007*.
- .4 The Village may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion.
- .5 The Village shall explore opportunities to work with the RM of Eldon to identify areas of potential future growth surrounding the community.
- .6 The Village shall explore possibilities to increase the amount of land available for sale, in a phased and sustainable manner, to ensure the cost of servicing the new development is not incurred upon the community.
- .7 The Village shall ensure the fee of a lot is priced at cost of its creation to ensure the cost associated with the development is included within the sale of the lot.
- .8 Redevelopment and infill residential development will be encouraged to maximize the use of existing infrastructure and services.
- .9 The Village shall create incentives to clean up old abandoned housing and buildings and disposal of insignificant and dilapidated buildings where those sites are needed for infill development.
- .10 Residential building construction will be regulated by the Building Bylaw to ensure a high quality of housing consistent with *The National Building Code of Canada*. The safe construction and maintenance of dwellings, along with the certification of modular homes to meet safety standards, will be enforced.
- .11 Mobile homes shall be accommodated when they can be effectively integrated with other types of dwellings within the Village. Mobile homes will be regulated by the Zoning Bylaw and must meet the requirements of the Canadian Standards Association.
- .12 Ready-To-Move (RTM) homes and modular housing units are suitable within any residential area if constructed to complement neighbourhood dwellings. These newer forms of pre-fabricated dwellings are required to meet the construction standards of the *National Building Code of Canada*.
- .13 Rental housing options will be encouraged to mitigate the present shortage of rental accommodation.
- .14 Residential acreage development shall be responsible for their respective on-site servicing and development costs if it is cost-prohibitive for the Village to extend services. The Village may offer hook-ups to water lines where feasible.



### Affordable Housing

- .15 The Village shall support affordable housing by:
  - a. Identifying appropriate locations for its development;
  - b. Assisting in the development review process; and

- c. Participating in affordable housing projects where appropriate and within financial capabilities.
- .16 The Village will investigate options for cooperative, co-housing, and sweat equity housing models which will enable residents to work toward becoming homeowners.
- .17 Affordable housing will be supported by the Village through investigation of subsidized options or incentives to draw new residents or families to the community.
- .18 The Village will seek opportunities to apply for grants or conditional funding from other orders of government and agencies to support the development of affordable housing.

### Seniors Housing

- .19 The Village will contribute to the provision of affordable senior housing units in the form of townhouses and other multi-unit dwellings through subsidies or incentives.
- .20 Seniors or special needs housing shall be located within walking distance of amenities and services in order to provide better access to those with reduced mobility.
- .21 The Village shall ensure community services and facilities are accessible for seniors, providing adequate means of entry for different mobility needs.

### Multi-family Housing

- .22 Multi-unit dwellings will be encouraged on sites that are considered to be compatible with adjacent residential development, having regard to suitable street and vehicular access and as regulated by the Zoning Bylaw.
- .23 Condominiums, a type of ownership which provide for a number of individually owned units with shared common property, will be encouraged.
- .24 Higher density housing shall be encouraged in order to improve the sustainability of the community and to meet the market demand. Such development shall be appropriately located within proximity to local services, communal open space, and commercial facilities.

### Home-Based Business

- .25 Home-based business is an important element in enhancing commercial enterprise and overall economic development in the community, and will be accommodated wherever possible.
- .26 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.
- .27 The Zoning Bylaw shall specify development standards for home-based businesses.
- .28 Home-based businesses will be required to comply with the Building Bylaw and *The National Building Code of Canada*.



### Residential Work Camps

- .29 Work camps shall be strongly encouraged to locate in areas within the Village or area that do not compromise the quality of life of existing residents.

- .30 The Village will consider all work camp applications on a case by case basis to ensure the impact of the surrounding area and quality of life of residents for both those in the community and those making home in the work camp are not significantly impacted.

## 4.2 Commercial and Industrial Development

The first store in Waseca was built in 1906, becoming the Eldon Farmers' Co-operative in 1916. Today amenities within the community include the village office, Credit Union, post office, ice rink, insurance agency, real estate agency, construction, trucking and oil maintenance businesses. A number of home based businesses are also available to the community including a hair dresser, massage therapist, book keeper and a baker. Other needed services can either be found in the Town of Maidstone, Marshall, Lashburn or the City of Lloydminster.

### Objectives

- To support existing businesses/uses and welcome new commercial development to the community including home-based businesses.
- To promote teeming and vibrant commercial amenities.
- To facilitate commercial infill where possible.
- To encourage environmentally friendly practices in commercial industrial areas.
- To promote the development of services to ensure needed amenities are available in the community.

### General Commercial Policies

- .1 The Village will promote economic development and competitiveness by providing for an appropriate mix and range of industrial, commercial and institutional uses.
- .2 Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality. The Future Land Use Map "Appendix A" indicates areas designated for commercial development.
- .3 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area.
- .4 Various commercial amenities shall be encouraged to locate within the Village to supplement existing services and to respond to the needs of the community.
- .5 The Village shall support local businesses, small scale development and entrepreneurship to ensure various amenities are available to the community.
- .6 The Village shall encourage the rental of business space to encourage entrepreneurship within the community to foster starting businesses, small enterprises, and artistic and cultural endeavors. (i.e. farmers markets)





- .7 New developments shall strive to share parking facilities to lessen the impact of vehicles on the Village's roadways.
- .8 Businesses are encouraged to work together to support the community in various types of community and/or local improvement opportunities or expanding business opening hours.
- .9 The Village shall strive to attract businesses and services needed for the size of the community to ensure residents have all the needed amenities within the community, rather than travelling to Lloydminster.
- .10 The Village shall explore possibilities of attracting various trade workers to the community to expand upon the various services provided.
- .11 The Village shall support and prioritize "green" industrial and commercial development over conventional options
- .12 The Village shall investigate opportunities to provide incentives to businesses who provide services in a way which showcase environmentally friendly/eco-sensitive procedures.
- .13 The Village shall create incentives to clean up old abandoned/dilapidated buildings and disposal of where needed for infill development.
- .14 The 'curb appeal' of the community shall be improved upon to ensure Highway and Core Commercial areas are upkeep and upgraded over time to ensure the attractiveness of the community.
- .15 The Village shall investigate the opportunity to create a business plan in an attempt to attract needed amenities into the community.
- .16 To promote an agricultural based community with the understanding that agriculture amenities may be located in proximity to the community.



### Core Commercial

- .17 The Village shall consult with individuals, business owners and organizations to identify initiatives that would encourage businesses and enterprises to locate within the community, in particular the core commercial district.
- .18 The Core Commercial area will be prioritized as a location for retail activity, professional services, government functions and cultural activities. The Village will consider redevelopment of residential properties for higher density and seniors' residential projects within or adjacent to the Core Commercial area.



- .19 Within the Core Commercial area, a gradual conversion from low density residential sites to higher density residential and/or commercial uses will be encouraged.
- .20 Rezoning of commercial areas to residential will not be supported by the Village other than for higher density residential development.
- .21 The Village shall investigate incentives to encourage business owners to upgrade the appearance of the buildings on Main Street to create a vibrant downtown core.

#### Highway Commercial / Industrial

- .22 The "Future Land Use Map" (Appendix "A") identifies the location of future Highway Commercial and also the location of a grouped Industrial development.
- .23 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of activities. Highway Commercial/Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .24 The infilling of vacant industrial and commercial land or expansion of developed areas will be encouraged.
- .25 The Village will assist the appropriate agencies to identify contaminated sites that may exist in the community and cooperate in the development of appropriate mitigation plans for those sites. Incentives may be considered for redevelopment of brownfield sites so long as the development includes undertaking appropriate environmental assessments.
- .26 Highway Commercial/ Industrial development will generally include uses serving the travelling public, require good vehicular access, highway exposure, and be larger sites. Service and retail commercial uses may be accommodated to provide a degree of flexibility as regulated by the Zoning Bylaw.
- .27 Highway Commercial/Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
- .28 Where necessary, the Village may acquire land for industrial and commercial development through purchase or exchange of lots.
- .29 Residential development shall be discouraged in the Highway Commercial/Industrial area.
- .30 Care shall be taken in siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.



.31 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through spatial separation shall be located according to the separation distances outlined by the appropriate provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.

.32 New Highway Commercial/Industrial development requiring rezoning of land will be evaluated based on the following factors:

- a. Consistency with the "Future Land Use Map" and any other relevant reference maps;
- b. Site planning and land use compatibility with existing development;
- c. The capacity of the Village to provide efficient and economical municipal services, at a cost that can be borne by the development;
- d. Provision for safe movement and integration of vehicular traffic on local streets and with controlled access to the highways;
- e. The site shall have direct and approved access to a major public road system; and
- f. The development shall not have adverse impacts on groundwater.



.33 Visual appearance standards shall include landscaping of all Highway Commercial/Industrial development. Landscaping standards shall be provided in the Zoning Bylaw.

.34 Highway Commercial/Industrial developments shall be buffered from non-compatible uses, in particular residential development.

.35 The Village will promote and maintain an aesthetically pleasing Highway Commercial/Industrial district controlled by development guidelines and regulations provided in the Zoning Bylaw.

### Home Based Businesses

.36 Home-based business is an important element in enhancing commercial enterprise and overall economic development in the community, and will be accommodated wherever possible.

.37 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit; are compatible with and do not change the character of the surrounding residential area; and are not of a size, scale or use that would affect the viability of established commercial areas.

.38 The Zoning Bylaw shall specify development standards for home-based businesses.

.39 Home-based businesses will be required to comply with the Building Bylaw and *The National Building Code of Canada*.





### 4.3 Community Services

The community of Waseca is known for as “The Little Village with a BIG Heart!” A number of volunteer organizations run within the community including the Fire Department, Waseca Hall Board, Waseca Community Centre Board, and Waseca Recreation Board. It is thanks to the Recreation Board, through a community competition for a design and slogan that Waseca gained its ‘Big Heart’ community sign.

The Village of Waseca hosts a number of community oriented activities such as the Fall Community Supper, Pie Bingo, live theatre, Mother’s Day Brunch and Annual Spring Town Clean up followed by a hot dog and marshmallow roast.

Community amenities such as the rink, hall and churches are prided within the community as great amenities. The first school was built in 1909 within the Village of Waseca, though today children are bused to Maidstone for their education.

#### Objectives

- To support and encourage continued investment in community services that benefits the Village and surrounding area.
- To work cooperatively with neighbouring municipalities, community based organizations and the private sector to deliver a full range of community services and amenities.
- To encourage and support education facilities within the community.
- To support local organizations and volunteers in their endeavors within the community.

### General Community Service

- .1 The Village will work with service delivery agencies, other municipalities, communities and other jurisdictions by:
  - a. Participating in activities enhancing the delivery of services;
  - b. Assisting in site planning for public service uses;
  - c. Ensuring infrastructure development that supports public service uses;
  - d. Supporting, as appropriate, the joint use of community facilities as a means of providing cost efficient services to the public;
  - e. Accommodating public service development in appropriate locations in the community compatible with existing land use as may be permitted by the Zoning Bylaw; and
  - f. Entering into collaborative inter-municipal or inter-agency agreements.
- .2 The Village will monitor the adequacy of institutional services and strive to recognize and respond to the needs of a growing community. The Village will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities for youth, senior and families.



- .3 The Village will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.
- .4 Proposed Community Service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.
- .5 The Village will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. The development of institutional or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.
- .6 As the community grows, the Village shall consider upgrading public amenities to ensure adequate space and building maintenance is provided to offer a long lifespan to amenities within the community.
- .7 The Village will utilize energy efficiency and conservation practices in public buildings and amenities.
- .8 The Village shall encourage an active seniors group within the community to ensure activities are available for all physical abilities and age groups.
- .9 The Village shall investigate opportunities to work with Service clubs and organizations to ensure they have ongoing support with their various community initiatives.
- .10 The Village will encourage volunteerism by all ages within the community and wider to partake in community organizations, service clubs and events.
- .11 Community events within the Waseca shall be supported by the Village to ensure community spirit and involvement remains a prominent factor in planning events. (i.e. Community Fall Supper, Festivals, live theatre, etc.)
- .12 The Village shall explore opportunities to work with local heritage sites to ensure their presence within the community.
- .13 The opportunity to encourage school facilities shall be explored by the Village upon the growth and need exhibited by the community.



#### 4.4 Community Economic Development and Tourism

The Village of Waseca is situated within a region which is home to numerous cultural groups, historic features, and various environmental amenities to be proud of. This makes Waseca located in a hub of possible tourism and economic activity which may be drawn upon. Local tourist amenities include the Kenderdine Memorial, Silver Lake, Birch Lake, hunting and fishing opportunities, boating, Table Mountain Ski Lodge, Bresaylor Museum and numerous and other environmental and cultural locations.

##### Objectives

- To provide greater services to the local residents and visitors.
- To work with the community in promoting the Village and its available and future amenities.
- To work with neighbouring municipalities to promote tourism opportunities within the region.
- To expand upon community festivities and events.

#### Economic Development Policies

- .1 The Village shall promote economic development and competitiveness by providing for an appropriate mix and range of employment including industrial, commercial and institutional uses by ensuring the necessary infrastructure is provided to support current and projected needs.
- .2 The Village will establish a standing committee on expanding community economic development and tourism opportunities.
- .3 A tourism profile for the community shall be created to promote the community and wider region in regards to historic, culture and tourism potential.
- .4 The community shall explore the possibilities of building upon the community's endeavors of creating bird houses for the community and wider region. Initiatives spurring from a bird house theme could include:
  - a. Dual naming of streets;
  - b. Overlay bird theme for the community;
  - c. Festivities and events centered around the Waseca 'bird house'; and,
  - d. Any other events, businesses or committees created from adopting a theme.
- .5 To encourage a partnership with the RM of Eldon to begin identify possible future tourism and economic development initiatives.
- .6 The Community shall pursue initiatives that strengthen the Village's regional status:
  - a. As a retail, distribution, and service centre for the rural community;
  - b. As a service centre for the oil and gas industry;





- c. As a historical and cultural centre for regional tourism initiatives; and,
  - d. As a centre for recreational and cultural activities including special events, conventions and festivities.
- .7 The Village shall encourage local businesses to foster stewardship over the regional area and community as key players for the community.  
Encouragement and/or possible incentives will be given to maintaining a clean business area, becoming self-sustaining in power/ resource provision, encourage non-polluting operations, and safeguarding the run vitality through their economic actions.
- .8 The Village shall create incentives to clean up old abandoned/dilapidated buildings and disposal of where needed for infill development.
- .9 The Village shall promote the community with the appeal of small town charm and as a safe place to raise a family to encourage young families to stay in the community.
- .10 The preservation of present cultures and traditions through festivals, dances and other events will be seen as vital to the community and shall be maintained and enhanced when opportunities arise.
- .11 The Village shall promote local historic points, significant sites and stories to preserve the culture and history of the region.
- .12 The Village shall utilize and explore opportunities from having the locational advantage of the proximity to the City of Lloydminster.
- .13 The Village will utilize its communication networks including a municipal operated cable network to encourage residents to be involved and volunteer in culture, tourism and sport within and around the community.
- .14 The Village will work with neighbouring communities on joint events and promotions for the benefit of the region as a whole.
- .15 Opportunities to create a campground shall be investigated by the Village to provide possible areas of stay for tourists.
- .16 The Village shall investigate opportunities to utilize the remaining grain elevators as a tourist amenity for the community for economic endeavors or tourist potential.



## 4.5 Recreation

The Village of Waseca has a number of recreational amenities within the community including the E.S. Snell Memorial Park, rink, and Skateboard Park. Work has recently been completed on the Village rink to update the amenity for the residents. Numerous other recreational possibilities are available to the community through their environmental features and proximity to the Battle River. The Recreation Board is an important asset within Waseca as it helps promote community spirit and various fitness initiatives for the community.

### Objectives

- To encourage activities within the Village for all ages and physical abilities.
- To ensure the maintenance and ongoing support for community facilities.
- To expand and preserve outdoor recreational space for the community.
- To promote new recreational opportunities to locate within the community.
- To encourage the conservation and expansion of green space and buffer strips within the community.
- To pursue multi-seasonal activities for community members.
- To promote new green spaces and parks within the community.
- To support community oriented recreational groups.

### Recreation Policies

- .1 The Village shall encourage programs and recreational events as a means of promoting activities within community for all ages and physical capabilities.
- .2 Future areas for recreational space will be identified in the Future Land Use Map "Appendix A".
- .3 The Recreation Board and other volunteer associations in regards to sports programming and facilities shall be supported by the Village to ensure a wider variety of recreation options are provided for the community.
- .4 The Village will promote the use of existing community space such as halls, arenas and school area as resources to be utilized in the programming of recreational and cultural activities to ensure these amenities remain vibrant into the future.
- .5 The Village shall conserve an integrated and linked system of parks, green space and recreational facilities to meet the recreational needs of a growing community.
- .6 Public spaces such as parks and green spaces shall be maintained and kept free of litter and debris.
- .7 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the district for year-round recreational pursuits.



- .8 The Village shall investigate opportunities to improve the skating rink facility to create opportunities to be used for a wider array of events.
- .9 A network walking, cycling and cross country ski trails shall be identified. The Village shall strive to provide and maintain safe and convenient trails for recreational pursuits.



- .10 The Village shall establish landscape design standards for municipal reserve buffers along major roads, green spaces, near oil facilities, walkways, bicycle paths and other public spaces.
- .11 In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas generally intact.
- .12 Park space and playground areas will be provided as required to meet public needs in the community. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.
- .13 Alternative recreational options such as a dirt track for biking, outdoor skating rink, basketball court or other such recreational amenities shall be investigated as amenities for the youth to utilize.
- .14 The Village will ensure the upkeep of existing and future recreational facilities to ensure their lifespan within the community.
- .15 The Village shall explore the creation of multi-seasonal recreational pursuits such as the utilization of available hills for tobogganing.
- .16 The community shall advocate for recreational amenities within the district for the community members to utilize such as canoeing, trails, quading and skidooing. The Village shall strive to work with the RM to identify particular areas for these various recreational pursuits.



## 4.6 Ecological Resource Policies

Waseca is located within the Central Prairie Region of Canada<sup>4</sup>. Considered part of the Aspen parkland Eco-Region; characterized by a mosaic of aspen groves and fescue grasslands.<sup>5</sup> The surrounding area is dominated by agriculture and oil/natural gas resources. The Battle River to the south of the community and The North Saskatchewan River give the area a unique setting. Just south of the Village is Saskatchewan's second highest elevation point.

### Objectives

- To acknowledge and protect natural, environmental features, and systems within the Village.
- To ensure adequate distances (buffers) are provided between urban development and oil well/battery sites.
- To restrict development on land that is environmentally sensitive and/or prone to flooding.
- To extend the responsibility for sound environmental management to property owners and developers.
- To ensure proper drainage routes are exhibited throughout the Village.

## Ecological Sensitivities Policies

- .1 Future development shall integrate the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Natural areas and sensitive environmental area shall be identified and protected where human activities may create potential to stress the environment.
- .2 Environmentally sensitive lands in Waseca should be protected as environmental reserve in accordance with *The Planning and Development Act, 2007*, the *Environmental Assessment Act*, and the *Environmental Management and Protection Act, 2002*.
- .3 When reviewing applications for development, consideration shall be given to the proposal's conformity with these policies. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .4 Natural areas, linkages and pathways should be maintained, to the greatest extent possible, as an environmental resource with equitable distribution of built and natural settings for recreation including facilities, parklands, open space areas, and trails.
- .5 Developers shall be required to provide concept plans with information pertaining to environmental qualities, vegetation, drainage and soil report



<sup>4</sup> *Atlas of Saskatchewan*. 2<sup>nd</sup> Edition. Saskatoon, SK: University of Saskatchewan, 1999.

<sup>5</sup> "Saskatchewan Aspen Parkland," *Saskatchewan Conservation Data Centre*, 2002.

[http://www.biodiversity.sk.ca/ecoregions/Aspen\\_Parkland.htm](http://www.biodiversity.sk.ca/ecoregions/Aspen_Parkland.htm)

prepared by accredited professionals as a means of ensuring the suitability of site to the proposed development is met.

- .6 The Development shall not deplete or pollute groundwater resources within the Village. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .7 Adequate surface water drainage will be required throughout the Village and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development in sensitive areas.
- .8 Buffer Strips should be maintained adjacent to watercourses and water bodies to allow for protection measures against erosion, sediment control, flood hazards and areas of industrial or oil related activities and storage. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .9 Natural grassland and riparian areas within the Village and surrounding areas shall be protected. Surrounding land use developments shall be compatible and non-threatening to the native species.
- .10 Where an area exhibits potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- .11 Development of new buildings and facilities in the flood way of the 1:500 year flood elevations of any watercourse or water body shall require flood-proofing to an elevation 0.5 metres above the 1:500 year flood elevation.
- .12 The Village shall encourage other methods of landscaping including xeriscaping and innovative conservation strategies as a means of conserving water within the community.
- .13 Retaining and expanding upon green space within the Village including: a healthy stock of urban trees/forest, community gardens and tree nurseries, shall be encouraged to ensure the natural environment can be enjoyed by all members of the community.
- .14 The Village shall encourage residents to keep a healthy stand of trees upon their properties by mitigating the transmission of disease affecting the trees in the community.
- .15 The Village shall advocate for the movement towards sustainable use of energy and water within the community to ensure amenities are available for future generations.



## Natural Resources

- .16 Natural resource extraction industries shall be required to minimize impacts on lands and sites of environmental, historical and archaeological significance to the satisfaction of the Village of Waseca and Province of Saskatchewan.
- .17 Future well sites must be located in accordance with *The Oil and Gas Conservation Regulations, 1985* and subsequent amendments.
- .18 The Village will ensure any possible future petroleum and gas development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the Village with minimal community and environmental disruption.
- .19 The Zoning Bylaw shall provide separation buffers between natural resource activities and built up areas within the Village to minimize environmental and socio-economic impacts upon the community.



## Municipal and Environmental Reserve

- .20 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .21 Public, Municipal, and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.
- .22 The Village shall consider and support the dedication of critical or threatened habitat and environmentally sensitive areas as environmental reserve.
- .23 The Village will encourage incorporating environmentally sensitive areas and manmade surface drainage facilities such as existing drainage channels, into the park and green space system.
- .24 When dedication of municipal reserve is required for subdivision, the Village may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development. Monies collected in lieu of municipal reserve shall be allocated for recreational facility construction in the Village.
- .25 Subdivision applicants will be required to dedicate all lands in an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances, the approving authority may consider conservation easements in place of environmental reserves.
- .26 Public reserves locations that support a combination of parks, green spaces, nature reserves and recreational facilities will be encouraged.
- .27 New subdivisions must include walkway easements or municipal reserve linking the area to existing development. The use of municipal reserve dedication for recreational function shall be





encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and through Village when possible.

#### 4.7 Heritage and Cultural Resources

From First Nations utilizing the area and Barr Colonists settling in the region to Waseca's start, the community has had a vibrant background. Today there are a number of heritage sites within the Village including the Christ Anglican Church (built 1909) which is a designated Municipal Heritage Site. Currently within the community, two of the five original elevators still stand and are privately owned.

Recently the Village is undertaking an initiative to place satellite dishes along a walking trail located next to the elevators. The satellite dishes will display historical images and information from the Village and surrounding area.

##### Objectives

- To promote Waseca's unique heritage and cultural background.
- To be responsible stewards of heritage resources ensuring a balance between urban development and heritage conservation.
- To ensure an inventory of buildings that include historic churches, elevators, halls and landmarks is undertaken.
- To promote community organizations who contribute to the historical, social and cultural amenities of the Village.

##### General Policies

- .1 The Village will work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks and districts utilizing the Parks Canada Historic Guidelines and Standards.
- .2 The Village will move forward where criteria is met for the designation of respective building, sites, and districts either municipally, or where applicable, provincially, nationally and internationally.
- .3 The Village will demonstrate the appropriate use and treatment of properties designated through the *Municipal Heritage Property Act*, under the terms of *The Heritage Property Act*.
- .4 The Village will ensure existing heritage resources are protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
- .5 The Village will continue to cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Waseca. The Village encourages partnerships among community interest groups and businesses to promote the Village's cultural assets throughout the region.
- .6 The Village shall protect its natural built heritage through the preservation of key historical buildings such as churches, grain elevators and other important community historic sites.



- .7 Festival and events shall be encouraged and expanded upon into the future. Other festivities such as concerts, dances, historic or cultural days shall be promoted.
- .8 The Village shall explore opportunities to work with local heritage sites to ensure their presence within the community and upkeep of facilities for future generations.
- .9 The Village shall advocate for the upkeep and maintenance of the grain elevators, to be maintained as a piece of culture and heritage for the community and surrounding area.
- .10 The Village shall work with the RM of Eldon and surrounding municipalities to advocate for local heritage and cultural amenities, and events to showcase the culture of the district.

#### 4.8 Public Health and Safety

The Village of Waseca accesses RCMP services through the Town of Maidstone or City of Lloydminster. The closest health amenities to the Village include the Maidstone Hospital or the emergency service and numerous clinics within the City of Lloydminster. Waseca currently has a Fire Agreement with the Town of Maidstone and the RM of Eldon. The Village itself has a volunteer fire crew who are dispatched from the fire hall in Waseca.

##### Objectives

- To expand health services for the community.
- To work collaboratively with neighbouring municipalities to attract needed health amenities.
- To ensure emergency service and evacuation plans are in place.
- To support the local fire department.
- To promote healthy lifestyles of community members.

##### Policies

- .1 Public safety and health requirements shall guide all development. The Village shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities. As well, all firefighting requirements will be considered as a part of every re-zoning application, subdivision review and servicing agreement.
- .2 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event even occurring. An understood and practiced plan needs to be maintained.
- .3 Emergency service and evacuation plans shall be reviewed annually to ensure the most up to date information is provided within the document.
- .4 The Village will work collaboratively with neighbouring municipalities to ensure emergency service delivery is available to the local area and regional area.



- .5 The Village shall promote the community with the appeal of small town charm and as a safe place to raise a family to encourage young families to stay in the community.
- .6 The Village, in conjunction with community clubs, organizations and advocacy groups shall promote healthy lifestyles for community members by ensuring health support and recreational opportunities are available in the community.
- .7 The Village shall work with the local RCMP to ensure their presence remains within the community.
- .8 Local health services shall be advocated by the Village of Waseca to ensure they remain within proximity to the community.
- .9 Fire servicing agreements shall be discussed annually to ensure relationships between neighbouring municipalities are maintained.
- .10 The Village shall utilize their communication networks to encourage residents to participate in the volunteer fire department to oversee public safety in the community.

#### 4.9 Public Works Policies

The Village of Waseca provides a number of amenities to its residents. Water is provided to the community through a well located on the West side of the community. The previous water reservoir will be utilized as a catch basin for water runoff. The Village has a two cell lagoon located on the south west of the Village.

Garbage removal is contracted by the Village and placed into bins located along Railway Avenue. Single stream recycling will also be available to the Village.

##### Objectives

- To provide for orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- To maintain appropriate service level of all utilities in order to ensure that the potential for infill and growth is not adversely affected.
- To provide an acceptable level of recycling, solid waste collection and disposal that is economical and environmentally progressive.
- To maintain attractive residential, commercial and industrial areas including roads, sidewalks, sewers and water.

#### Maintenance

- .1 The Village shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards and other public utilities.
- .2 In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.





- .3 The planning, phasing, and development of water and sewer services will be based on:
  - a. Conformance with environmental regulations;
  - b. The demand for services and the need for upgrading;
  - c. The financial resources of the Village of Waseca;
  - d. The logical extension of existing services; and
  - e. Growth trends.

### Water and Sewer

- .4 The Village will ensure source water is protected from contamination and overconsumption.
- .5 The Village will promote the use of efficient, low-flow water fixtures through potential incentives or rebates.
- .6 The Village will work to educate residents and visitors on water and natural resource conservation to reduce over-consumption, reduce pressure on existing water infrastructure.
- .7 The Village will investigate water quality on a regular basis to ensure that potable water is healthy and free of contaminants.
- .8 The Village shall investigate options of improving the drainage paths throughout the community to ensure water damage costs are not impacted onto the citizens. For further drainage policies see Section 3.8 Ecological Sensitivities.
- .9 The Village shall ensure the placement of landfills and sewage facilities are not located in proximity to major aquifer areas.
- .10 Infrastructure improvements shall be supported by Council on an annual basis, where the budget is available, to ensure upgrades to water and sewer amenities are achieved.



### Utilities

- .11 Within future and current growth areas of the community, connection to district renewable energy systems will be considered in place of standard utility service connections.
- .12 The Village will cooperate with neighbouring municipalities, regional, provincial and private agencies to provide utility services.
- .13 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services negotiated through a servicing agreement.
- .14 The Village will encourage balanced development that effectively utilizes existing utility infrastructure for infill development while exploring new types of renewable utility systems to accommodate future land development.
- .15 The Village shall advocate for the availability of high speed internet and improved phone coverage for the safety and convenience of local and regional community members.

### Waste Management and Reduction

- .11 The Village shall encourage various waste reduction strategies to promote a sustainable community.

- .12 Recycling and compost options shall be provided to the residents either through local initiatives or regional based initiatives with neighbouring municipalities. The construction and ongoing maintenance of such facilities shall be investigated by the Village.
- .13 Waste management options shall be explored by the Village in conjunction with neighbouring municipalities to promote cost savings for the region.

#### 4.10 Transportation Networks

The Village of Waseca is located on the Highway 16 corridor between the Cities of Lloydminster and North Battleford. This highway acts as the major transportation network for the citizens of the community. Within the Village itself, many of the streets are gravel roads with some newer areas having been paved. Grid road #684 acts as a corridor to the Battle River and agricultural amenities of the wider district.

##### Objectives

- To promote a mix of multi-use, all season trails for locals, community members and tourists.
- To ensure that road design permits safe and convenient vehicle, pedestrian and bicycle circulation.
- To ensure roads and sidewalks are enhanced, maintained and allow for proper drainage.
- To ensure the marking of historical points is undertaken.
- To advocate for the use of the rail line as a public amenity.

#### Transportation Policies

- .1 Maintenance of the Village roads shall be encouraged in a cost effective and timely manner to encourage community safety and accessibility.
- .2 The Village shall upgrade sidewalks throughout the community to ensure public access.
- .3 New roads will be planned and constructed with regard to land use and provision of suitable access. The Village will acquire property for road right-of-ways through dedication or an agreement for purchase at the time of development or redevelopment of property.
- .4 New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted concept plan.
- .5 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads, municipal streets or at existing intersections.



- .6 The Village shall work with the Province to coordinate local transportation plans with Provincial plans to ensure consistency.
- .7 The Village shall advocate for the maintenance and upkeep of key entrances into Village from Highway 16 and other key roadways.
- .8 The Village will undertake programs to complete the upgrade, or paving of the street systems, subject to approval of the local improvement programs by the property owners.
- .9 The Village shall investigate options to provide timely snow removal services.
- .10 Improved signage along the Highway 16 corridor will be advocated for by the Village.

### Public Transport Policies

- .12 The Village shall advocate for a public transportation network to commute citizens to other urban centers in a consistent, cost effective manner.
- .13 Public transportation through the utilization of the rail line shall be advocated for by the Village.
- .14 The Village shall investigate options for senior accessibility such as wider sidewalks, sloped access points, handi-van system and other effective options.
- .15 A network of pedestrian, cycling and other modes of transportation shall be identified. The Village shall strive to provide and maintain year-round, safe and convenient trails for improved public access.
- .16 The Village shall investigate opportunities to properly sign key historical areas and points to ensure improved access.



### 4.11 Regional and Inter-Municipal Cooperation

Waseca sees the importance of neighbourly relations with adjacent municipalities. A number of opportunities exist for shared service provision and/or utility provision to local and regional members of the community. Currently the community has strong connections with the neighbouring municipalities of Lashburn, Marshall, Paynton, Cut Knife, nearby RM's and the City of Lloydminster. Furthermore, the Village of Waseca recognizes the importance of strengthening relationships and partnerships with First Nations.

#### Objectives

- To recognize the importance of capacity-building and involvement of all rural and urban communities including First Nations Bands.
- To work with neighbouring municipalities and First Nations in health, tourism and various other local and regional initiatives.
- To create open communication between neighbouring municipalities and First Nations.
- To investigate opportunities for shared service provisions between municipalities.



## Policies

- .1 The Village shall continue to work in partnership with other jurisdictions, First Nations, adjacent Rural Municipalities and other agencies as a means of providing, sharing and funding community services effectively and efficiently.
- .2 The Village shall promote inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize financial and infrastructure resources. (i.e. equipment sharing and bulk purchasing)
- .3 The Village shall continue to partner with other jurisdictions when discussing health services, the fire department and regional police committees to assist the region in advocating its position.
- .4 Social and economic opportunities that achieve shared goals of the municipalities and First Nations shall be explored.
- .5 The Village shall encourage inter-municipal agreements with neighbouring municipalities as a means of advocating for the needs of Waseca together with the greater Community.
- .6 The Village shall pursue inter-municipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with inter-municipal planning matters including:
  - a. Managing and/or promoting growth and development;
  - b. Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
  - c. Infrastructure, public service facilities, energy generation, and waste management systems;
  - d. Ecosystem, shoreline and watershed related issues;
  - e. Natural and human-made hazards; and
  - f. Population, housing and employment projections, based on regional market areas.
- .7 Inter-municipal initiatives that focus on a cooperative approach to future land use planning and development that optimize use of the municipalities financial and infrastructure resources shall be encouraged. (i.e. projects such as regional waste facility, recycling programs, sewage program)
- .8 Other joint revenue funding opportunities shall be explored when any “regional type” business or development is considering this region that will provide benefit to a number of individual municipalities. All tax-sharing arrangements will be negotiated on fair and equitable basis with respect to: recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.

## Section 5: Administrative Tools

### 5.1 Action Planning

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next fifteen to twenty years. This Section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Village, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategy is required. Action Plans for Waseca have been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Village achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and will require an Implementation Committee of Council to be established to prioritize the action items. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

### The Plan Guides Action

As a statutory document for guiding development and land use in the Village, the Plan gives direction to Council on their day-to-day decision making. The Plan's land use policy areas illustrated in the Future Land Use Map in "Appendix A" provide geographic references for the Municipality's policies. If the Village is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- ✓ Municipal bylaws and public works will conform to this Plan;
- ✓ The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and,
- ✓ Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

### The Future is a Shared Responsibility

Communities are successful when all sectors co-operate with their time, effort and resources to enhance the quality of life in the greater community or district. The Village can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in the Village.



## 5.2 Implementation and Monitoring

### Planning Tools

This Section outlines the variety of traditional tools the Municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.

### Definitions

The definitions contained in the Village of Waseca Zoning Bylaw shall apply to this Official Community Plan.

### Adoption of the Official Community Plan

Adoption of this Official Community Plan by the Village will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Village in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Municipality will be achieved.



The application of the Official Community Plan policies is illustrated in the Future Land Use Concept Map contained in "Appendix A." This Map is intended to illustrate the locations of the major land use designations within the Village of Waseca. This "Map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Official Community Plan will be implemented, in part by the development-related decisions that will be made in the future. However, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

### Adoption of the Municipal Zoning Bylaw

Following the adoption of the Official Community Plan, the Village of Waseca is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- ✓ The Zoning Bylaw must generally conform to the Official Community Plan and future land use and development shall be consistent with the goals and objectives of this Plan;
- ✓ Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the Municipality;



- ✓ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards prescribed for each zone;
- ✓ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- ✓ Undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal, and open space;
- ✓ The objectives and policies in the Official Community Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Village with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards prescribed by the Village.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the "Future Land Use Concept Map" (Appendix A), to ensure that the development objectives of the Municipality are met.

### Contract Zoning

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- ✓ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- ✓ The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- ✓ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole.
- ✓ The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.



### Direct Control District

In accordance with *The Planning and Development Act, 2007*, where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the Official Community Plan and Zoning Bylaw, designate an area as a Direct Control District.

Direct Control Districts (DCDs) are intended to provide for developments that, due to their unique characteristics, innovative approaches or unusual site constraints, require a more flexible approach to land use regulation than is available under traditional zoning. DCDs are likely to be applied to small or irregularly shaped lots, lots restricted by physical barriers or existing commercial or industrial areas where comprehensive redevelopment schemes are required in order to ensure proper and desirable development

Criteria utilized in the evaluation of development in DCDs shall include, though not be limited to the following:

- ✓ The development shall provide for a reasonably compatible interface with adjacent land uses and development;
- ✓ the development shall be designed in a manner which will address applicable environmental concerns (i.e. noise, pollution);
- ✓ The development shall meet the goals and objectives of the relevant section(s) of this Plan; and,
- ✓ The development shall provide for adequate off-street parking and loading facilities, as well as special considerations for site layout and landscaping.



### Concept Plans

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- ✓ Ensure the efficient provision of infrastructure services;
- ✓ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and,
- ✓ Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

### Comprehensive Development Proposals

A Comprehensive Development Proposal shall be completed by the planning staff prior to presenting it to Council, on behalf of any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, commercial or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- ✓ Proposed land use(s) for various parts of the area;
- ✓ The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- ✓ The location of, and access to, major transportation routes and utility corridors;
- ✓ The provision of services respecting the planning for future infrastructure within the Municipality;
- ✓ Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- ✓ Appropriate information specific to the particular land use (residential, commercial or industrial); and,
- ✓ Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.



### **Existing and Non-Conforming Uses**

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use. Any redevelopment of the parcel of land or expansion of the conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the Zoning Bylaw.

### **Development Levies and Agreements**

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.



### **Servicing Agreements**

Council may establish fees for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs

As an example: "Where a subdivision of land requires the installation or improvement of municipal services such as waterlines and sewage systems, streets or walkways within the subdivision, the developer will be required to enter into a Servicing Agreement with the Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services, such as the Municipality's water treatment plant. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit."

### **Subdivision Process**

The Director of Community Planning for the Ministry of Municipal Affairs is currently the approving authority for subdivisions in the Village of Waseca. The Municipality has input into the subdivision procedure:

- ✓ The Municipality provides comments on all subdivision applications within the Municipality.
- ✓ The Municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the Village's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.
- ✓ In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Municipal Affairs.



### Monitoring Performance

The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Village to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Village and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

### Amendment

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Village shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodical review and amendment the Plan should serve as an effective guide for Council to make decisions on the future development of the Municipality.



## Effective Date of Bylaw

### ***Ministerial Approval***

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs.

### ***Council Readings and Adoption***

Read a first time \_\_\_\_\_, 2013

Day of

Read a second time \_\_\_\_\_, 2013

Day of

Read a third time \_\_\_\_\_, 2013

Day of

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ADMINISTRATOR

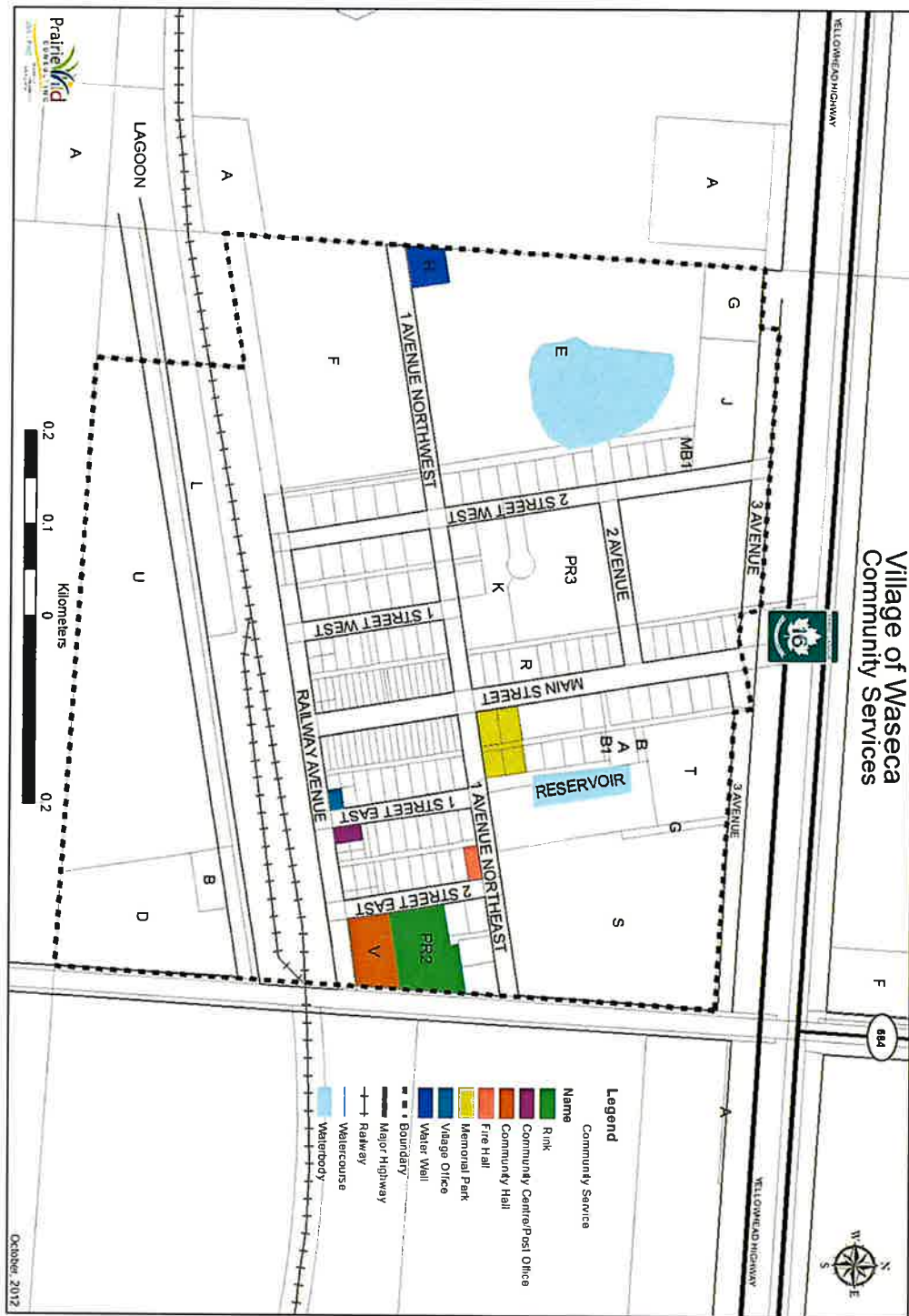
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Lenore Swystun, MCIP  
Professional Planner

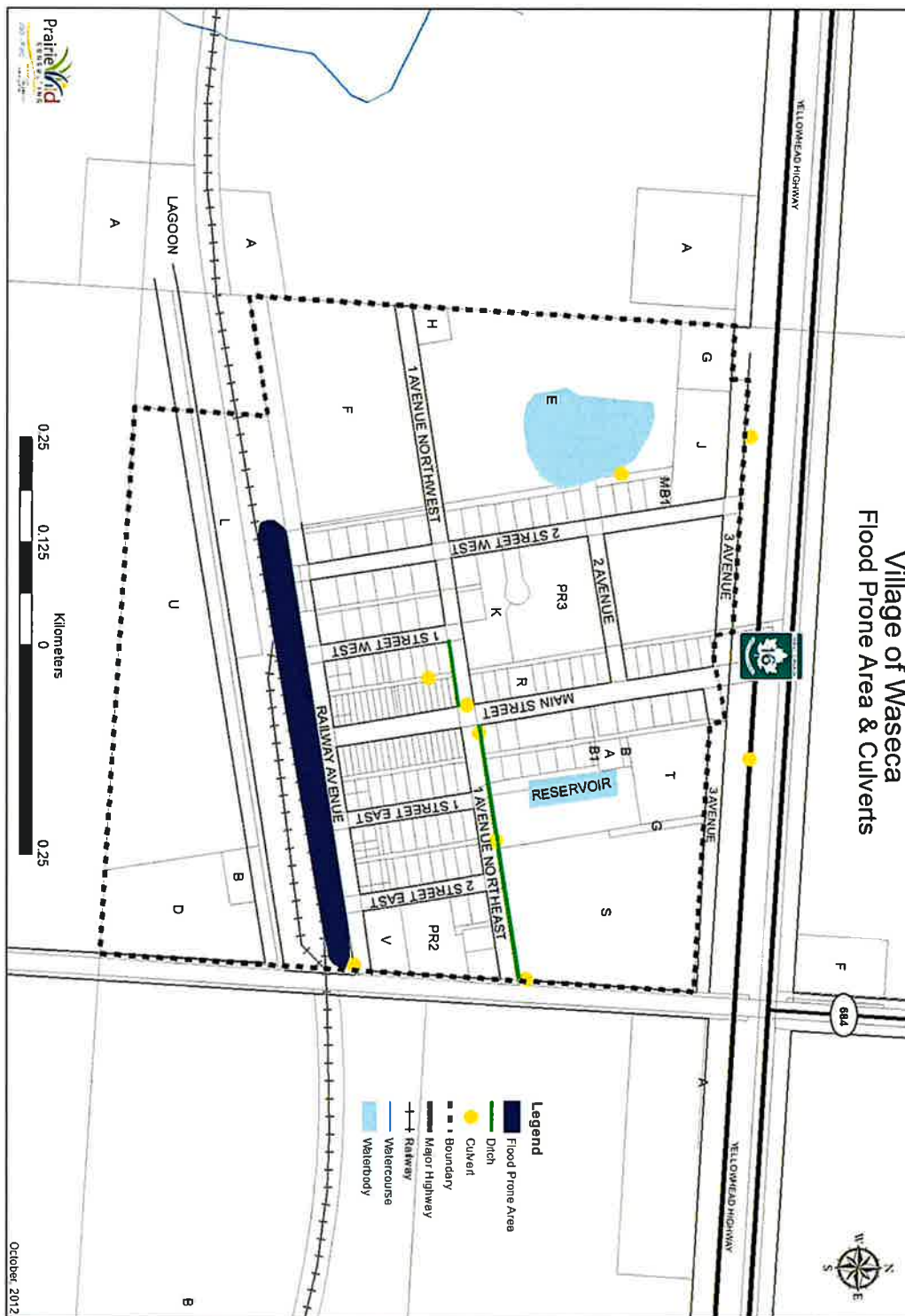


The following Future Land Use Map and Reference Maps are also available in 11.5x17 (A3) sized maps.



## Appendix "B" Reference Maps

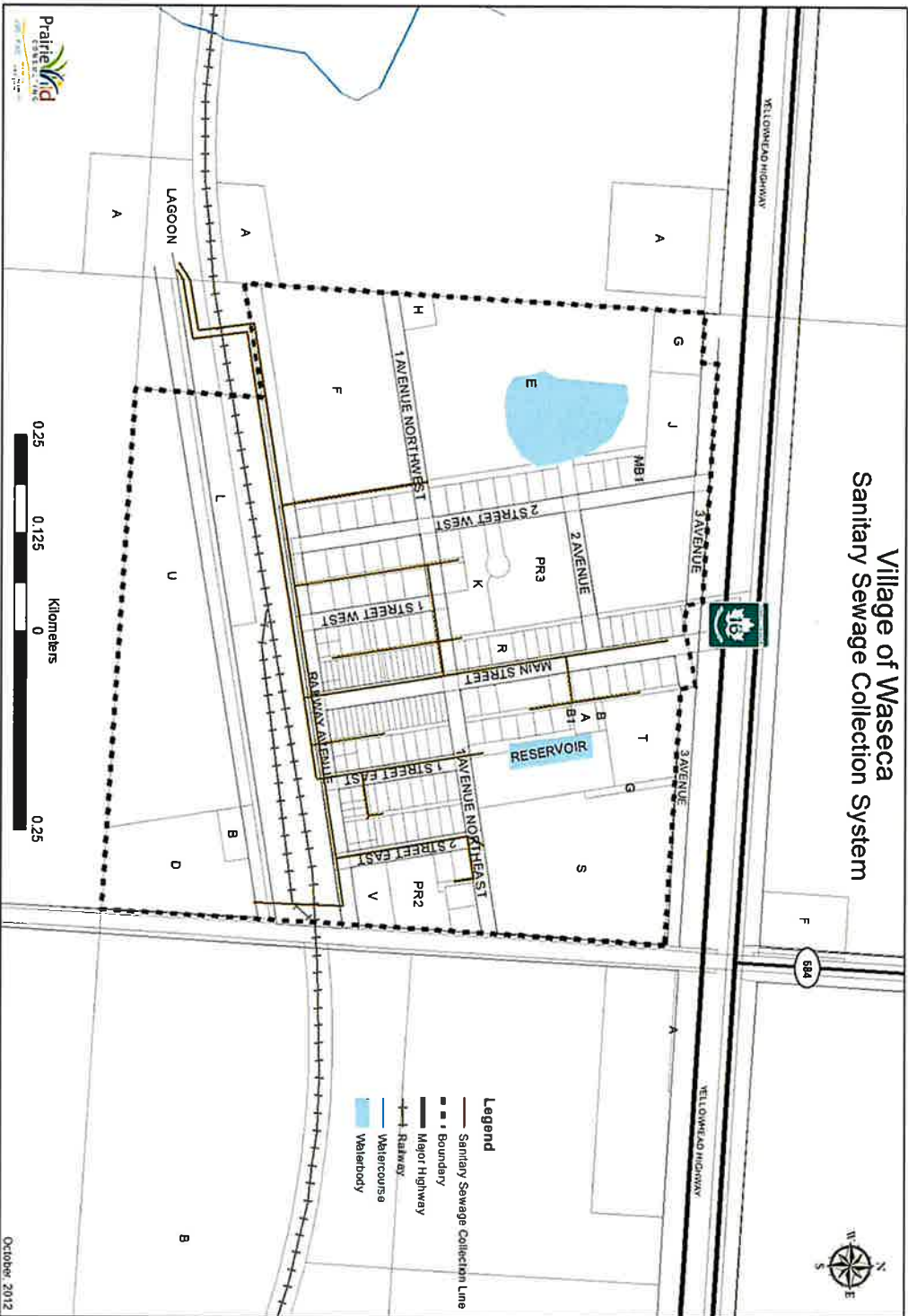




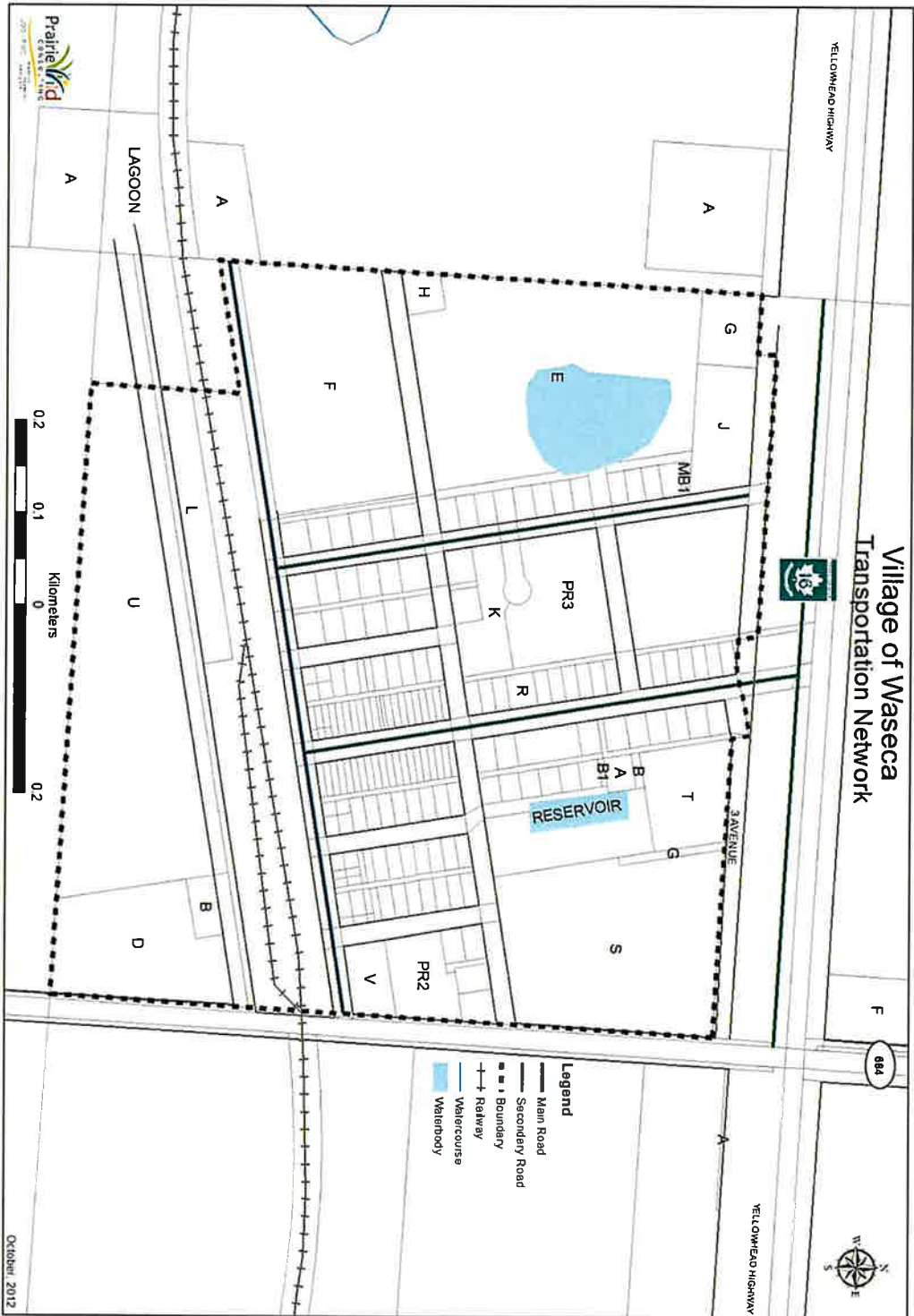


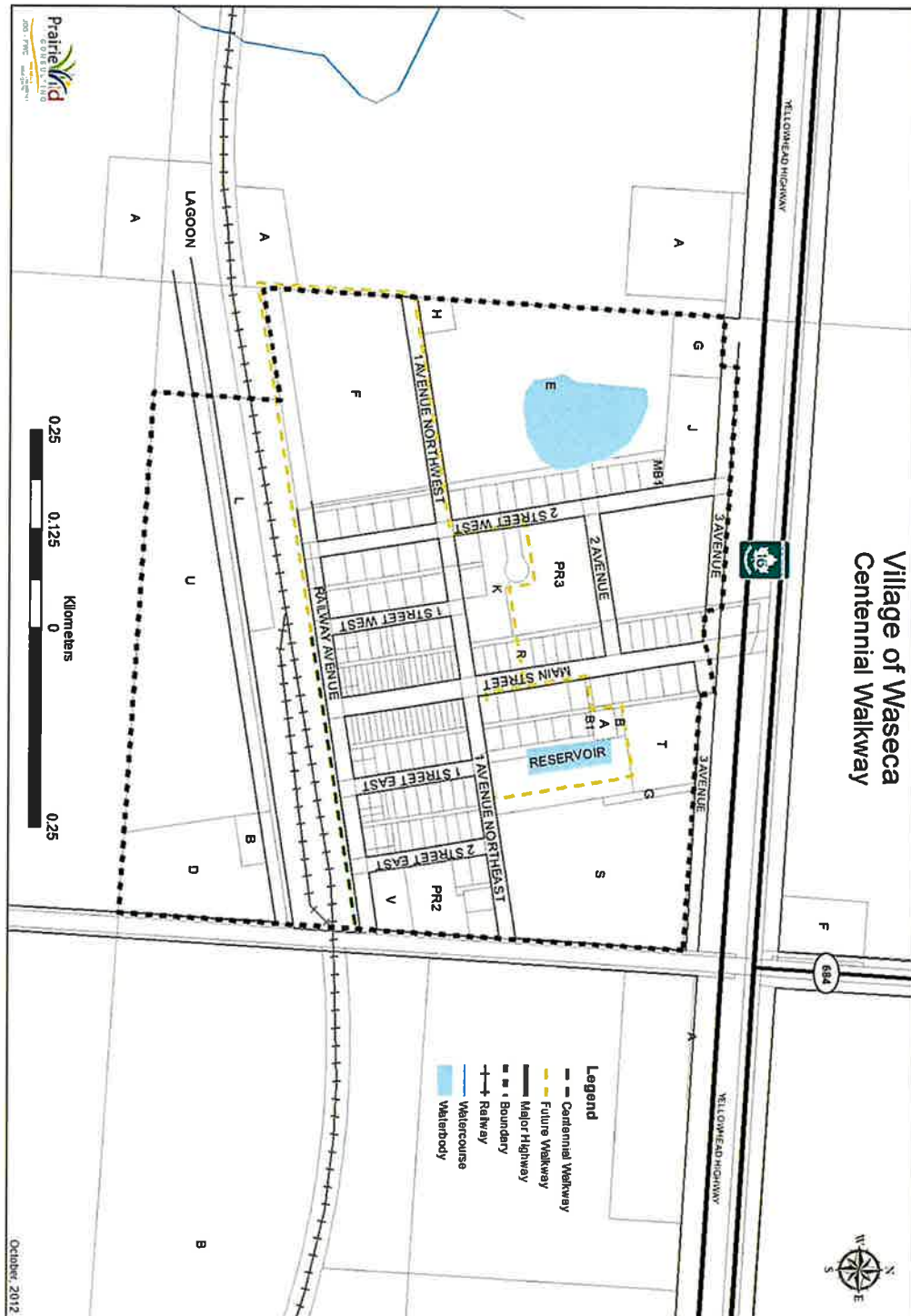












## Appendix "C" Action Plans

<b>Community Engagement</b>			
<b>Implementation</b>			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
Establish an adhoc committee for the purposes on adding input on social, cultural, economic and environmental issues.			
<b>Community Economic and Tourism Development</b>			
<b>Implementation</b>			
Develop a Cultural Strategy for the Community and District			
<b>Residential</b>			
<b>Implementation</b>			
Complete a Housing Study (housing data/inventory) for the Village			
Investigate Saskatchewan Housing Corporation Programs and Services for alternative financing options to Improve Housing Affordability and Rental availability			
<b>Commercial</b>			
<b>Implementation</b>			
Distribute survey to residents and core commercial business owners to identify strengths and opportunities to create a vibrant "downtown" area.			
Provide tax abatements for non-competitor type businesses to promote economic development in the community.			



<b>Transportation Networks</b>			
<b>Implementation</b>			
Complete Identified Transportation Network Upgrades			
Promote Community Trail development around Waseca and Area			
<b>Environmental Management</b>			
<b>Implementation</b>			
Explore the need for a Wildlife Corridor Protection Strategy.			
<b>Recreation</b>			
<b>Implementation</b>			
Identify areas for multi-season recreational areas – such as tobogganing hills			

## Appendix “D” Community Profile

A key part in planning for the future of a community is also to recognize the roots and origins that community has within the area. This allows a unique picture to be painted of the community, that when accompanied with the current demographic trends, allows for a better understanding of the area. A brief history and socio-economic profiles for the Village of Waseca is provided below.

### Regional Overview of Waseca and the RM of Eldon

Waseca lies between the North Saskatchewan River and the Battle River. Within the RM of Eldon, No. 471, the area has natural resources which include rich agriculture land and oil and gas deposits. Situated along Highway #16, Waseca has close proximity to larger centers such as Maidstone, North Battleford and Lloydminster.

The Village of Waseca is 42 kilometres east of the City of Lloydminster and 87 kilometres west of the City of North Battleford and covers approximately 0.68 square kilometres. The population of Waseca increased 6.9% from 144 in 2006 to 154 in 2011.<sup>6</sup>

Waseca is located within the Central Prairie Region of Canada<sup>7</sup>. Considered to be part of the Aspen Parkland Eco-Region, this area is characterized by a mosaic of aspen groves and fescue grasslands.<sup>8</sup> The natural environment provides opportunities for summer and winter recreation and a large variety of wildlife and birds.

With access to resources, open-spaces and proximity to the larger urban areas, the Village of Waseca is an ideal location. Once primarily an agriculture-based economy, the RM of Eldon has seen a large boom in its oil industry since the 1950s, further diversifying the business in the region. Oil and agriculture are the major industries where more than 1,926 oil wells in the RM of Eldon

produced more than 2.1 million cubic metres of oil in the last year. The municipal assessment of the RM of Eldon is estimated at \$132,506,770.<sup>9</sup>



Figure: 1 Map showing the Village of Waseca, proximity to Towns of Marshall and Lashburn

### History of the Region

When discussing the history of the wider region, it is important to ground the ‘history’ of Saskatchewan before incorporation into province-hood. This helps inform the present context for these communities to understand their origins and development patterns.

#### *Indigenous Relations and Settlements*

In the late 1600s, Indigenous connections to the area included the Nakota, Blackfoot, with the possibility of the Atsina and the Cree also being located in the Region.<sup>10</sup> What is known during this time is the

<sup>6</sup> Statistics Canada, 2012.

<sup>7</sup> *Atlas of Saskatchewan*. 2<sup>nd</sup> Edition. Saskatoon, SK: University of Saskatchewan, 1999.

<sup>8</sup> “Saskatchewan Aspen Parkland,” *Saskatchewan Conservation Data Centre*, 2002.

[http://www.biodiversity.sk.ca/ecoregions/Aspen\\_Parkland.htm](http://www.biodiversity.sk.ca/ecoregions/Aspen_Parkland.htm)

<sup>9</sup> “RM of Eldon,” *Saskbiz*, accessed July 20, 2012,

<http://www.saskbiz.ca/communityprofiles/communityprofile.asp?CommunityID=814>

<sup>10</sup> Blair Stonechild, “Aboriginal Peoples of Saskatchewan,” *Encyclopedia of Saskatchewan*, accessed July 20, 2012, [http://esask.uregina.ca/entry/aboriginal\\_peoplesof\\_saskatchewan.html](http://esask.uregina.ca/entry/aboriginal_peoplesof_saskatchewan.html).

English and French traders began accompanying Indigenous groups such as the Cree through central Saskatchewan in the mid-1700s.<sup>11</sup> The Atsina and the Nakota were more prominent with the area as well.

Into the 1800s, more shifts occurred, presumably caused by the small-pox epidemic. The Nakota were now found through the parkland and northern grasslands area, while the Atsina became restricted to a smaller area extending north of the Cypress Hills. During this time the Blackfoot occasionally visited the Saskatchewan grasslands as they migrated towards southern Alberta.

The Fur Trade era (ca. 1682 – 1821) had a large impact on the Aboriginal way of life and consequently outlined the geography and settlement of the land.<sup>12</sup> In the Lloydminster and Battleford area, fur-trading posts established Aboriginal and European relationships.

By the mid-1900s, the demand for furs began to decline. To open up the prairies for agricultural settlement, the Government of Canada purchased the lands claimed by the Hudson's Bay Company in 1869. Treaty negotiations were signed between First Nations peoples and the federal government to establish rights to land and other resources.<sup>13</sup> Treaty 6, where the Village of Waseca is located, was first signed on 1876. This covered nearly 30 Saskatchewan bands in the central and west-central parts of the Province. The majority of these bands are Cree with some being Nakota (Stoney), Saulteaux and Dene.

#### *Legends of Waseca*

Several interesting legends describe how the Village of 'Waseca' received its name. According to the Cree people, Waseca means 'Hill of the Swan'. Another name for this area was 'Camp by the Bright Water' because this was a First Nations camping ground. Other legends describe a hill near Waseca that is the second highest point in the province. First Nations people named it 'Hill of Sorrow' after a severe storm delayed the return of a native hunting party and their waiting families starved to death. In the other legend, the 'Hill of Sorrow' was a place where natives in the area often raced their horses, and the loser had to forfeit his horse to the winner. Many braves died when violence occurred because a loser of one race refused to hand over his horse.<sup>14</sup>

Nearby the RM of Eldon, the First Nation reserves of Thunderchild, Onion Lake, Little Pine, and Poundmaker Cree First Nations have played a significant role in the development of resources such as agriculture and oil and gas.



Figure 2. Barr Colony camp outside Saskatoon, 1903

Source:[http://esask.uregina.ca/entry/barr\\_colony.html](http://esask.uregina.ca/entry/barr_colony.html)

#### *Settler History*

Many of the early settlers came to the area in search of good farm land. After the telegraph line was laid in 1876, the site for Waseca was chosen by John McKerchar and Frank Harriet and Robert Lesley became the first settlers in 1897.<sup>15</sup> A few years later, the

<sup>11</sup> Ibid

<sup>12</sup> Ibid

<sup>13</sup> Michael Cottrell, "History of Saskatchewan," *Encyclopedia of Saskatchewan*, accessed July 20, 2012, [http://esask.uregina.ca/entry/history\\_of\\_saskatchewan.html](http://esask.uregina.ca/entry/history_of_saskatchewan.html)

<sup>14</sup> "Waseca," *Saskbiz*, accessed July 20, 2012,

<http://www.saskbiz.ca/communityprofiles/communityprofile.asp?CommunityID=722>

<sup>15</sup> Waseca," *Saskbiz*, accessed July 20, 2012,

<http://www.saskbiz.ca/communityprofiles/communityprofile.asp?CommunityID=722>



area was traveled by Barr Colonists on the way to settle in Lloydminster. In 1903, Richard Topott was born at the present site of Waseca and the descendants of the Topott family still reside in Waseca today.<sup>16</sup>

#### *Development of the Railroad*

The development of the railroad during the late 19<sup>th</sup> century helped shape settlement patterns. The railway was built as a national policy for political union, promote settlement and stimulate economic growth throughout Canada. From 1881 to 1931, the railway was developed at a rapid pace, reaching North Battleford and Lloydminster district by 1905.

#### *The History of Waseca*

Waseca became an official settlement when the CNR line was built in 1905. More settlers came when Waseca's first store opened in 1906. In March 5, 1911, the Village of Waseca was incorporated with a population of 41 people.<sup>17</sup> The CNR Depot Station and railway were the center of the community as the major transportation route that carried supplies and people. Many of the first homesteaders were British, and their culture shaped the social and economic development of the Village.

#### *History of the RM of Eldon*

With a large land mass of over 1000 sq. kilometers, the RM of Eldon extends from the edges of the North Saskatchewan River to the Battle River. Settlement was sparse until the railroad eased transportation into the area in 1905. To address the needs of settlers, the RM formed in 1909 and held its first meeting in 1910. The most important economic activities are farming, cattle production and oil drilling. Oil exploration began in 1944, making this one of the earliest drilling regions.<sup>18</sup>



**Figure 3: Railway Avenue, North Battleford. n.d.**

Source: <http://scaa.sk.ca/gallery/postcards/permalink/36065>

## **Community Development**

#### *Community Facilities*

Like other prairie settlements, Waseca grew quickly in the early years. By the end of 1910, Waseca had a blacksmith, livery, grain mill, carpenters, restaurant, store, hotel and newspaper. In 1909, a one-room school opened with Mr. Ray Baker as the first teacher. The Waseca Cemetery was started in 1909, and the first bridge over the Battle River was built in 1910. The earliest places of worship included the Christ Church built in 1907 and the Battle River Lutheran Church built in 1915.

In 1921, the Waseca Memorial Hall was built to supply a social gathering place for the community. Also in that year, the 'Brick School' was built. The Waseca School drew students from the Walter and Battlevalle School District. The Waseca community was active in many sports such as softball, curling, hockey and broomball.

<sup>16</sup> "Waseca Centennial 1911-2011," DVD, directed by Mervin Hinde. Maidstone, SK: Mutt's Follies Productions, 2011.

<sup>17</sup> Waseca," *Saskbiz*, accessed July 20, 2012,

<http://www.saskbiz.ca/communityprofiles/communityprofile.asp?CommunityID=722>

<sup>18</sup> "RM of Eldon," *Saskbiz*, accessed July 20, 2012,

<http://www.saskbiz.ca/communityprofiles/communityprofile.asp?CommunityID=722>

### *Agriculture and the Railway*

Farming was the primary activity in the early days. Waseca's first elevator opened in 1909, and by 1942 the Village included five elevators: Reliance, Canadian Consolidated, Federal, Pool and Searle.<sup>19</sup> The railway and elevators were important to the development of the Village. Cooperation was important for early settlers and the first bulk purchase for the Eldon Farmer's Cooperative was a carload of apples in 1907. Incorporated in 1916, the Co-op was a vital source of merchandise for settlers. Through the years, farmers in the area have diversified into mixed grain and cattle ranching.<sup>20</sup>

## **The Village of Waseca and the Region: Socio-Economic Profile**

This section compares the statistical features of the Village of Waseca and the wider region of the RM of Eldon. As well, some comparisons will be made with the Town of Maidstone and the Province of Saskatchewan. The statistical information used here is taken primarily from the Statistics Canada Census of Population from 2011, 2006 and 2001. This profile is intended to provide a social and economic context in which to help guide decisions for future development of the area.

### ***Population Trends***

The Village of Waseca is located within the RM of Eldon. Table 1 represents the regional population changes in the Village of Waseca, the RM of Eldon, and the Town of Maidstone over the last twenty years. The 1991 population of Waseca was 152, in 1996 it remained stable at 153, and in 2001 the population was 169. After a slight decline to 144 in 2006, Waseca's population rose to 154 in 2011. The overall population change was 1.3% from 1991 to 2011. The population density is 226 people per square kilometre.<sup>21</sup>

By looking at the wider region, the RM of Eldon has experienced a slight decline over the past twenty years. Beginning in 1991 with a population of 882 people, the RM of Eldon decreased 15% to the current value of 751 in 2011. The Town of Maidstone has witnessed the most significant growth at 17% from 985 people in 1991 to 1,156 in 2011. Overall the population in the region declined from 1991 to 2006. The largest growth in the region has occurred in the last five years, with an increase of 6.7% from 2006 to 2011. This is consistent with the overall growth increase of 6.7% throughout the province during this time period.<sup>22</sup>

### ***Future Projected Growth***

Based on an annual conservative growth estimate of 2.0% projections to 2020 could see the population in the Village of Waseca may reach 184 in 2020, with an estimated 2040 population of 273 individuals. Compared to the local region, it can be seen that the entire region is estimated to reach 2,463 in 2020, with projections to 2040 showing the population reaching 3,660 people.

<sup>19</sup> "Waseca Centennial 1911-2011," DVD, directed by Mervin Hinde. Maidstone, SK: Mutt's Follies Productions, 2011

<sup>20</sup> Ibid.

<sup>21</sup> Statistics Canada, 2012

<sup>22</sup> 2011 Census of Canada, *Saskatchewan Population Report*, accessed July 20, 2012, [www.stats.gov.sk.ca/stats/pop/censuspopulation2011.pdf](http://www.stats.gov.sk.ca/stats/pop/censuspopulation2011.pdf)

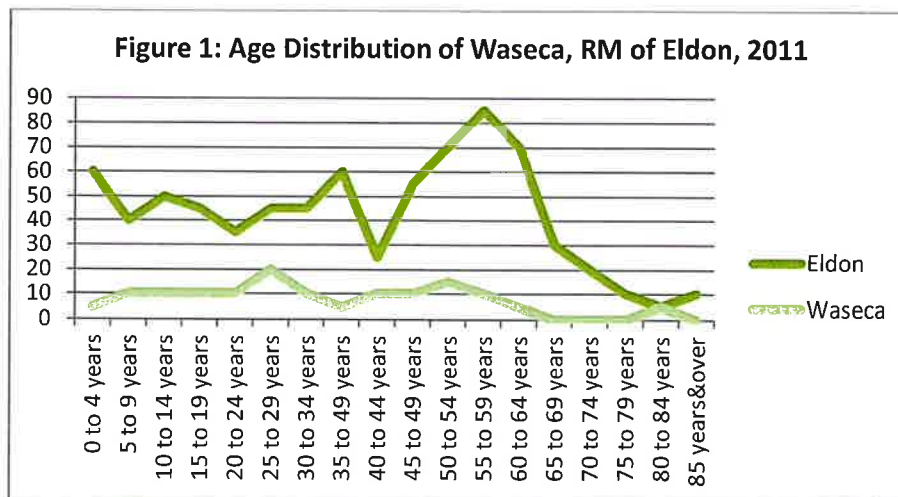
**Table 1: Population Growth of Waseca and area, 1991-2011, and Projected Future Populations.**

Municipality	1991 Pop.	1996 Pop	2001 Pop.	2006 Pop.	2011 Pop.	% Pop. Change 1991-2011	Projected Growth 2020	Projected Growth 2040
Village of Waseca	152	153	169	144	154	1.3%	184	273
RM of Eldon	882	838	766	750	751	-15%	898	1,334
Town of Maidstone	985	962	995	1,037	1,156	17%	1,382	2,053
Regional Totals	2,019	1,953	1,930	1,931	2,061	2.0%	2,463	3,660

Source: Census of Canada 1991, 1996, 2001, 2006, 2011

#### Age Distribution

Figure 1 shows the population distribution by age within the Village of Waseca and area. The population in different age categories has remained consistent in Waseca, with the highest category occurring at age 25 to 29 years. The age distribution in the RM of Eldon reflects a group of older residents where their highest population occurs between the ages of 55 to 65.



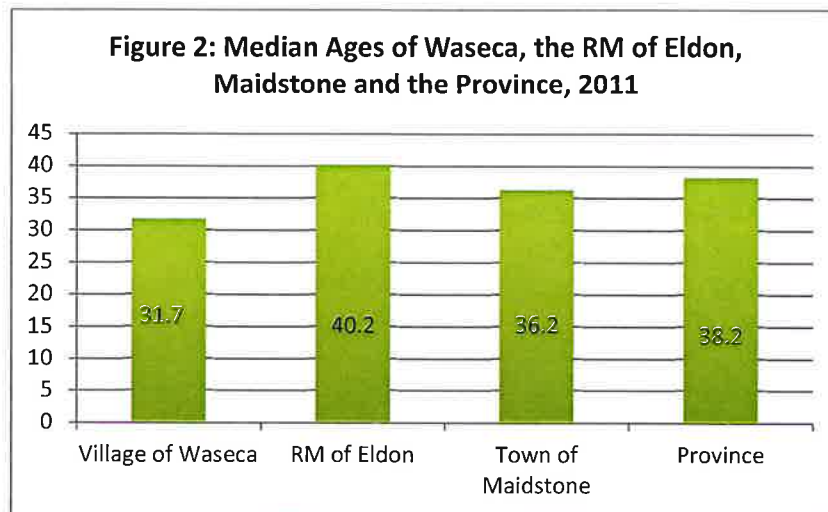
Source: Census of Canada, 2011.

#### Median Age

Compared to the Provincial average age of 38.2, the residents of Waseca are fairly young.<sup>23</sup> Figure 2 compares the average ages between the Village of Waseca, the RM of Eldon, the Town of Maidstone and the Province. The average age in Waseca is 31.7 years, the RM of Eldon is 40.2, and the Town of Maidstone is 36.2. The lower median age of residents in Waseca may be attributed to a young workforce and the trend of younger families choosing to live in smaller communities to raise their children.

<sup>23</sup> Ibid.

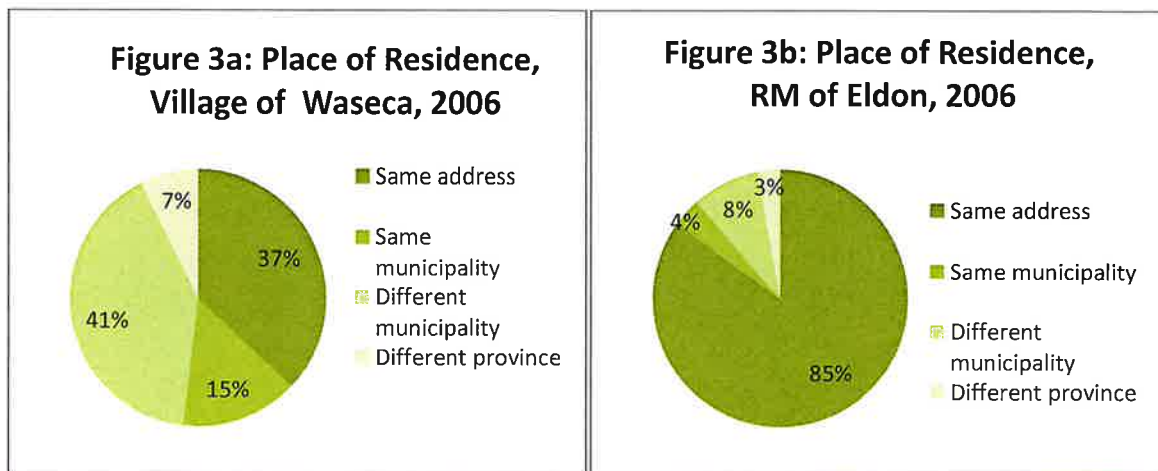




Source: Census of Canada, 2011

#### *Mobility*

There were 130 residents living in Waseca over the age of five in 2006. Figure 3 represents the percentage of people moving into the region and where they have moved from. Figure 3a shows the mobility of the total population of Waseca: 37% have lived at the same address for five years prior to the 2006 Census; 15% lived within the same municipality; 41% lived in a different municipality and 7% lived in a different province. Figure 3b shows the mobility of the total population in the RM of Eldon that are five years and older: 85% lived at the same address five years prior to the 2006 Census; 4% lived at a different address in the same municipality; 8% lived in a different municipality in Saskatchewan; and 3% lived in a different province before 2006.<sup>24</sup>



Source: Census of Canada, 2006.

<sup>24</sup> Statistics Canada, 2007.

### *Aboriginal Population*

Approximately 5.5% of the total population in the Village of Waseca and 1.3% of the population in the RM of Eldon identified themselves as Aboriginal on the 2006 census<sup>25</sup>. This trend which is comparable to many rural regions in Saskatchewan, where there is a large young Aboriginal population located on Aboriginal lands, while the percentage of Aboriginal people in Towns and RMs is lower.<sup>26</sup>

### *Language and Diversity*

In the Village of Waseca, approximately 92% of the population identified English as their Mother Tongue.<sup>27</sup> No one self-identified as French speaking or speaking both English and French, but approximately 6% identified with another language as their mother tongue. The RM of Eldon, 97% of the population identified English and 2% identified French as their Mother Tongue. The ethnic diversity in this region is low with 100% of the residents speaking English at home.<sup>28</sup>

### *Dwelling Characteristics*

Waseca has a total of 75 private dwellings occupied by usual residents. Of these dwellings 87% have been constructed prior to 1986, and 13% of dwellings were constructed between 1986 and 2006. Within the Village, 60% of dwellings were owned, while approximately 33% of the dwellings were rented. In the RM of Eldon, there are currently 280 households of which 82% were constructed before 1986 with approximately 16% built between 1986 and 2006. The percentage of home ownership was 93.0% while 7% were rented. Overall, this region has a majority of older housing stock. In this area, the rate of ownership is comparable to the Saskatchewan 2006 provincial average of 71.8%.<sup>29</sup>

### *Household and Family Structure*

Of the 65 census families in the Village of Waseca, 45 are married-couple families or common-law families, and 20 are female lone-parent families. The average number of persons in all census families is 2.8 individuals. Present within Waseca, there are 75 private households, according to the 2006 census. This includes households with married/common-law couples with children, married/common-law without children and one person single households. The overall average size of these households is 2.4 persons in Waseca and 2.6 in the RM of Eldon. These municipalities are comparable to the Saskatchewan average of 2.4 individuals.<sup>30</sup>

### *Educational Attainment*

Figure 4 describes the level of education attained for those aged 15 years and older in the Waseca area. Of the 125 individuals that responded in Waseca, 16% have less than a grade 12 education, while 48% have attained a high school diploma or equivalent. Further education in Waseca included approximately the following percentages: trades 20%, college diploma 12%, and those with a university degree 8%. In the RM of Eldon, 615 individuals are over the age of 15. In this group, those with less than high school make up 28%, with a high school education 32%, a trade certificate 13%, diploma 20%, and a university degree 7%.<sup>31</sup>

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<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

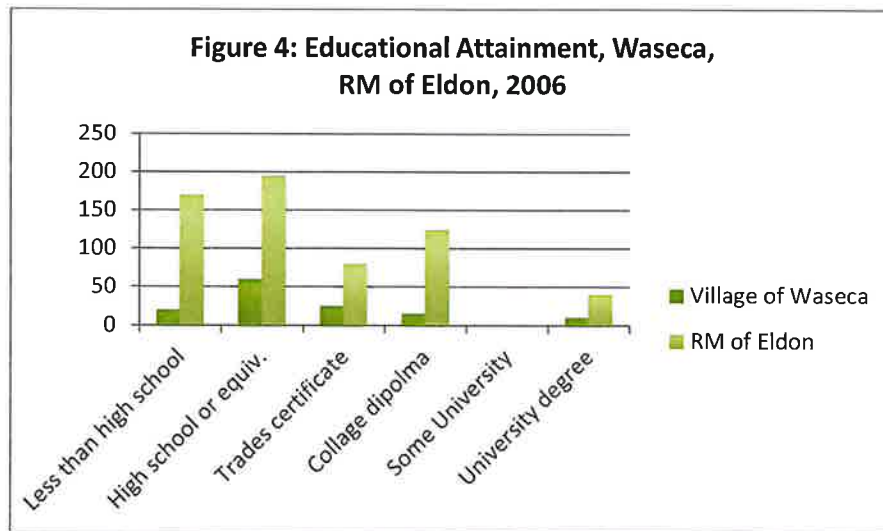
<sup>27</sup> Ibid.

<sup>28</sup> Ibid.

<sup>29</sup> Statistics Canada, 2007.

<sup>30</sup> Ibid.

<sup>31</sup> Ibid.



Source: Census of Canada, 2006

## Economic Trends

### *Employment*

In the Village of Waseca, there were 125 individuals who were age 15 or older in 2006. Of these citizens, 76% are in the labour force. Of the 615 people who were age 15 years and over, 97% were employed in the RM of Eldon. The unemployment rate in both places is 0% which is lower than the provincial average of 5.6% in 2006.<sup>32</sup>

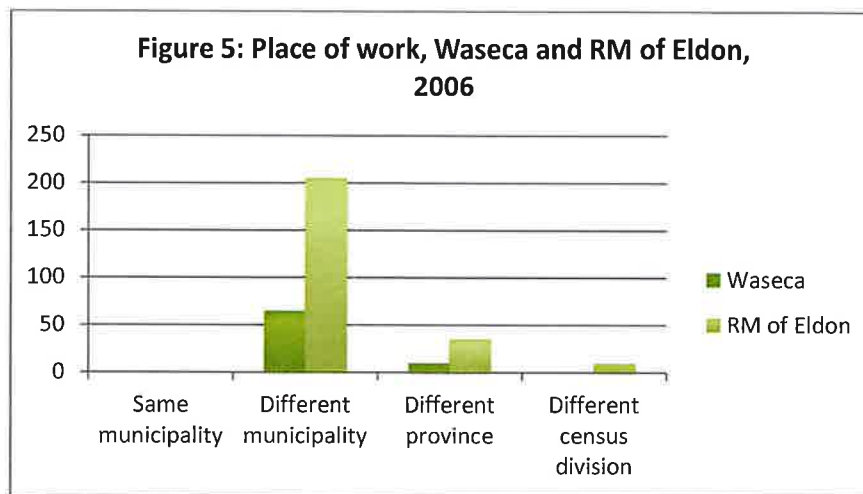
### *Regular Place of Work*

Within the Waseca area, the municipal location of individuals who are employed at a regular place in 2006 can be compared with Figure 5. In the Village of Waseca, 0% worked in the same municipality as their residence, approximately 81% worked in a different municipality and 12% work in a different province. The RM of Eldon showed that 0% worked close to home, 85% in a different municipality and 15% work in a different province. These demographics show that a significant number of residents worked outside their municipality or in another province in 2006, and reveals that many residents are driving longer distances to their workplace.<sup>33</sup>

<sup>32</sup> Ibid.

<sup>33</sup> Ibid.

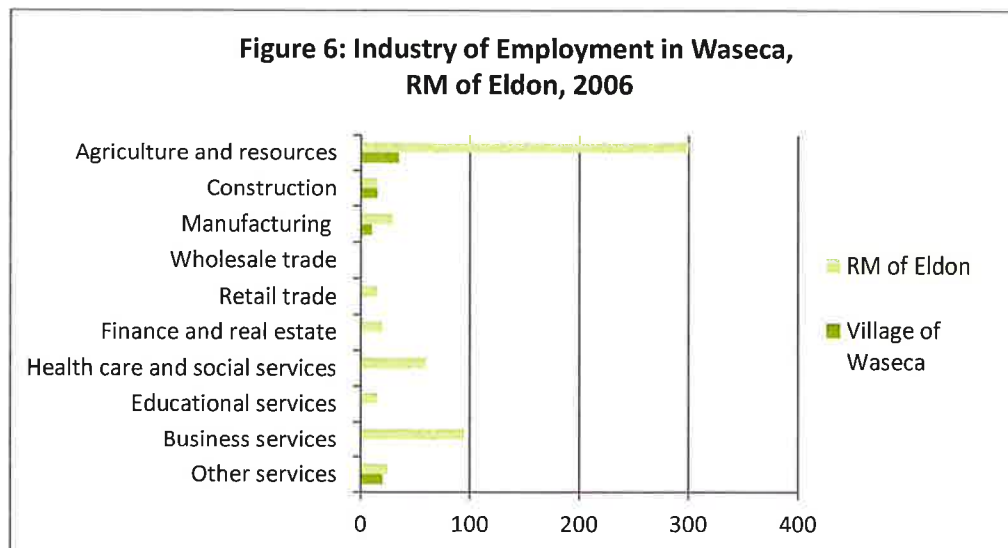




Source: Census of Canada, 2006

#### *Industry of Employment*

Figure 6 shows the different industries of employment of residents above the age of 15 in 2006. In Waseca, the top three employment sectors were: 44% in agriculture and other resource-based industries; 25% in other services; and 19% in business services. The RM of Eldon had its highest employment in agriculture and resource based industry at 53%, with business services at 17% and health care at 10%.<sup>34</sup>



Source: Census of Canada, 2006

#### *Occupation*

<sup>34</sup> Ibid.

Table 2 shows a breakdown of specific occupations in each industry and the number of people that work within each group when compared to the total labour force. Of the 90 people employed in Waseca in 2006, the most common occupations were sales 44%, management 22% and business and administration 11%. Of the 560 people who responded in the RM of Eldon, there are 43% employed in the primary industry sector, 19% business and administration and 16% in trades and transport occupations.

**Table 2: Labour Force in the Waseca area by occupation, 2006.**

Occupation	Village of Waseca	RM of Eldon
Management	20	15
Business, finance, and administration	10	80
Natural and applied sciences	0	0
Health services	0	55
Social science, education, government, and religion	0	0
Art, culture, recreation and sport	0	20
Sales and service	40	45
Trades, transport, equipment operators	10	85
Primary industry	0	245
Processing, manufacturing and utilities	0	15

Source: 2006 Census of Canada

### *Agriculture*

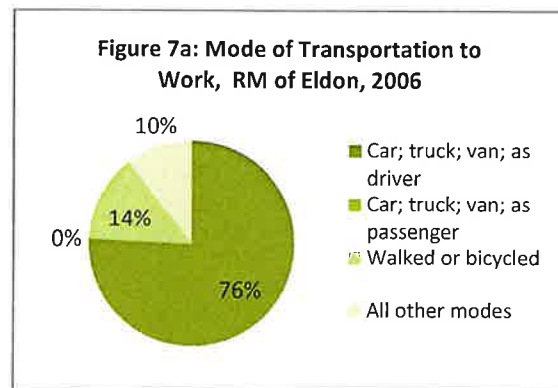
Agriculture has historically been important to the Waseca area and in the Province of Saskatchewan. Throughout the Rural Municipality of Eldon, the most common agricultural activities reported were cattle ranching with 28 farms, and grain farming with 68 farms reporting in 2011. The most popular types of grain production were wheat, oats, barley, field peas, canola, and alfalfa production for hay feed.<sup>35</sup> Along with agriculture and ranching, oil and gas production remains important in the region.

### *Mode of Transportation*

From the 2006 census, the mode of transportation to work includes the employed labour force over the age of 15. In Waseca, 100% of the residents living here completely relied on traveling in a private car, truck, or van. There were no other methods of transportation to work used in Waseca. In the RM of Eldon, 76% traveled by car or truck, 14% walked or bicycled and 10% used another form of

<sup>35</sup> Statistics Canada. 2012. *2011 Agriculture Community Profiles*. Ottawa, Ontario. Accessed July 29, 2012 from [http://www26.statcan.ca:8080/AgrProfiles/cp06/PlaceSearch.action?request\\_locale=en](http://www26.statcan.ca:8080/AgrProfiles/cp06/PlaceSearch.action?request_locale=en)

transportation.<sup>36</sup> Figure 7 shows that most people living in this region depend on car/truck transportation as they commute longer distances to their work place.



Source: Census of Canada, 2006

## Community Features

Waseca has an important oil and gas sector where agriculture is still a way of life for many residents. The region is wealthy with natural beauty and history and the community remains vibrant with local community organizations and businesses.

## Local Attractions

### *Art and Culture*

Waseca is fondly called "The Little Village with a Big Heart." Waseca is a place founded on pioneer spirit and cooperation that continues today because it is family and neighbour orientated. An example of their community spirit was the Waseca 100 Year Reunion held in 2011. Nearly 400 people attended the event that was organized by community volunteers. The Celebration included the viewing of historical buildings, a pancake breakfast, BBQ lunch, and activities.

Waseca takes pride in their pioneer ancestors by remembering the Barr Colonists who travelled the area and unveiled the Barr Colonist Commemorative Cairn during the 100 Year Reunion. Another cultural amenity, the Christ Anglican Church, was designated as a Municipal Heritage Site in 2008. The design of this beautiful church was influenced by the early British settlers and is well-maintained today as a tourist feature.

### *Recreation and Green Space*

The E.S. Snell Memorial Park and the school playground provide enjoyable recreational spaces that are maintained with the Village's annual spring cleanup. Many residents enjoy camping at Birch Lake, 22 kms east of the Village. As well, the Waseca Walk-a-thon has been a successful event for the community.<sup>37</sup>

### *Businesses*

The Waseca elevators are now privately owned, making the Pioneer Inland Terminal in Marshall the nearest elevator to Waseca.<sup>38</sup> Until the 1980s, the Canadian Pellet Plant manufactured alfalfa pellets for

<sup>36</sup> Statistics Canada, 2007.

<sup>37</sup> <sup>37</sup> "Waseca Centennial 1911-2011," DVD, directed by Mervin Hinde. Maidstone, SK: Mutt's Follies Productions, 2011

<sup>38</sup> Ibid.

animal feed. The businesses in Waseca include the Waseca Credit Union, post office, and Village Office. In addition to its insurance and real estate agencies, Waseca has oilfield, construction, trucking companies, a firewood supplier and a few home-based businesses.

#### *Community Services and Clubs*

The Village of Waseca provides a high level of community services with the Memorial Hall, Community Rink, Volunteer Fire Department, Recreation Board and Catering Club. The Village offers updated water and sewer services to its residents. With its proximity to Maidstone, Waseca is close to health and educational services. Waseca has maintained a small town atmosphere that is filled with volunteer spirit, cooperation and a sense of community.