



Official Community Plan

Bylaw No: 2020–3411

Schedule “A”

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FORWARD

The City of Weyburn's Official Community Plan 2020 (OCP) will work to effectively manage growth and development within its boundaries through the policies and information contained within. The planning process included engagement opportunities and research that took the regional context into consideration.

This document is a result of a review and update of the 2003 OCP. It will provide a framework to consider and manage future change. This OCP is aligned with the Statements of Provincial Interest as well as the "Saskatchewan Growth Plan".

An Official Community Plan is a "Living Document" to guide the overall planning and development of a municipality by all municipal departments – as such, it should always be reviewed and updated to reflect current conditions.

ACKNOWLEDGEMENTS

The City of Weyburn had many important contributors to the review and update of its Official Community Plan (OCP). We wish to acknowledge the following contributors to the development of this OCP:

- Residents and Stakeholders;
- Neighbouring communities;
- City Council; and,
- City Administration.

Prepared by:

- Megan Jones of P3Architecture Partnership (Project Manager and Planner);
- Ashley Beaton of Beaton Planning (Planner);
- Mauricio Jimenez of Mapline Services (Mapping Services); and,
- Dwight Mercer of DGMercer Eco Research (Senior Advisor).

Note: This document has been developed by conducting a review and update of Bylaw 2003-2098. We undertook a review of the document and updated the pieces that needed revision due to changes in the community related to growth.



Part I – Introduction & Background

1.1 Introduction

What is an Official Community Plan (OCP)?

The Planning and Development Act, 2007 identifies the Official Community Plan (OCP) as “the keystone of the planning process and is essential in managing future growth and development of the community.”

The following bullets list the required topics of policies in the OCP:

- Sustainable current and future land use and development in the municipality;
- Current and future economic development;
- The general provision of public works;
- The management of lands that are subject to natural hazards including, flooding, slope and instability;
- The management of environmentally sensitive lands;
- The co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- Source water protection;
- Implementation of the OCP;
- Provision of municipal reserve for school purposes; and
- The management of lands that are in proximity to existing or proposed railway operations.

The following bullets identify what an OCP may contain. The policies that are included in each OCP is unique to the community, the focus is on the topics that may have been issues and/or opportunities in the past. An OCP may:

- Address the coordination of municipal programs relating to development;
- **Contain statements of policy regarding the use of dedicated lands;**
- Contain concept plans for future planning of development;
- **Contain a map or series of maps that denote current or future land use or policy areas;**
- If a council has been declared an approving authority, contain policies respecting site plan control for specific commercial or industrial development; and,
- **Contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the council considers advisable.**

The bolded text above indicates the items that have been included in the creation of this OCP. This OCP will provide important policies related to growth and development in the City of Weyburn (the City). The policies will provide guidance on the regulations that are important in the City.

Mission

The following Mission Statement was gleaned from the City’s Strategic Plan.

“The City of Weyburn is a growing regional centre for southeast Saskatchewan, providing high quality public services and desirable opportunities for present and future residents.”

A community's mission statement defines what the community currently does. It is written in the present tense and talks about the current state.

Vision

A vision defines the future of the community. In the case of an OCP, it is your desired state if you were to look 15-20 years into the future.

A vision...

- Is a picture of your organization in the future – a vivid mental picture of your goal.
- Provides inspiration.
- Is written in the present tense but talks about the future.

Through the planning process, we created the following Vision statement for the City. This vision includes input from the community and the Mission, Objectives and Values in the City's Strategic Plan (2019).



"The City of Weyburn – an inclusive, progressive, vibrant and safe regional hub with a high quality-of-life for community members."

The following definitions provide background on the meaning and purpose of the key terms and words within the Vision.

Inclusive – "an inclusive group or organization tries to include many different types of people and treat them all fairly and equally". What does "inclusive" mean in the City OCP context?

Progressive – "(of a group, person or idea) favouring or implementing social reform or new, liberal ideas." What does "progressive" mean in the City OCP context?

Vibrant – "full of energy and enthusiasm". What does 'vibrant' mean in the City OCP context?

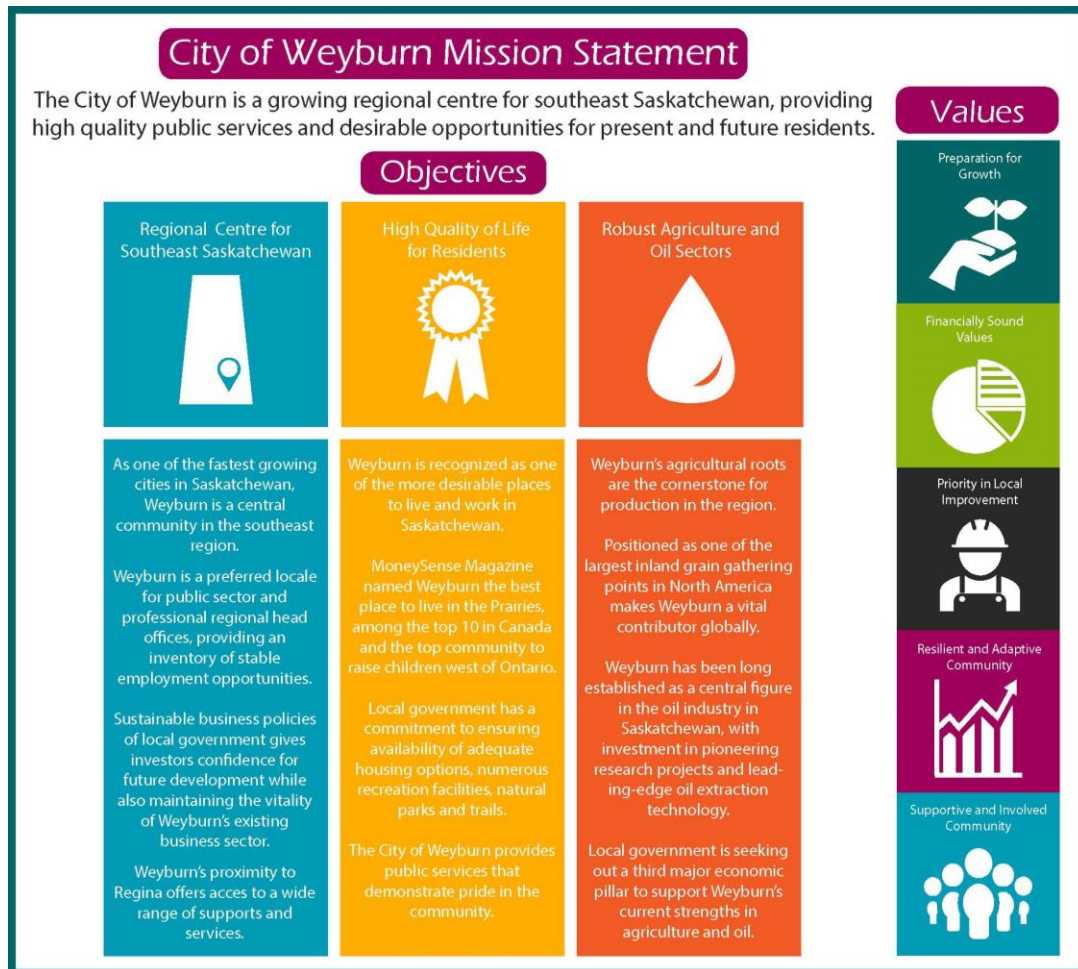
Safe – "protected from or not exposed to danger or risk; not likely to be harmed or lost". What does "safe" mean in the City OCP context?

Hub – "the effective center of an activity, region or network." What does "hub" mean in the City OCP context?

Quality-of-Life – "the standard of health, comfort, and happiness experienced by an individual or group". What does "quality-of-life" mean in the City OCP context?

Community – "a group of people living in the same place or having a particular characteristic in common". What does "community" mean in the City OCP context?

Objectives



Measurable Objectives	Measurable Objectives	Measurable Objectives
Businesses grow – with a focus on local businesses	Our residents are physically, mentally, socially and economically healthier	Agriculture and Oil Sectors experience and demonstrate growth (quality and quantity)
Performance is measured for local economic development and results are communicated to the larger community	To create a physical environment that supports physical activity participation for all residents of the City	A third economic pillar is determined and supported through policy and decisions
Specifically, more local restaurants and businesses open up in Downtown Weyburn	To strengthen social and economic participation of New Canadians	The local economy is more diverse and less likely to experience extreme high's and low's

The measurable objectives provide the community members a way to examine the performance of decisions in the City of Weyburn. They are also in alignment with the Provincial Growth Plan.

Values

The values from the Strategic Plan include:

- Preparation for Growth
- Financially Sound Values
- Priority in Local Government
- Resilient and Adaptive Community
- Supportive and Involved Community

The following objectives of the OCP are measurable and thus, provide Council, Administration and City residents to evaluate the effectiveness of the decisions being made in the community to achieve the Vision outlined in this OCP.

Integration into the OCP

An OCP must have a vision. A vision that reflects where the community members see their community in 15-20 years. Essentially, the vision should point toward the “preferred future” that the community should work collectively toward.

Community Information

The City of Weyburn is located in the south-east portion of the Province. It is just over an hour southeast of Regina (Saskatchewan’s capital City), an hour north-west of Estevan, and 5 hours west of Winnipeg.



The community of Weyburn was founded in 1899 when settlement started to take shape around a train station house and freight shed. It was incorporated as a village in 1902 followed by town status. City status came on September first, 1913.

There are a couple of stories about the name of the community. One is that the community was named after a man who supervised the laying of steel. The other, that the name came from a Scottish settler who came across the Souris River and exclaimed "Wee Burn!". The community was named Wee Burn and was later changed to Weyburn.

Population Projections

According to the 2016 Census data, the population of the City was just under 11,000.

The City, when compared to other mid-sized Saskatchewan cities which are not "*bedroom communities*" to Regina and Saskatoon, has experienced a moderately strong population growth rate over the past decade. Weyburn grows based on its own merits; economics and available services within its greater region. The foundation is sound.

The 2008 to 2018 period experienced a significant increase of persons in the 20 to 44-year age group – this is a positive indicator for future growth and economic development. The "*Baby-Boom*" retirements are projected to create employment vacancies for new and younger families – regardless of the regional economy. One element to monitor will be the future residency of the "*Baby-Boom*" generation in Weyburn upon retirement. With the pending new hospital and the introduction of the "*STARS*" emergency helicopter service; it is quite likely the "*Baby-Boom*" generation will vacate a job upon retirement but remain in their home in Weyburn. This will create employment in Weyburn – and – also generate further demand for housing linked to just the demographic change in the workplace.

The 4th place ranking of Weyburn from the 17 Saskatchewan cities in terms of income levels is positive and something of note for local retailers.



Land Consumption

As pre-1960 housing stock continues to age in place, home renovations and infill redevelopment are expected to become more prevalent; especially for younger households – is recommended the city begin to document infill development/redevelopment permits separately from new “*greenfield*” land development on the urban periphery and perhaps establish a *modest* incentive program to promote re-development in older areas in future years. Local employment accrues.

Based on City data, approximately 1,640 acres of land is available for future residential, commercial and industrial land development options – therefore, the City has an ample supply for vacant lands to sustain a wide range of development options over the very long-term. Coordinated land use planning with the RM of Weyburn remains important.

Weyburn’s newer residential development densities are marginally lower than other similar Saskatchewan cities; however, the difference is not significant. Ideally, a slightly higher density reduces land consumption, amortizes infrastructure costs over a larger base of dwellings and improves affordability for first-time home buyers. However, local market preference is often the opposite. No action is suggested in this current market.



The short-term market correction will dampen local consumer confidence. The pending new hospital should provide a positive stimulus to the city. A return to more normal housing development and land consumption rates should be expected – and it is important to note the underlying fundamentals for the City are still strong and the City has the capacity to adapt.

Economic Profile

The business community in Weyburn is diverse and is attractive as a business locale for a number of reasons: geographic location, community involvement and cost of operation. There are National and International Companies operating in Weyburn; the four (4) major agricultural implement dealers have all undergone significant expansions in the past three years; Oil & Gas still remains a part of the economic drivers of the City; four (4) key professional and public sector regional headquarters are located in Weyburn; globally recognized manufacturers call Weyburn home; the retail market is strong; and entrepreneurship is on the rise in the City.

This translates to a more diverse economy which decreases the impact of one industry on the whole of a community. While impacts will still be felt, the overall impact can be minimized through the encouragement of a diverse economy.

1.2 Regional Planning and Inter-Municipal Cooperation

Provincial Context

There are several guiding documents for planning in and around Saskatchewan communities. The guiding document for planning and development in Saskatchewan is *The Planning and Development Act, 2007* (*The Act*). The purpose of *The Act* is to:

- Provide a community planning framework that promotes economic growth, environmental sustainability, social and cultural development, and sustainable communities;
- Provide the legislative authority to create and implement the Statements of Provincial Interest;
- Strengthen communities by providing municipalities with clear, consistent and effective tools for community planning;
- Foster cooperation and partnerships among municipalities, governments, First Nations and Métis communities, entrepreneurs and all citizens so they can invest in and build communities;
- Respond to requests from municipalities for more local autonomy and authority, streamlined planning processes, and clearer and more flexible ways to administer planning bylaws; and,
- Ensure that the public has meaningful input before planning decisions are made, and that decision-makers are accountable.

The Regulations made under *The Act*, can be found in *The Dedicated Lands Regulations, 2009*; *The Statements of Provincial Interest Regulations* and *The Subdivision Regulations, 2014*.

The regulation in *The Dedicated Lands Regulations, 2009* that are directly related to the policies in the City's OCP include:

- 7(3) – A lease entered into pursuant to subsection (1) may include any terms and conditions that the council considers necessary to implement the municipality's policies respecting municipal reserves or environmental reserves, as the case may be, as set out in the municipality's approved OCP.

In addition, OCP's are reviewed for their integration of regulations in the *Statements of Provincial Interest* (SPI). The purpose of the SPI's is to:

- Identify provincial interests to guide provincial and municipal planning decisions in the development of safe and secure communities;
- Align provincial and municipal planning objectives to facilitate orderly development that is beneficial to communities; and,
- Guide the development of economically, environmentally, socially and culturally sustainable communities.

The following planning principles from the *Statements of Provincial Interest Regulations* have been considered in the review and update of the OCP for the City:

- **Comprehensive and Sustainable** planning.
- **Responsive and Sensitive** planning.
- **Respectful and Balanced** planning.
- **Efficient and Effective** planning.
- **Informed and Innovative** planning.
- **Cooperative** planning.

Municipal planning decisions must be consistent with the *Statements of Provincial Interest*. The following Statements have been threaded throughout the relevant sections of this OCP:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation

The policies within this OCP have been reviewed and updated with consideration given to *The Act* and the regulations within the *SPIs*.

Inter-Municipal Co-operation

Statement of Provincial Interest:

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

The RM of Weyburn and Ocean Man First Nation are the focus of Inter-Municipal Cooperation due to their proximity to the City limits. However, opportunities for shared services or partnerships, with other communities in the region should be explored. The RM of Weyburn was included in the planning process for this OCP.

Annexation

The City of Weyburn acknowledges the potential need for urban expansion through the annexation process. The expansion process should be consistent with the policies of this OCP and be determined in collaboration with neighbouring municipalities. Annexation shall only occur when the need is present. Inter-municipal cooperation and agreements are vital to address development pressures and accommodate population and economic growth.

Annexation shall follow legal boundaries and natural features and shall have support from the current landowners. When land annexation becomes a necessity, it could be formally recognized through a Boundary Alteration Memorandum of Understanding.

Rural Municipality of Weyburn

The City and the Rural Municipality (RM) of Weyburn are encouraged to address challenges collaboratively with respect to:

- Infrastructure demands;
- Access to professional resources;
- Weyburn Airport; and,
- Pressure with growth and decline.

The main benefit of regional planning is that resources can be shared to benefit residents and visitors and achieve a higher quality of life. Currently, the City and RM of Weyburn operate under a Regional Plan with a Planning Commission for the following community challenges:

- Land use planning;
- Provision of services;
- Economic development;
- Waste management;
- Emergency and protective services; and,
- Recreation.

These challenges are being addressed through the Regional Plan, cost-sharing agreements, collaborative planning processes and by coordinating economic development to a regional level.

The regional level for the City should include all Towns, Villages, Hamlets and First Nation Reserves in the region. A “region” can be defined in different terms for different challenges. For example, land use planning typically affects those in proximity &/or shared boundaries. However, if that Land Use affects the economic development of a region, a larger area should be included in the regional planning process. The following list provides an overview of typical distances / driving times (in rural communities in Prairie Provinces) to be considered when determining who should be included in the ‘regional planning’ conversations:

- Land Use Planning – may include each community that shares borders with the City.
- Economic Development – depending on the economic resource, the distances from the City could range from 30 minutes (driving time) to 2.5 hours (driving time) for those larger economic drivers that need a larger market population to support their business.
- Waste Management:
 - Solid Waste – solid waste facilities are typically provided within a half hour of driving time. These facilities include (but are not limited to): landfills, recycling, sludge from wastewater treatment plants, etc.
 - Sewage – the typical maximum distance a service provider would travel to access safe and reliable wastewater disposal ranges from 45 minutes to an hour.
- Emergency and Protective Services:
 - RCMP in Southern Saskatchewan typically cover an area ranging from a 45-minute to 90-minute driving radius. The Weyburn detachment serves the area north to Sedley, west past Pangman, east to Creelman and south to the US border.
 - City of Weyburn Police Service –The Weyburn Police Service is a full-service agency providing 24 hour / 365 day policing and law enforcement services to the City of Weyburn. Some of the services we provide either directly or through partnerships are:
 - School liaison and school presentation
 - Crime Stoppers
 - Forensic Identification
 - Victim Services (partnered with Sask Justice) and Trauma Canine
 - Combined Traffic Services Unit
 - Drug Investigation Unit
 - Bylaw Enforcement
 - Community Safety Officer
 - Criminal Record Checks (online and in person)
 - Bike Patrol

- Fire Services – the Weyburn Fire Department serves the City of Weyburn and District which includes:

- Full Services:

- RM of Weyburn
 - RM of Griffin (25%)

- Rescue:

- RM of Brokenshell
 - RM of Lomond (50%)
 - RM and Village of Lake Alma
 - RM of Souris Valley
 - RM of Wellington
 - Town of Radville
 - RM of Laurier

- Structural Firefighting / Rescue:

- RM of Souris Valley (in negotiation)

- Emergency Medical Services (EMS) – on the ground emergency medical service provision (which includes: Primary, Intermediate, and Advanced Care Paramedics) is provided to the following areas:

- Weyburn
 - Estevan
 - Carnduff
 - Stoughton
 - Oxbow
 - Lampman
 - Pangman
 - Bengough
 - Coronach
 - Fillmore
 - Carlyle
 - Redvers
 - Maryfield
 - Wawota
 - Kipling
 - Radville

- STARS® – STARS® provides services to the City and area through the Weyburn Airport which is located one mile north of the existing City limits.



- Recreation – recreation facility patrons will typically drive:
 - 45 minutes to an hour to access an aquatic facility;
 - 20-30 minutes to access an arena;
 - Approximately 30 minutes to access fitness programming; and,
 - 15-20 minutes to access fitness equipment.

District Plan

The RM and City of Weyburn have created the Weyburn District Regional Planning Commission that establishes a framework for the orderly, beneficial and co-operative development of the City and RM to improve the region. The Weyburn Planning District Plan was developed based on the following Shared Values and Goals:

Values:

- Planned, Balanced and Sustainable Economic Growth.
- Mutually beneficial partnerships and inter-municipal collaboration.
- The maintenance of a high quality of life for citizens is important.
- Efficient, Effective and Sustainable Infrastructure.

Goals:

- Growth will not negatively impact the natural, economic or municipal assets of the Region.
- The quality of life for citizens will be maintained or improved by growth.
- Cooperative inter-municipal planning.
- A responsive region where planning decisions consider and balance the interests of all stakeholders.
- Realizing joint municipal interests and sharing opportunities/efficiencies.
- Regional economic development opportunities.
- Sustainable regional revenue sharing options where services are shared.
- Developers want to do business in the region.
- Plans are based on relevant information and informed by appropriate engineering studies and reports.
- Inter-municipal planning and regional growth is respectful and balanced, having regard for the economic, social, cultural and environmental interests of all stakeholders in the development of the region.
- Regionally coordinated infrastructure across jurisdictional boundaries.
- Compatible land use and development along highways, future City growth areas and municipal fringes.
- To foster a safe, secure and healthy environment.

The District Plan is the higher order statutory document, which means the individual OCP's and Zoning Bylaw policies and regulations must be consistent with the District Plan.

Relevant Policies from the District Plan:

- 1.2.1** The City shall balance the environmental, economic, infrastructure and quality of life impacts when reviewing planning policies or decisions.
- 1.2.2** The City will require appropriate conditions to minimize, mitigate or avoid negative impacts to neighbouring land uses and protect the natural assets of the District.
- 1.2.3** In determining the appropriateness of a land use or intensity of land use, the City will consider both the site location and adjacent existing or planned land use conditions or impacts.
- 1.2.4** The City will adopt planning documents and make planning decisions which reflect the land use, transportation and servicing policies of the District Plan.
- 1.2.5** The City will establish criteria for the subdivision of land which indicates under what circumstance a subdivision is required to be guided by concept plans.
- 1.2.6** The Planning District will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases.
- 1.2.7** Existing agriculture and resource uses shall be encouraged to continue throughout the Planning District until such time that there is a demonstrated need for further urban growth or industrial and/or commercial development. Premature fragmentation of agricultural land shall be discouraged.
- 1.2.8** Development shall be phased in such a way as to preserve prime agricultural lands (Class1-3 CLI Soils) until all developable lands have been developed, where possible.
- 1.2.9** The District Planning Commission will review all local Official Community Plans and Zoning Bylaw amendments proposed by one of the two municipalities, in order to ensure complementary policies.
- 1.2.10** Regional-scale development proposals which have an effect on both of the Municipalities shall be referred to the District Planning Commission for their review and recommendations as Inter-municipal consultation is a key component to the success of regional initiatives.
- 1.2.11** All re-zoning subdivision proposals in Joint Management and Future Growth Study Areas shall be required to provide the necessary information as referred to the Development Review Criteria in Appendix "D" and the Sample Development Proposal in Appendix "E" of the District Plan.
- 1.2.12** Each Municipality shall develop an inventory of significant Natural Capital (e.g. creeks, watercourses, hazard lands, significant environmentally sensitive lands, water reservoirs, etc.) in its jurisdiction and shall share this information with the other Municipalities. Subdivision design should minimize the negative impacts on natural features and shall maximize the value and function of open spaces.
- 1.2.13** Natural resource development shall be undertaken in an environmentally sustainable manner and their activities shall be complementary to other uses in the Planning District. Proposals for these activities shall be referred to the appropriate government agencies for their review.

First Nations and Métis Communities

Statement of Provincial Interest:

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

The City of Weyburn is located on traditional lands, referred to as Treaty 4 Territory, the original lands of the Cree, Ojibwe, Saulteaux, Dakota, Nakota, Lakota, and on the homeland of the Métis Nation. The closest First Nation community to the City of Weyburn is Ocean Man First Nation located approximately 50 minutes away. It is important to include the decision-makers from Ocean Man First Nation in local and regional planning and development initiatives where there are common interests. In addition, it is important to consider social and economic development opportunities that achieve shared goals of the municipality and Ocean Man First Nation.

This initiative should start with a conversation and engage with community members to gain an understanding of shared goals and to explore opportunities to collaborate / cooperate.

Policies:

- 1.2.14** The City shall engage with First Nations and Métis communities on local and regional planning levels where there is common interest.
- 1.2.15** The City shall consider social and economic development opportunities that achieve shared goals of the City and First Nations and Métis communities.
- 1.2.16** To allow Urban Reserves, where appropriate, within the City limits.
- 1.2.17** To ensure compatible and enforceable land use and development standards in any Urban Reserve that may be established in the City of Weyburn.
- 1.2.18** Council will seek an agreement pursuant to Part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status.
The Agreement shall be negotiated in good faith by the City and will be based on the Statement of Provincial Interest noted above.
- 1.2.19** To allow economic development opportunities within the City limits, where appropriate.



Weyburn Culture Days

1.3 Plan Administration & Implementation

Introduction

The policies within this OCP support, clarify and implement the vision, mission, objectives, and values of the residents of the City. The sections are to be read in their entirety as matters in one section apply to others. This Plan should also be read in conjunction with the *Planning and Development Act, 2007*; *Statements of Provincial Interest Regulations*; *Subdivision and Development Regulations*; and the *Zoning Bylaw*.

Application of the policies in this OCP should be consistent with the procedures outlined in the *Planning and Development Act*.

Implementation

For an OCP to be effective, the policies must be understood and implemented through decision making and financial budget allocation. The tools used to implement the vision of the OCP can include (but are not limited to) the following:

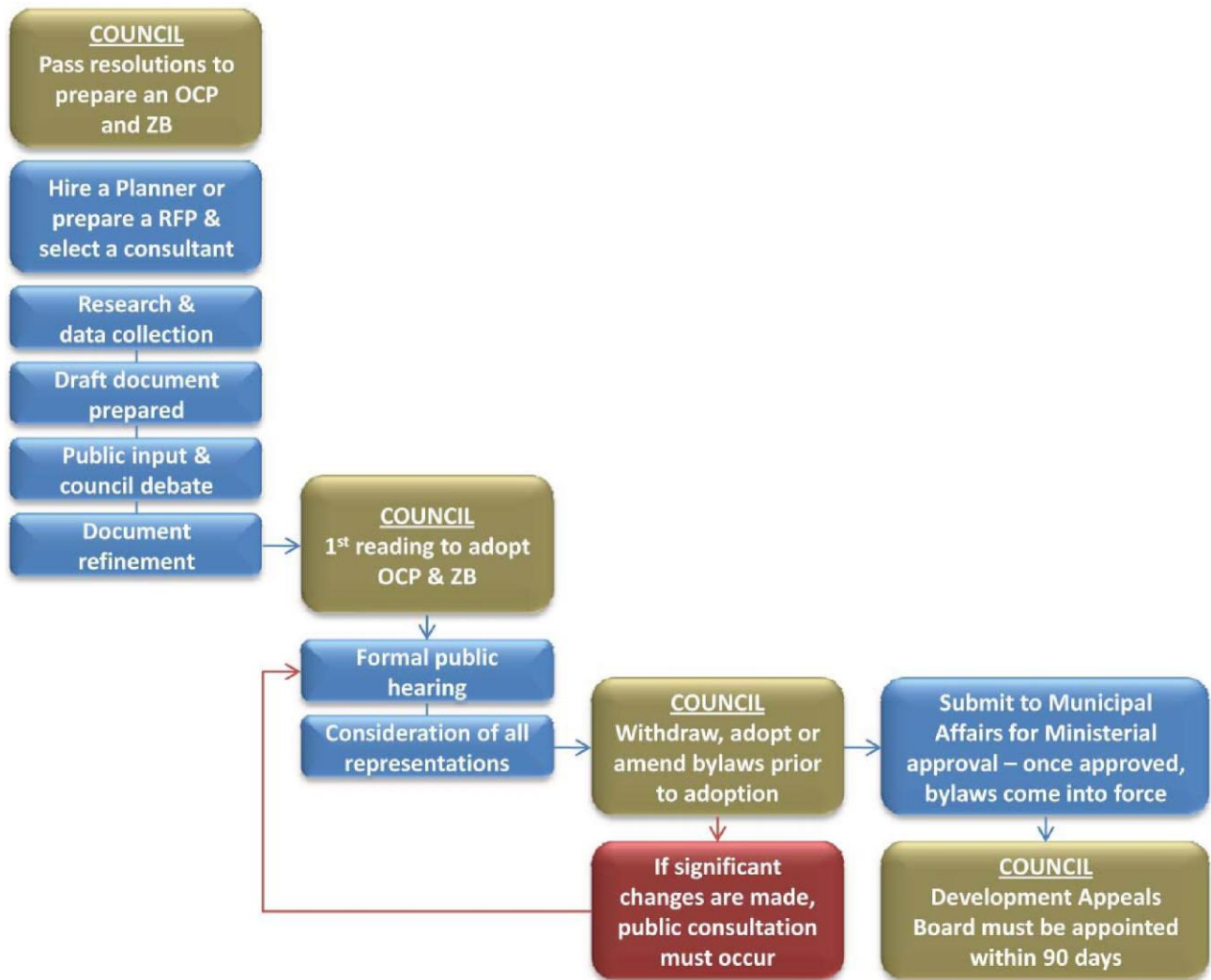
- Zoning Bylaw
- Concept Plans
- Development Standards
- Subdivision Bylaw
- Servicing Agreements
- Regional Plan(s)
- City Strategic Plan and other general City of Weyburn planning documents including budgets.

The following summary of the implementation process of an OCP and Zoning Bylaw is provided below (taken from: Saskatchewan Ministry of Municipal Affairs – Official Community Plans – Preparation of an OCP).

Zoning Bylaw

The Zoning Bylaw is the primary legal and administrative means of implementing an OCP. It will be adopted in conjunction with this OCP.

The purpose of the Zoning Bylaw is to divide the City into zoning districts and regulate development and the use of land within those districts. It permits Council to set local standards for the subdivision and use of land and helps manage the delivery of municipal services and resources to new development.



OCP Monitoring & Review

As part of the implementation of this OCP, measurable objectives should be created for the City to monitor and evaluate the bylaw regularly. An annual review should be conducted to determine which objectives have been achieved. Monitoring how well OCP goals and policies are being met can help Council and Administration identify which areas are being addressed and which ones may require further attention.

In addition, a more comprehensive five-year review should be completed to allow for an alignment of other planning document vision, goals and objectives with the contents of an OCP. The OCP should also be reviewed if a Regional Plan has been created and approved. Amendments should be made, as necessary, to reflect the content within the Regional Plan.

The review will be based upon the extent to which change has occurred, and whether that change has been desirable.

Elements of the review will therefore consider change from baseline (2019) land uses, conditions, and circumstances in:

- Population and demographic breakdown.
- Local and regional economy and economic structure (for example, whether the energy sector has had a notable impact on Weyburn and district).
- Land uses.
- Amount and location of development.
- Resolution of outstanding issues identified in the OCP.
- Transportation.
- Development in the Central Business District.
- Small holding developments.
- Park, Open Space and Heritage land uses.
- Character and use of Highway and Arterial Commercial land use areas.
- Relationships with neighbouring municipalities.
- Changes in legislation.

Each element of the review will project land use requirements for the upcoming five-year period.

The magnitude, character and significance of change will be reviewed in the context of the goals and objectives of the OCP. If necessary, goals and objectives may require amendment, for during a five-year period a significant change in the size or character of the population may alter people's vision of the future.

Enforcement

Any person who contravenes any of the provisions of an OCP or Zoning Bylaw is guilty of an offence under the *Planning and Development Act*. Such person is liable, on summary conviction, to the penalties provide in *The Act*. The City of Weyburn has the authority to correct situations of zoning noncompliance by issuing zoning enforcement orders and following procedures outlined in *The Act*.

Amendments to the OCP

Recommendations regarding amendments to the OCP will be prepared by administrative staff for submission to City Council. Amendments to the OCP will require the approval of City Council.

Authority

Elected officials are responsible for developing public policy and making decision that affect the day-to-day affairs of the municipality. Members of Council have a duty to represent the public and consider the well-being and interest of the municipality.¹

¹ Section 92 of the Municipalities Act; Section 65 of the Cities Act

City Council consists of a mayor and six councillors. They have decision-making authority provided to them through Section 6 – ‘Guide to interpreting power to enact bylaws’ of the *Cities Act*.

6 (1) The power of a city to pass bylaws is to be interpreted broadly for the purposes of:

- (a) Providing a broad authority to its council and respecting the council’s right to govern the city in whatever manner the council considers appropriate, within the jurisdiction provided to the council by law; and
- (b) enhancing the council’s ability to respond to present and future issues in the city.

(2) Any specific power to pass bylaws provided for in this Act to be exercised by a city is intended to operate without limiting the generality of any general power that might otherwise be interpreted as including the specific power and without limiting the generality of subsection (1) and of section 8.

Council’s Role in Implementation of the OCP

The OCP contains the vision of the City and the policies contained within have been crafted to get the City to where it wants to go. Achieving the vision of the OCP will be determined by future decisions of Council and other municipal officials. The OCP is a tool to help Council and citizens manage change in the City of Weyburn. It applies to the entire City and is the principal document that Council should use to make decisions on matters such as development, land use and growth management. Council is guided by the OCP when making decisions about zoning, development and servicing.

The OCP permits City Council and Administration to set local standards for the subdivision and use of land. It helps manage the delivery of municipal services and resources to new development. The OCP policies should be referred to when making any decision with regard to the City of Weyburn. This helps to ensure that decisions are made that are in the best interest of the community as a whole, and the decisions are based on sound planning. A copy of the OCP should be present at every Council meeting to review and discuss policies in relation to the proposal.

Council’s decisions, actions, future bylaws and works are to be consistent with the OCP.

Policies:

The City of Weyburn as an organization will:

- 1.3.1** Consider establishing a monitoring process to track progress with respect to the goals, objectives and policies provided in this OCP.
- 1.3.2** Provide opportunities for the public to be educated and provide input on the OCP and related changes / amendments.
- 1.3.3** Continue to consult with the residents, stakeholders and neighbouring municipalities during planning.
- 1.3.4** Initiate Budget items, as required, to provide the resources to plan, engineer, construct, operate and maintain facilities, servicing and programming associated with the implementation of this OCP.

- 1.3.5** Utilize the Land Use Maps appended to this Bylaw to assess the development constraints, benefits and acceptability of proposed developments.
- 1.3.6** Only consider amending the Zoning Bylaw to accommodate such development where it is demonstrated that:
- 1.3.6.1* Site conditions are suitable for the type of development;
 - 1.3.6.2* Negative environmental impacts of such development are avoided or suitably managed;
 - 1.3.6.3* The proposed development would not conflict with surrounding land uses and development; and,
 - 1.3.6.4* The development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.





Part II – General Development Policies

2.1 General Development Policies

Introduction

This section of the OCP considers policies of general application, which may not have direct land use applications but apply more generally to many types of land uses in the City.

Council may use implementation tools including, but not limited to, separation distances, Overlay Districts, Contract Zoning, Direct Control Districts, Development Agreements (Section 235 of *The Act*) and other measures it has legal authority to impose for the health, safety and general welfare of the residents, stakeholders and visitors to the City of Weyburn. It may apply these implementation tools where the Council considers it desirable to:

- exercise control over the use and development of land or buildings within an area;
- enter into agreements for the purpose of accommodating requests for the re-zoning of land; and,
- minimize land use conflict in relation to environmentally sensitive and hazardous land, uses and resources.

The following subsections apply to all areas of development within the City.

- Streetscaping and Beautification;
- Biodiversity and Natural Ecosystems;
- Public Safety;
- Source Water Protection;
- Mineral Exploration & Development;
- Sand & Gravel;
- Shore Lands & Water Bodies; and,
- Hazard Lands.

Each of these is discussed in further detail in the following subsections.

Streetscape Beautification

Introduction

Policies and initiatives for streetscape beautification can be used to guide future streetscape improvements in the City of Weyburn. This can be the first step in revitalizing a community through aesthetic enhancements to encourage resident and visitor use of the area. Streetscape beautification can:

- Enhance pedestrian safety through crosswalk enhancements, and human-scale lighting on sidewalks;
- Promote cohesion through consistent street furniture and design elements.
- Incorporate seating and gathering spaces for community members that provide an additional level of comfort in the area.
- Create a unified streetscape through planting street trees and plants.
- Facilitate traffic (pedestrians, cyclists and vehicles) by enhancing wayfinding.

It is important that streetscape beautification be focused in the following land use areas:

- Central Business District – to improve the experience and draw visitors to a safe and attractive Downtown.
- Parks and Open Spaces – to provide a positive experience for residents and visitors to gather in the City's parks and open spaces.
- Residential Areas – to provide appealing spaces where people live in the City of Weyburn.
- Close to health care facilities – to provide patients and users of those spaces to heal with beauty and natural elements. For example: there is a therapeutic animal park located within the Tatagwa Health Care Grounds (at the long-term care facility).

The development of Tatagwa Park has achieved some beautification along the Souris River. Much more remains to be done as one moves along Tatagwa park away from the Downtown area.

Much more can be accomplished through a broader application of streetscaping and beautification programs. Six (6) new entrance signs will be installed in 2020 to improve aesthetic appeal, provide a 'gateway' and sense of arrival to the City. Landscaping in the frontages of the businesses and places such as the Soo Line Museum are examples.

Beauty sells. An attractive physical environment provides a long list of benefits which includes: The enticement of tourists and visitors to stop in the community; a demonstration of pride in the community; a positive attitude to life; a more productive working environment; encouragement of people to use outdoor resources and facilities; and, opportunities for people to gather together for socialization. People are much more likely to have a positive attitude about a business if its parking and yard space is attractive and appealing.

An attractive community is an extremely effective marketing and promotion tool.

Streetscaping and Beautification Policy

- 2.1.1** Cooperate with Parks and Recreation, Cultural and Heritage and other organizations.
- 2.1.2** Maintain and enhance streetscaping standards.
- 2.1.3** Develop a compact, sustainable, diverse, adaptable, mixed-use built form that encourages walkability and supports multi-modal transportation.
- 2.1.4** Apply relevant sections of the Environmental Protection policy to streetscapes and landscaped areas of the city. Environmental protection and best practices will be considered in the design of streetscapes and other landscapes areas.
- 2.1.5** Cooperate with other civic agencies and organizations, such as the Weyburn Chamber of Commerce to enhance the appeal of public institutions and tourist attractions (such as: the Soo Line Museum).
- 2.1.6** Involve volunteer groups, organizations, First Nations, Métis and individuals in city beautification projects.

- 2.1.7** Develop Streetscaping and Beautification Design Guidelines for the City. These Guidelines would assist municipal, private, institutional, and other developers in designing attractive landscaping including (but not limited to): vegetation, seating, lighting, sidewalks and trails, signage, outdoor shelters, and other landscaping features.
- 2.1.8** Encourage and incentivize developers to maximize the beautification potential of areas with physical terrain relief (such as the slopes of South Hill).
- 2.1.9** Develop a specific policy document to address the spatial and service needs of outdoor pursuits in the public realm that foster social interaction such as: sidewalk cafés, sidewalk sales, street festivals and similar activities.
- 2.1.10** Prepare documents to enable the utilization of senior government programs and funding as opportunities present themselves.

Biodiversity & Natural Ecosystems

Introduction

Statement of Provincial Interest:

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

The City of Weyburn should be working to protect biodiversity and natural ecosystems from contamination, pollution and other forms of degradation. The natural environment comprises air, water and soil, and the ecosystem supported by these basic natural resources. Hence, environmental protection also encompasses native flora and fauna.

There are several dimensions to the protection of biodiversity and natural ecosystems. Public concern has been expressed that air and water-borne contaminants and pollutants are a danger to health, threaten recreation and detract from a high quality of life. River courses and adjacent lands represent opportunities for the preservation of natural habitats in a physical environment which is overwhelmingly dominated and shaped by man.

Other dimensions of the protection of biodiversity and natural resources encompass the transport of hazardous materials, wastes disposal, occupational health and safety, and the generation of noise, light and glare, and other byproducts of human activity. Some environmental protection issues are addressed by senior levels of government but may require closer on-the-ground monitoring and enforcement. Other issues introduce the opportunity for municipal initiatives, such as recycling programs. Still other issues require cooperation with agencies and organizations, such as emergency measures organizations, specifically designed to respond to specific situations. The protection of such resources requires significant communication and inter-municipal collaboration as water and air quality permeate municipal borders and have an impact on neighbouring communities, their residents and visitors.

Biodiversity and natural resources include the all-encompassing physical framework within which we live.

Biodiversity and Natural Ecosystem Policies

- 2.1.11** Consider the ecological value, integrity and management of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands when evaluating development proposals.
- 2.1.12** Minimize, mitigate or avoid adverse impacts of development to wetlands, riparian and shoreland areas, significant natural landscapes and regional features, and provincially designated lands.
- 2.1.13** Critical or threatened habitat and environmentally sensitive areas should be dedicated as environmental reserve during the subdivision process.
- 2.1.14** Cooperate with the appropriate representatives of senior levels of government to protect biodiversity and natural ecosystem(s) within the City.
- 2.1.15** Consider integration of natural ecosystems into passive park and drainage systems.
- 2.1.16** Identify potentially sensitive lands requiring closer examination when considering new development.
- 2.1.17** Where appropriate, the City will consult, cooperate, or provide guidance to local, volunteer, municipal, regional and other organizations involved in environmental policy, management and protection, including but not limited to the following areas:
 - 2.1.17.1* Municipal land use planning
 - 2.1.17.2* Emergency Measures Organization
 - 2.1.17.3* Heritage Policy
 - 2.1.17.4* Park and Open Space policy
 - 2.1.17.5* Streetscaping and Beautification
 - 2.1.17.6* Hazard Lands Policy
 - 2.1.17.7* Tatagwa Park
 - 2.1.17.8* Weyburn Chamber of Commerce

Public Safety

Introduction

Statement of Provincial Interest:

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

The City and Rural Municipality of Weyburn are sited on a relatively flat plain, interrupted by shallow channeled rivers and their tributaries which tend to be undersized relative to the surficial areas they provide surface drainage for. The Souris River and its tributaries, all of which have shallow channels, flood regularly. Flood hazard mapping for the Souris River through the City of Weyburn has identified 1:100 and 1:500 year flood lines. Similar flood lines have been delineated for tributaries of the Souris River tributaries in the vicinity of Weyburn.

The Souris River, unlike most of its tributaries, is a seasonal flowing stream. Immediately adjacent to the River are occasional areas of higher relief (such as South Hill), marshy areas created from shallow meander loops, and steeper banked / walled areas which have provided opportunity for water storage (Nickle Lake). These areas provide pockets of natural environment which interrupt an otherwise overwhelmingly agricultural landscape.

Tributaries of the Souris River are shallow and immature but provide surface drainage for the smaller more frequent watercourse events but cannot accommodate the larger and more rare flood events. The shorelines of these tributaries are ideal to provide permeable trails located next to the water. These amenities next to a watercourse are ideal as they do not involve residents living within the floodplain; in an event of a flood, activity can be diverted; and, financial impact is less than if a large permanent building were constructed on site.

Public Safety Policy will address both the Floodway (the portion of the flood plain adjoining the channel where the waters in the 1:500-year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second) and the Flood Fringe (the portion of the floodplain where the waters in the 1:500-year flood are projected to be less than the depth of one metre or less than a velocity of one metre per second).

Public Safety Policies

- 2.1.18** Identify potential hazard lands and address their management.
- 2.1.19** Limit development on hazard lands to minimize the risk to public &/or private infrastructure.
- 2.1.20** Prohibit the development of new buildings and additions to buildings in the Floodway of the 1:500-year flood elevation of any watercourse or water body.
- 2.1.21** Flood-proofing new buildings and additions to buildings in the Floodway Fringe at an elevation of 0.5 m above the 1:500-year flood elevation of any watercourse or waterbody.
- 2.1.22** Locate and/or design subdivisions, transportation infrastructure and public works to minimize, mitigate or avoid threats to the community from wildfire or other emergencies.
- 2.1.23** Where a development is proposed on lands identified as potentially hazardous, Council may require professional reports to assess the suitability of the site for the proposal (i.e. geotechnical report, flood hazard assessment, etc.). The study or report shall define the hazard area(s), identify suitable building areas, identify mitigation measures, and potential residual hazards. The cost of such report shall be borne by the developer.
- 2.1.24** Ensure all critical infrastructure and public safety assets are not impacted by any flood event. A risk assessment should be undertaken and maintained.

Source Water Protection

Introduction

Statement of Provincial Interest:

The province has an interest in the protection of water sources that provide safe drinking water.

The City of Weyburn's water comes from Nickle Lake. The following Source Water Protection Policies will:

- Provide a safe supply of drinking water to the residents and visitors of the City of Weyburn as well as the surrounding area.
- Minimize development in areas that may threaten the quality or quantity of source water. This may include, but is not limited to, areas in proximity to shallow aquifers and surface water bodies.
- Manage development in a way that does not compromise local or regional water resources used for human consumption or hygienic use.
- Avoid negatively affecting source water for City, neighbouring municipalities or rural residents in fringe areas.

Source Water Protection Policies

- 2.1.25** Ensure water quality for human consumption or hygienic use is not compromised by new development. The City may require developers to provide professional assessments or studies, at the developer's own cost, to demonstrate proposed development will not adversely impact the quality or quantity of water supplies.
- 2.1.26** Development proposals that would potentially impact source water may be denied.
- 2.1.27** Confirm there is an established or proven supply (and recharge areas) of water capable of servicing needs of a proposed development, prior to approval.
- 2.1.28** Include appropriate mitigation measures as conditions of approval for new development that has the potential to contaminate water sources, major wetlands, infiltration areas, sizable water bodies and watercourses.
- 2.1.29** Address and rectify stormwater management where infiltration of contaminants is possible.
- 2.1.30** Identify future growth plans which may increase community water demands. Confirm a suitable water supply is available (first at Nickle Lake) prior to proceeding with such plans.
- 2.1.31** Cooperate with other regional governments and the Water Security Agency (WSA) on source water protection.



Mineral Resource Exploration & Development

Introduction

Statement of Provincial Interest:

The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.

It is of the interest of the Province of Saskatchewan that the City of Weyburn support and promote the mineral resource sector. The following Mineral Resource Policies will:

- Provide long-term economic viability of the City of Weyburn.
- Identify the location of mineral resources within city limits and in fringe areas.
- Provide guidance for the development of mineral resources be found within City boundaries.
- Ensure the City considers the long-term impacts of mineral extraction on the future use of adjacent land.
- Provide guidance for the development of ancillary developments that may arise from the discovery of mineral resources in the RM of Weyburn. For example, stockpiling, transportation preparation, refining, etc.

Mineral Resource Policies

2.1.32 Support and promote the mineral resource sector.

2.1.33 Allow access to mineral resources. Development proposals for mineral resource extraction and processing shall include plans for mitigating potential adverse impacts to the environment, adjacent lands and the community and plans for reclamation and remediation of the development site. Development permits may not be issued until suitable mitigation and reclamation plans are in place.

2.1.34 Land with the potential for resource extraction, or ancillary uses, shall be protected from incompatible uses that would restrict extraction opportunities.

2.1.35 Consider the compatibility of new development with existing and planned mineral resource development.

2.1.36 Consider access, setbacks from development, servicing of facilities and rehabilitation in the municipal approval process.

2.1.37 To the extent possible, ensure that municipal permit requirements do not duplicate or conflict with provincial regulatory requirements.

2.1.38 New or upgraded infrastructure to serviced mineral resource developments must meet regulations and safety standards.

Sand and Gravel

Introduction

Statement of Provincial Interest:

The province has an interest in ensuring that sand and gravel resources are accessible for development.

Sand and gravel shall be considered an asset. Thus, asset management of this resource is crucial to its success. The following Sand and Gravel Policies will:

- Ensure the extraction of some sand and gravel resources do not negatively impact surface water, groundwater, drainage patterns, soil and slope stability, air quality, plant life, wildlife habitat and rare or endangered species.
- Minimize the negative appearance of sand and gravel developments.
- Ensure accessible sand and gravel are available for the construction of infrastructure, public works, residential development and places of business.

Sand and Gravel Policies

- 2.1.39** Development proposals for aggregate resource extraction and processing shall include plans for mitigating potential adverse impacts to the environment, adjacent lands and the community and plans for reclamation and remediation of the development site.
- 2.1.40** Ensure sand and gravel development is compatible with existing and planned land uses.
- 2.1.41** Ensure sand and gravel development is operated with minimal disturbance to the environment and aquifers.
- 2.1.42** Require that further reclamation of the sand and gravel development be addressed during the development permit stage.
- 2.1.43** Monitor future supplies of sand and gravel as resources diminish.
- 2.1.44** Consider a “land banking” program with surrounding municipalities to ensure a long-term supply of affordable sand and gravel.



Shore Lands and Water Bodies

Introduction

Statement of Provincial Interest:

The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.

The Province of Saskatchewan and City of Weyburn are invested in protecting shore lands and water bodies. Therefore, the Shore Lands and Water Bodies Policies will:

- Protect the abundant aquatic vegetation that provides important habitat for fish and other aquatic species and act as erosion control from ice and wave action.
- Ensure waterfront development does not adversely impact shoreline and riparian areas.
- Ensure shore lands continue to be a public resource.
- The protection and conservation of shore lands and water bodies should balance economic, environmental, social and cultural concerns.
- Require appropriate federal and provincial approvals be acquired prior to any alteration of or development adjacent to shore lands.
- Minimize, mitigate or avoid adverse impacts to water bodies and shore lands.
- Provide protection, where necessary, to water bodies and shore lands that have been identified by the province as being critical or threatened, containing endangered plants or animals or having significant cultural or heritage resources or natural features.
- Encourage development that has low impact on adjacent water bodies and shore lands.
- Ensure consistency with provincial watershed management planning documents.
- Allow for the public access to and use of water bodies, shore lands and reservoirs for appropriate recreational purposes.

Shore Lands and Water Bodies Policies

- 2.1.45** Consider the impacts of proposed development on associated water bodies and shore lands, aquatic life and habitat. Development proposals that could be detrimental to shore lands or water bodies may be denied.
- 2.1.46** In order to minimize, mitigate or eliminate potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater, development will be limited in these areas.
- 2.1.47** Apply mitigation options, such as buffers, screens, setbacks, luminance controls or defined operating hours or seasons, to minimize, mitigate or avoid adverse impacts to water bodies and shore lands.
- 2.1.48** Integrate provincial watershed management planning considerations into local and regional planning.

- 2.1.49** Preserve and enhance public access to water bodies, shore lands and reservoirs for recreational use.
- 2.1.50** Planning decisions should align with provincial management planning documents.
- 2.1.51** Ensure negative impacts to public recreation, tourism and fishing uses around water bodies, shore lands and reservoirs are considered when reviewing development proposals on adjacent lands.
- 2.1.52** Ensure lakeshore subdivisions provide public access to the water body and public open space.
- 2.1.53** Ensure barrier-free public access to water bodies, shore lands and reservoirs.



Part III – Development Policies

3.1 Residential (R)

Introduction

Statement of Provincial Interest:

The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social well-being of communities.

In recent years, new housing construction has been most notable on the eastern and western boundaries of the City. The current housing market is in a 'correction' and requires appropriate planning for future residential development. Types of residential development included: single family residential; semi-detached residential; townhouses; and apartment (multiple family). These should not be confused with forms of ownership such as condominium, freehold, etc.

The need for residential land development policy arises from a shortage of appropriate residential in-fill opportunities, and from an anticipated increase in the demand for residential development. The City's existing land bank provides an opportunity for future residential development as demand increases. Increasing demand for residential development introduces the opportunity to design a long-term strategy to guide future residential development in the City.

The Province of Saskatchewan and the City of Weyburn are dedicated to allow for a variety of housing types to meet various economic needs (for example: Seniors housing). The objectives of the Residential land use policy are:

- The overall policy framework is supportive of economic development within the residential sector in the City.
- Housing needs of all residents, regardless of age, social, income or other consideration are identified and met.
- The evolution of land uses elsewhere in the community and respond appropriately to achieve residential land use objectives.
- Residential land is located in areas that are in alignment with the community needs, recognizing the potential impacts on transportation, implications on other land uses, the demand for convenient retail and commercial opportunity, and maintenance of the vitality of the Central Business District.
- In-fill residential lots are encouraged in appropriate locations.
- Home-based businesses will be compatible with the character of the residential neighbourhood.
- Residential development is located and designed so that visual, aesthetic, noise and other impacts from other land uses will be minimized.
- Residential development will not generate pollutants or wastes other than those arising from personal hygiene.

- The storage of hazardous goods, toxins, or chemicals will be limited to those required for household purposes.
- Access to the Tatagwa Park will be available from and through adjacent residential neighbourhoods.
- Residential development is not be permitted on lands with the potential for flooding.
- A mix of recreational opportunities within residential areas will be available to maximize social mixing and minimize costs of municipal infrastructure and services.
- Residential development will be encouraged near employment centres to provide easy access and active transportation opportunities for employees.
- Residential development will be encouraged to assist in maintaining a distribution of the urban population favourable to the continuing viability of the Central Business District.

The primary use of residential areas will be for the construction, maintenance and sustenance of people's homes. Within homes, some forms of business, such as home-based businesses, may operate at the discretion of the Development Officer and City Council. Other land uses, such as neighbourhood convenience centres, institution and public service uses such as schools and churches, and recreational facilities may be permitted. These other land uses may be permitted because they serve the needs of the immediate population.

Design of residential development opportunity in all residential areas will consider land use, adjacent and future land uses, access, servicing, environmental, density, aesthetic and other matters. To ensure that these standards are accounted for in residential land use planning, future residential land use areas will be planned as subdivisions. Planning will be the responsibility of Municipal government and serve to ensure that residential areas serve both civic and private interests.

Private or public interests may undertake design of residential land use areas and / or subdivisions.

Residential Policies

Within the context of residential land development, the following policies shall apply:

- 3.1.1** Locate residential development to be compatible with other uses.
- 3.1.2** The City will support residential subdivision development to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is available / unavailable, this guideline may be adjusted.
- 3.1.3** Ensure development opportunities are available by maintaining a supply of serviceable land for residential development in areas as identified on the Future Land Use map.
- 3.1.4** Ensure new neighbourhoods incorporate elements of a "complete community" by providing opportunities for residents to "live, work and play" in their residential neighbourhood.
- 3.1.5** Supportive housing, such as care homes and day care centres, will be facilitated in all compatible areas of the City.
- 3.1.6** Optimize the use of existing municipal infrastructure when planning new residential development.
- 3.1.7** Identify existing and future residential needs of the community along the entire housing continuum.

- 3.1.8** New residential developments will, wherever possible, be contiguous with existing urban development.
- 3.1.9** Primary use of land within residential areas will be residential. However, complementary institutional and community uses are also permitted. For example: schools, health services, institutional uses, neighbourhood convenience, places of worship, daycares and other commercial activities.
- 3.1.10** Variations in densities will be considered favourably as a means of reducing environmental pollutants, reducing the costs of municipal infrastructure, decreasing the amount of land required for residential development, increasing visual diversity and interest, and enhancing social interaction.
- 3.1.11** Placement, shape, density and design of lots and structures will facilitate the economic provision of municipal services.
- 3.1.12** The development and revitalization of residential areas will include pedestrian friendly, walkable, and connected by prioritizing active transportation corridors and connecting to and upgrading existing infrastructure to provide a connected network to those using active transportation methods.
- 3.1.13** Residential lots will be serviced with municipal water, storm and sanitary sewers, paved roads, sidewalks where warranted, garbage removal, and other services typically provided by the municipality.
- 3.1.14** Residential areas will be provided with ready access to park and open space areas, and to the Tatagwa Park through linkages from one to another where possible.
- 3.1.15** Techniques will be employed to minimize noise impacts from adjacent or neighbouring non-industrial land uses.
- 3.1.16** As appropriate, landscaped buffers or other techniques will be employed to minimize aesthetic impact from adjacent or neighbouring non-industrial traffic.
- 3.1.17** Residential areas shall, as appropriate and under specific conditions, allow for home-based businesses.
- 3.1.18** Residential development shall, as appropriate and under specific conditions, allow for the development of suites within individual residences.
- 3.1.19** Appropriate and sufficient roads and streets will connect developments to arterial and collector streets.
- 3.1.20** Traffic flows and volumes on residential streets, other than arterial streets, will be primarily residential traffic.
- 3.1.21** Residential lots will be floodproofed above the 1:500-year flood elevation where appropriate or to a higher elevation as recommended by a certified professional.
- 3.1.22** The development of gated residential developments and communities will be discouraged. Cohesive neighbourhoods, which foster inclusivity and connectivity, are preferred.
- 3.1.23** Environmental policy will, except under specific conditions, be applied in residential areas to prohibit the storage of hazardous goods and products, and to prohibit the excessive generation of heat, odour, noise, light, glare and other nuisances.
- 3.1.24** Encourage infill residential development to be complementary to the existing residences in terms of scale, compatibility, massing, setbacks and design.

3.2 Mixed-Use (MU)

Introduction

The Mixed-Use zone will be located in areas of transition from commercial to residential. The Central Business District (CBD) often expands into residential areas and may altogether supplant existing residential development near Downtown. In this transition zone, a combination of commercial, retail, professional, institutional and residential land uses exist side by side (and/or one above the other).

It is important to keep in mind that the Mixed-Use zone adjacent to the Central business District also contains structures of architectural, historic and heritage interest. Therefore, any development of these structures and/or those in proximity to them, be developed so they honour, retain and complement the existing character.

These mixed-use areas can be a community's most vibrant human environment. The attributes of mixed-use areas include extensive opportunities for social mixing; varied streetscapes and aesthetic diversity; innovation and creativity; and business generation.

Weyburn has an opportunity to capitalize upon mixed-use areas to maximize community benefits. Economic growth and population growth will enhance opportunities for the redevelopment of areas peripheral to the Central Business District.

These areas are often characterized by attributes which are very attractive to some people and certain land uses. Often, rents and costs of property acquisition are lower than elsewhere in the community. Proximity to the Central Business District provides ready access to vibrant and active spaces, shopping and for contact with others in the business community. These levels of convenience provide opportunity for reduced reliance on the automobile for short distance travel.

Mixed-use areas may accommodate a range of higher-density residential, neighbourhood commercial, retail, professional, recreational, cultural, and light/prestige industrial uses. The evolution of residential land uses to other uses in the Mixed-Use zone typically occurs over a long period of time and often begins with the conversion of residences to other uses. Subsequently, converted residences may be replaced by other structures.

Mixed-Use Policies

Within the context of mixed-use land development, the following policies shall apply:

- 3.2.1** To enhance the viability of Downtown and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential and Mixed-Use residential/commercial development in proximity to Weyburn's Downtown.
- 3.2.2** Ensure development opportunities are available by maintaining a supply of serviceable land for Mixed-Use activities in areas as identified on the Future Land Use Map.
- 3.2.3** Residential buildings, or former residences, may be converted to accommodate other uses, provided the new use is compatible with Mixed-Use area objectives policies.
- 3.2.4** Home-based businesses which are compatible with Mixed-Use objectives and policies may expand to occupy the entire structure with approval.

- 3.2.5** First floors, or ground level floors, of residences may be used for retail and/or commercial and professional services. Ground level opportunity for outdoor eating facilities (cafes, restaurants) and displays will be permitted.
- 3.2.6** Residential and professional services will be the primary uses of upper levels (2nd floor or above) in multiple story structures.
- 3.2.7** Retail, commercial, and light/prestige industrial uses may be sited in below-grade levels (basements), pending the mitigation of heat, odour, noise, light, glare and other nuisances.
- 3.2.8** To optimize the use of land and promote pedestrian traffic, compact, orderly, high-density development will be prioritized over low-density development. Structures and street crossings will be designed to achieve accessibility for all (including those who require mobility devices, those with limited sight and those who are hard of hearing).
- 3.2.9** Structures and outdoor spaces will be designed to promote social gatherings and off-hour use for small festivals, concerts, and similar events.
- 3.2.10** To the extent possible, new structures will be designed to complement the architectural character of the neighborhood through massing, scale and architectural features.
- 3.2.11** Encourage attractive physical environments through streetscaping, landscaping, access the Tatagwa Park.

3.3 Central Business District (CBD)

Introduction

Weyburn's Central Business District (CBD) is the core of the community. The CBD is bound by Railway Avenue on the south, Government Road (Highway 35) to the west, Coteau Avenue on the north and 6th Street along the east. There is a high concentration of land uses and activities in the CBD, including: residential, office and commercial uses, as well as cultural and institutional facilities.

The CBD's attractive extensive streetscaping has created a visually appealing Downtown area. Much of Downtown Weyburn is also of historic and heritage interest. Expansion of the CBD westward is constrained by the railway, although Tatagwa Park and the development of the Riverfront Market offer opportunity for further integration of the Souris River into the CBD. Areas between Coteau and Bison Avenues, and between 4th and 8th Streets represent areas of expansion of the CBD and small retail, commercial, professional and office businesses locate in these areas. Parking is generally considered to be adequate.

The CBD requires rejuvenation and investment. It also requires people, local residents to shop there; people who will leave the Highway to enter the Downtown; a resident population who finds the CBD the most convenient opportunity to satisfy most of their needs.

The need for a CBD land use policy focuses on the long-term maintenance of the vibrant Downtown. To facilitate this goal, CBD policy needs to foster an enhancement of viability of businesses located in the Downtown; greater use of retail and commercial space; increased numbers of nearby resident whose presence will support CBD enterprises and a greater ability to draw visitors into the Downtown from Highway #39.

The CBD has a sufficient supply of parking for the existing businesses and more. In light of the amount and type of existing parking and the difficulty of implementing more parking within an area of existing infrastructure, no additional parking is required in the next 15-20 years.

Design and development in all CBD areas will consider the purpose, objectives and policy; existing and proposed land uses on and adjacent to the development site; access; servicing; environmental; density; aesthetic and other matters. To ensure that these standards are accounted for in CBD land use planning, developers will work closely with Municipal planning authorities to help ensure the achievement of both civic and private interest and objectives.

Central Business District (CBD) Policies

Within the context of land development in the CBD, the following policies shall apply:

- 3.3.1** Maintain a strong sense of community by locating essential services and commercial opportunities in the CBD.
- 3.3.2** The character of Downtown shall be enhanced by:
 - 3.3.2.1* Encouraging development with minimal setbacks (to complement existing buildings and setbacks); at-grade entrances; windows at street level;
 - 3.3.2.2* Supporting Mixed-Use developments to locate in Downtown with incentives;
 - 3.3.2.3* Supporting the beautification of Downtown Weyburn.
- 3.3.3** Ensure development opportunities are available by maintaining a supply of serviceable land in the CBD as identified on the Future Land Use Map.
- 3.3.4** The use of first floors, or ground level floors, for retail and / or commercial and professional services will be encouraged. Ground level opportunity for outdoor eating facilities (cafes, restaurants) and displays will be encouraged.
- 3.3.5** To optimize the use of land and promote pedestrian traffic, compact, orderly, high-density development will be prioritized over low-density development.
- 3.3.6** To the extent possible, the conversion of useable, vacant land to paved parking lots will be discouraged. The approval of new parking lots will be based on the need for parking and will be directed to key locations only.
- 3.3.7** Public outdoor gathering spaces such as parkettes, parks and plazas shall be considered for development. These spaces will assist in providing programs and services and activating the Downtown.
- 3.3.8** All new development shall provide an active public realm outside the building to activate the Downtown.
- 3.3.9** Structures and street crossings will be designed to achieve accessibility for all.
- 3.3.10** Develop and encourage a unique sense of place in the CBD.
- 3.3.11** Design of structures will accommodate opportunity for people to gather and to accommodate off-hours use of streets for small festivals, concerts, and similar events. Maintenance of an attractive physical environment through streetscaping, landscaping and architectural design.
- 3.3.12** New developments along Railway Avenue shall be designed and developed to facilitate greater connectivity between the CBD and the Souris River and Tatagwa Park and enhance the viability of the proposed River Front Market concept.
- 3.3.13** Develop a strategy with existing industrial and commercial enterprises and property owners in the River Front Market area to provide for transition policies leading to the long-term development of the Market.
- 3.3.14** Enhance the resident population base within the CBD through the provision of additional residential opportunities.
- 3.3.15** Improve the physical and aesthetic environment with streetscape beautification initiatives along streets in the CBD.

- 3.3.16** Increase pedestrian access across Soo Line Railway and Highway 39 through the provision of well-marked crosswalks and complete streets.
- 3.3.17** Preserve historic resources through the support for Municipal and / or Provincial Heritage Designation.
- 3.3.18** If a parking garage is deemed necessary, the City may pursue partners to collaborate on the funding and construction of a contextually sensitive parking facility.
- 3.3.19** The City shall encourage the development of vacant sites and/or the redevelopment of underutilized sites for commercial, residential, and Mixed-Use purposes in the CBD.
- 3.3.20** Retail, office, restaurants, tourist accommodations, entertainment facilities, parks and open spaces are encouraged to locate within the CBD.
- 3.3.21** Future development along Main (Third) Street shall complement the existing development pattern along Main Street with respect to massing, scale, proportion and rhythm of the buildings within the larger context.
- 3.3.22** All new development shall respect the CBD characteristics as a strong pedestrian environment.
- 3.3.23** Building design should incorporate Crime Prevention Through Environmental Design (CPTED) principles.





3.4 Riverfront Market (RFM)

Introduction

The Tatagwa Park Master Plan, prepared in 1991, identified the area along the Souris River between the Soo Line Historical Museum and Government Road as the 'heart of urban Weyburn' as it can be viewed from Highway #39 and experienced by residents and visitors alike. Due to the prominence of its profile from the highway, this is the first impression most visitors receive of Weyburn. As such, this corridor should provide both a hospitable welcome and a strong sense of entrance to the City of Weyburn.

The Riverfront Market area is approximately 4.5 hectares along the north side and 2.5 hectares along the south side over a 500m stretch off the Souris River. The central position of these lands, the naturalized landscape and views enhance the importance of these lands as a 'gateway' for visitors and residents to the City of Weyburn.

The Riverfront Market concept grew from the interest and concern of individuals in the community that a thrust was needed to bring reality to the highway corridor they envisioned through the Tatagwa Park Master Plan. The following policies have been developed with the intent of creating a perception of one cohesive area for the Riverfront by linking elements and systems such as: circulation (trails and greenways), landscaping, urban design amenities, and infrastructure systems. Each of these elements will display consistency while allowing for the interpretation of a number of themes and narratives to be expressed throughout the Riverfront.

Riverfront Market (RFM) Policies

Within the context of land development in the RFM, the following policies shall apply:

- 3.4.1** All infrastructure shall be designed and constructed in accordance with the appropriate Regional and City standards and subject to review and approval by the appropriate authorities.
- 3.4.2** No development or site alteration shall be permitted within the areas designated as Environmental Reserve. Refinement to the extent of the Environmental Reserve and other designations will occur at the application stages and shall be based on an Environmental Impact Analysis (EIA).
- 3.4.3** The following land use designations are established for the Riverfront Market area:
 - (a) Open space, parks and trails;
 - (b) Municipal Reserve;
 - (c) Environmental Reserve;
 - (d) Local Commercial (restaurant, recreation, health and wellness, etc.); and,
 - (e) Arts, Culture, & Heritage.
- 3.4.4** The Open Space system includes parkland, trails and greenways that accommodate active and passive recreation.
- 3.4.5** Trails and greenways shall be connected to other ones in the City of Weyburn to provide a connected network for recreation and active transportation uses.
- 3.4.6** The land uses within the RFM area shall connect with other policies contained within this OCP such as:
 - (a) Biodiversity and Natural Ecosystems;
 - (b) Source Water Protection;
 - (c) Shore Lands and Water Bodies;
 - (d) Parks, Open Space and Recreation;
 - (e) Historic, Cultural and Heritage Resources;
 - (f) Tourism and Economic Development; and,
 - (g) Neighbourhood Commercial.

3.5 Neighbourhood Commercial (NC)

Introduction

Neighborhood commercial development opportunities exist primarily to provide services to the immediate neighborhood population. The businesses offer daily convenience needs to local residents. These places have the capacity to provide services to the community similar to that of a Neighbourhood Hub. A Neighbourhood Hub serves as the “Hub” – also known as the central focal point of the Neighbourhood. It contains activity centres, transit, higher density residential, mixed-uses, retail and services, recreation and culture resources.

Neighbourhood Commercial can also include Home-Based Businesses. A home-based business refers to any business which is operated from the primary residence of the property holder. With the advancement in technology, more residents are choosing to operate their businesses from their homes. The operation of a business from the home or primary residence presents many individual, social, economic and community advantages. These advantages include (among others): the opportunity for businesspeople to remain at home with the family, take advantage of tax regimes, operate the business at a competitive advantage to other similar businesses, incubate a new local business, and combine a commercial hobby with full-time employment outside the home.

Not all home-based businesses are the same. Some home-based businesses, such as legal accounting, consulting and similar services can operate from a home and generate little or no disturbance on the neighbourhood. Other home-based businesses, however, such as dental offices, photographers’ studios, or a hairdressing salon may generate increased levels of street traffic yet still be acceptable to the neighbourhood.

Still, other home-based businesses may generate nuisances or impacts which affect the character of the neighbourhood and the quality of life of the people living in it. Examples of such businesses might be a mechanic who repairs vehicles in the garage, or a hobbyist whose garage-based furniture making becomes his / her primary occupation.

Design of Neighbourhood Commercial areas will consider land use, adjacent and future land uses, access, servicing, environmental, density, aesthetic and other matters. Planning will be the responsibility of Municipal government and serve to ensure that residential areas serve both civic and private interests.

Neighbourhood Commercial Policies

Within the context of Neighbourhood Commercial land development, the following policies shall apply:

- 3.5.1** Neighbourhood Commercial convenience developments shall be appropriately scaled to complement the residential character and serve the daily convenience needs of local residents.
- 3.5.2** Neighbourhood Commercial should be strategically located close to collector roadways and in close proximity to neighbourhood gateways and other neighbourhood facilities such as a community centre or educational facility.
- 3.5.3** Ensure development opportunities are available by maintaining a supply of serviceable land for Neighbourhood Commercial activities in areas as identified on the Future Land Use Map.
- 3.5.4** Neighbourhood commercial development shall be encouraged to development and continue in already established neighbourhoods as well as locate in future neighbourhoods.
- 3.5.5** Institutional uses are complementary to Neighbourhood Commercial developments and smaller-scaled community spaces (indoor and outdoor) should be co-located in these areas to provide both commercial and community service purposes.
- 3.5.6** A spot for specialty transit should be provided within 250m of the site for those with mobility challenges.
- 3.5.7** Permit home-based businesses within the CBD and urban corridors, and within residential areas where traffic, parking, vibration, electrical interference, noise levels, smells and other elements, are compatible with neighbouring residences.
- 3.5.8** Home-based businesses shall be accommodated that are secondary to the principal residential use of the dwelling unit and are compatible with the residential environment.



3.6 Major Arterial Commercial (MAC)

Introduction

Major Arterial Commercial (MAC) land uses are sited primarily adjacent to Government Road and First Avenue North and within the CBD. Currently, MAC land use in the area accommodates a range of retail / commercial, health facilities, service stations, larger restaurants, and light industrial land uses.

These MAC land uses are designed to accommodate the needs of automobile-oriented retail and commercial businesses which require on-site parking areas, but which can also assist in providing a customer base for Downtown businesses. This type of development provides a wide range of residential, institutional and commercial development within a medium density format. MAC land uses are typically located along higher traffic arterials and characteristically provide business opportunities and services for those travelling throughout the City.

Distinctions between MAC and Highway Commercial land uses may be driven by distinctions in the size of structures and the need for off-street parking. Scale aside, these distinctions are insufficient to define the practical differences between MAC and Highway Commercial land uses.

Businesses sited in MAC areas are usually mid-size, need to be readily accessible to the public (primarily by vehicle), and require less off-street parking than Highway Commercial for customers.

The design of MAC development opportunities will consider land use, adjacent and future land uses, access, servicing, environmental, density, aesthetics and other matters. Planning will be the responsibility of Municipal government and serve to ensure that MAC areas serve both civic and private interests.

MAC Policies

Within the context of MAC land development, the following policies shall apply:

- 3.6.1** Ensure development opportunities are available by maintaining a supply of serviceable land for MAC activities in areas as identified on the Future Land Use Map.
- 3.6.2** Strip malls in new residential neighborhoods will be limited to 930 square metres or less to minimize traffic impacts.
- 3.6.3** MAC sites will be fully serviced with water, storm drainage and sanitary sewer, street lighting, garbage collection and other municipal services.
- 3.6.4** Techniques (such as landscape buffers) will be employed to minimize noise, aesthetic, and traffic impacts on adjacent or neighbouring land uses, where appropriate.
- 3.6.5** Provision will be made for appropriate traffic flow into and out of MAC areas.
- 3.6.6** Where appropriate, lands will be filled above the 1:500-year flood elevation.
- 3.6.7** Parking areas will be landscaped.

3.7 Highway Commercial (HC)

Introduction

Highway Commercial property in the City of Weyburn is sited adjacent to Highway 35 (South Hill), Highway 39 (in northwest and southeast quadrants of the City), and at the eastern limit of the City adjacent to Highway 13. Currently, with the exception of Highway Commercial lands adjacent to Highways 13 E. and 39 N.E., there is little opportunity for further highway commercial development.

The uses that typically exist within Highway Commercial lands include convenience establishments; gas stations; vehicle washes; automobile, marine, and recreation vehicle sales; restaurants; storage; vehicle repair shops; value-added agribusiness; animal hospitals; and other uses for the travelling public.

Highway Commercial lands are typically used for those businesses which require, or strongly benefit from, highway access and which require significant amounts of land. Typically, such uses include a range of commercial enterprises such as automotive dealerships, motels and strip malls. Because these routes are often heavily trafficked, numerous other businesses wish to locate in highway commercial areas: service stations, restaurants and food stores to name a few.

Access to Highway Commercial properties is often via an access/service road parallel to the highway. New Highway Commercial lands should be designed to a higher quality to improve their aesthetics for both the residents and visitors to the City of Weyburn.

Design of Highway Commercial development opportunity in all areas will consider land use, adjacent and future land uses, access, servicing, environmental, density, aesthetic and other matters. Planning will be the responsibility of Municipal government and serve to ensure that these areas serve both civic and private interests.

Highway Commercial Policies

Within the context of Highway Commercial land development, the following policies shall apply:

- 3.7.1** Ensure development opportunities are available by maintaining a supply of serviceable land for Highway Commercial activities in areas as identified on the Future Land Use Map.
- 3.7.2** Access to Highway Commercial lands will be from an access road, rather than straight from the Highway.
- 3.7.3** Visual appeal will be increased along Highways 13, 35, and 39 by establishing landscaping and signage requirements in Highway Commercial areas.
- 3.7.4** Highway commercial lands will be fully serviced with water, sanitary sewer, a storm collection system, garbage collection, street lighting and other municipal services.
- 3.7.5** Appropriate techniques will be employed to minimize noise and aesthetic impacts on adjacent or neighbouring land uses.
- 3.7.6** Provide, in cooperation with Saskatchewan Highways and Transportation, appropriate and sufficient linkages of Highway commercial areas to highways.

- 3.7.7** Provide for appropriate traffic flow within Highway Commercial areas.
- 3.7.8** Where appropriate, low-lying lands will be filled above the 1:500-year flood elevation.
- 3.7.9** Infill on the flood hazard zone will include the provision for proper drainage for adjacent properties.
- 3.7.10** Parking areas will be landscaped.

3.8 Industrial (I)

Introduction

Industrial typically refers to manufacturing, processing, packaging, distribution, transportation, service, and other businesses. Many of these uses, however, are more commercial than industrial: business parks, for example, are often located on lands zoned as industrial. Alternatively, some manufacturing occurs in residential and commercial areas.

Weyburn currently has industrial zoning to accommodate light, medium and heavy industrial land uses. The scope of Industrial activity in Weyburn ranges from the manufacture of plastic pipe and cable, through to grain handling, and metal fabrication, to transportation, warehousing and distribution. Collectively, these businesses, provide the intellectual stimulation that people require to generate new ideas and services which provide the engine for future economic growth and development.

Industrial land use policy must recognize the diversity of industrial enterprise. Policy must also recognize distinctions drawn between types of industry and the scale or size of the enterprise.

Investment in the Industrial areas can translate to increased employment opportunities, expansion for new and existing businesses and increased economic vitality. Potential industrial investment presents opportunity for:

- Further development of the agricultural processing industry.
- Further development of oilfield supply and service industries.
- Business park development.
- Development of additional post-harvest processing of agricultural products.
- Further development of the agricultural service sector.
- A third economic pillar to diversify the economy of the City such as: rail transload and/or a medical hub.

These developments present the opportunity for the City and Rural Municipality to work together to reorganize, redevelop and redesign industrial land development areas.

The purpose of the Industrial land use designation is to provide land for light, medium and heavy industrial uses. The design and development of industrial uses will consider land use, adjacent and future land uses, access, servicing, environmental, density, aesthetic and other matters. To ensure that these standards are accounted for in industrial land use planning, future industrial land use areas will be planned as industrial subdivisions. Planning will be the responsibility of Municipal government and serve to ensure that industrial areas serve both civic and private interests.

The R.M. of Weyburn will be encouraged to provide orderly industrial development adjacent to the main arteries to the city, and to the extent possible, require attractive physical environments.

Industrial Land Use Policies

Within the context of Industrial land development, the following policies shall apply:

- 3.8.1** Promote the City and Industrial development opportunities that are a major attraction for new business development.
- 3.8.2** Ensure development opportunities are available by maintaining a supply of serviceable land for industrial activities in areas as identified on the Future Land Use Map.
- 3.8.3** Industrial lands within the City are intended to accommodate support services for major industrial operations within and around the City. Uses shall be compatible with other Provincial and Federal regulatory requirements in relation to approvals and licensing, including impact and environmental assessment requirements.
- 3.8.4** A comprehensive industrial land development strategy may be conducted to provide a thorough understanding of the development potential of industrial land within the City limits.
- 3.8.5** Industrial uses must not be offensive by reason of smoke, vibration, odour, noise and/or electrical interference to neighbouring land uses.
- 3.8.6** Unsightly industrial establishments will be located away from transportation routes heavily used by travelers (where possible). In the case a land use cannot move, the user will mitigate aesthetic impacts with landscaping, barriers and appropriate safety measures to ensure the external impact is minimal.
- 3.8.7** Siting and design of lots and subdivisions will facilitate economic servicing and long-term operations and maintenance.
- 3.8.8** Environmental impacts on adjacent or neighbouring non-industrial land uses will be minimized.
- 3.8.9** Landscaped buffers will, when appropriate, be employed to minimize aesthetic impact on adjacent or neighbouring non-industrial traffic.
- 3.8.10** Street design will meet industrial traffic needs into, from, and within the subdivision.
- 3.8.11** Industrial land uses will maintain an attractive physical environment, including landscaping of street frontages.
- 3.8.12** Structures will be flood proofed, where required and appropriate.
- 3.8.13** New industrial development that incorporates clean technology and environmentally sensitive buildings shall be encouraged. To foster higher quality industrial use, the City may apply the following regulations to restrict industrial uses to:
 - (a) Sites that are fully serviced with community water and sewer;
 - (b) Where indoor and outdoor uses / storage shall be screened from public rights of way;
 - (c) Sites that are fully landscaped along the road frontage; and,
 - (d) Areas that provide paved parking and loading areas.
- 3.8.14** Industrial uses that are offensive with smoke, vibration, noise, odour and electrical interference shall be located with a buffer that has a sufficient distance from non-Industrial uses to minimize detrimental impacts on neighboring uses.

3.9 Agriculture (AG)

Introduction

Statement of Provincial Interest:

The Province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added agribusiness.

Agriculture is the overwhelmingly predominant land use of the Rural Municipality of Weyburn (RM). Indeed, the RM is almost entirely agricultural. Agricultural land use is heavily oriented towards the production of cereal crops. Other agricultural production includes forages and livestock. That said, there are Agricultural lands within the City limits, mostly to the north of the City. These lands are intended to remain for cereal and forage crop production until such time as it is needed for urban development.

The lands around the City of Weyburn are primarily Class 3 Agricultural Soils – “Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices”. The lands to the north west of the City are Class 2 Agricultural Soils – “Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices”.

According to Stats Canada data, the population of the RM has increased slightly from 1,048 residents in 2011 to 1,064 in 2016. This population includes the populations of the Hamlets of North Weyburn, McTaggart and Ralph.

Agriculture in the RM has experienced significant change in recent years. Much of this change has been wrought by changes in technology, grain handling and distribution systems. These changes have impelled the removal of elevators from the city limits and the development of inland grain terminals in the RM, and near the City.

The Weyburn Utility Board services many farms proximal to the City of Weyburn with domestic water from the City of Weyburn domestic water supply.

The local food system encompasses the social, economic and environmental pillars of sustainability. Urban Ag initiatives are built on the following principles:

- Healthy social and ecological relationships – co-operative production and celebration of food and care for urban lands in an efficient, productive, and ecologically sound manner that is resilient to climate change.
- Vibrant and equitable economic system – residents and visitors have the capacity to produce, prepare, preserve, process, sell, exchange, and purchase nutritious and locally or regionally produced food that value producers, minimize waste and diversify and strengthen the local economy.
- Support for education and skills training – all residents and visitors have the opportunity to learn about healthy and sustainable food practices. Food related knowledge and traditions are freely exchanged between generations, cultural groups, individuals and institutions.

Agricultural Policies

Within the context of Agricultural land and development, the following policies shall apply:

- 3.9.1** Opportunities for growth, diversification and expansion of agricultural activities and value-added agribusiness should be provided in the City of Weyburn.
- 3.9.2** Ensure development opportunities are available by maintaining a supply of land for Agricultural activities in areas as identified on the Future Land Use Map.
- 3.9.3** The City shall continue to work with the RM of Weyburn to provide mutually beneficial solutions in planning that allow for safe and healthy growth of the City while supporting opportunities within the RM.
- 3.9.4** The following Urban Agriculture opportunities shall be explored and encouraged in appropriate locations within the City:
 - (a) Urban farming – growing food in the City for the purpose of generating revenue or profit;
 - (b) SPIN farming (Small Plot Intensive Farming) – a method of urban farming that typically uses residential yard space to produce high-value, commercial grade food crops;
 - (c) Community gardens – parcels of land that are cultivated by multiple people either on individual small garden plots or collectively on a larger piece of land. Community gardens are often managed by non-profit societies and/or volunteer groups and may include greenhouses and public education components;
 - (d) Edible landscaping – the use of food-producing plants in landscaped areas instead of strictly ornamental plants. Edible landscaping can include the planting of berry bushes, vegetables, herbs, edible flowers, and other edible ornamentals into aesthetically pleasing designs; and,
 - (e) Rooftop gardening – producing food on top of buildings, either in containers or on a green roof, a building roof that is covered with vegetation and a growing medium, planted over a waterproofing membrane. ²
- 3.9.5** Planning decisions shall consider the quality of agricultural land when considering land use decisions. Therefore, the Canada Land Inventory / appraisal for productive agricultural use guidelines shall be used in the decision-making process.

² City of Kamloops – Food and Urban Agriculture Plan: Harvesting our Potential. September 2015. Link: <https://www.kamloops.ca/sites/default/files/docs/city-hall/15-09-foodurbanagricultureplan2015285947.pdf>. Accessed: October 2019.



3.10 Parks, Open Space and Recreation (PR)

Introduction

Statement of Provincial Interest:

The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.

In the past the focus of park and open space has been Jubilee Park and assorted neighborhood parks and green areas. The centrepiece of park and open space development in the City of Weyburn is Tatagwa Park. Presently, the Souris River has represented the primary focus of park and open space development within Tatagwa Park. Parks and open spaces are available in a variety of types, sizes and alignment within the City of Weyburn. The following classifications should be used to define parks and open spaces within the City and should be used to ensure a diversity of spaces for residents and visitors to access.

- **Sport and Recreation Parks** – These parks serve a primarily active function within a community. They typically include both indoor and outdoor facilities such as: sports fields, major recreation centres, arenas, court facilities, aquatic centres, playgrounds and trails. These facilities typically attract residents from the City and those that live outside the City limits.
 - Service range: Approximately 20,000 people within a 45 to 60-minute drive.
- **City-wide Parks and Open Spaces** – These spaces come in a variety of sizes and are of special recreation, environmental and/or cultural significance. They can be designed to include passive and active programming (and/or a combination of both).
 - Service range: Approximately 12,000 people.
- **Neighbourhood Parks** – These parks are centrally located within a neighbourhood and may include playgrounds, non-bookable recreation spaces, trails, picnic areas, and passive recreation space for children, families, seniors, and others to enjoy.
 - Service range: Approximately 2,000 people within the neighbourhood and immediate surrounding areas.
- **Plazas and Pocket Parks** – These spaces are located in areas of high pedestrian activity and serve as landmarks and gathering spaces. They are high quality spaces with special attention to pedestrian amenities, accessibility, and adjacent commercial or civic uses. They provide an urban open space to sit outdoors, trees and hard and soft surface landscaping, and potentially educational structures and children's play structures. Pocket Parks are typically the size of an average city lot and are in close proximity to employment and commercial areas.
 - Service range: City of Weyburn.
- **Linear Parks** – These parks form the network of on and off-road trails that are developed to serve all forms of non-vehicular movement. They include the Tatagwa Parkway.
 - Service range: City of Weyburn.

- **Public Realm** – These are typically courtyards, pedestrian ways and small plazas that serve park functions for the occupants of adjacent development (such as the CBD). These spaces offer aesthetic relief, provide pedestrian rest and socializing areas, and allow for pedestrian connections within and between commercial, civic and residential areas.
 - Service range: CBD.
- Reference for above parks and open space classifications: *City of Kelowna Parkland Acquisition Guidelines. 2011.*
Link: https://www.kelowna.ca/sites/files/1/docs/parks-rec/2010_parkland_acquisition_guidelines.pdf. Accessed: October 2019.



The preparation of this OCP provides the City an opportunity to establish an integrated, coherent and structured framework for future investment in park and open space.

The future development of park and open space opportunity in the City should take advantage of the few terrain and biophysical physical features which characterize the City. Two features are particularly notable: the Souris River and its valley, and South Hill. The existing recreational uses which characterize these features can be built upon to establish an integrated park and open space system which provides access to the River and valley to all residents.

As the population of the City of Weyburn increases, there will also be an increased need for park and open space. In addition, New Canadians tend to use parks and open spaces for social gathering. To provide for increased demand for parks and open space, the inventory should include a diversity of spaces and should be designed to be flexible to allow for a variety of uses for all to use include existing residents; First Nations, Indigenous and Métis Peoples; and New Canadians.

Parks and open space can provide a multitude of community functions: peace and solitude; games and sports; community gardens and horticultural activity; environmental protection and preservation; cemeteries, visual relief and excitement; opportunity to enhance physical and mental health; and others.

With these purposes and functions in mind, parks and open space development policy should be inclusive, and should not be narrowly limited to providing facilities and services only to a small range of pursuits.

There is a total of six (6) indoor recreation facilities that are operated by the City. These spaces are used for gathering, socialization and physical activity – all of which aid community members to have a higher quality of life – which is an objective of City Council.

While there are many opportunities to connect in outdoor spaces during the winter months in the City of Weyburn through activities such as cross country skiing and snowshoeing, residents tend to connect for longer periods indoors. Indoor multi-use facilities also have the opportunity to provide spaces for families to take part in multiple activities at the same time, decreasing one of the major barriers to physical activity – time.

The design and development of parks, open space areas and recreation facilities will consider existing land use, adjacent and future land uses, access, servicing, environmental, density, aesthetic and other matters. Planning for parks and open space development will be the responsibility of municipal government and serve to ensure that parks, open space and recreation land uses and development policy serve both civic and private interests.



Parks, Open Space and Recreation Policies

Within the context of Parks, Open Space and Recreation development, the following policies shall apply:

- 3.10.1** Consider the development of regional open space, leisure and tourism opportunities.
- 3.10.2** Allow for the provision of municipal reserve for school purposes:
 - (a) Ensure the parks and open spaces are used to connect the community in an equitable manner;
 - (b) All Concept Plans must designate the locations of municipal reserve sites to be used for school purposes; and,
 - (c) Provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities with the region and *The Act*.
- 3.10.3** Ensure the creation of municipal reserve sites suitable in size to be used for school purposes.
- 3.10.4** Support the development of new and upgraded parks, open spaces and recreation facilities to be fully accessible to all residents.
- 3.10.5** Parks and open space on the Future Land Use Map will allow for parks, recreation, resource conservation uses and other compatible development.
- 3.10.6** Establish (through subdivision or purchase), management, use of dedicated lands (and cash in lieu) per *The Act* and *The Dedicated Lands Regulations, 2009 (DLR)*.
- 3.10.7** Identify local and regional landscapes that are suitable for open space, leisure and tourism opportunities to support recreation opportunities for current and future residents.
- 3.10.8** Cash in lieu of municipal reserve land will be preferred unless the dedication of land for municipal reserve is required to meet community recreational needs.
- 3.10.9** Funds from the dedicated lands account may be used for municipal reserve, environmental reserve development either within the municipality or in other municipalities that will serve the residents of the City of Weyburn in accordance with the *DLR*.
- 3.10.10** Council will dedicate environmental reserve for lands that have environmental constraints or are potentially hazardous, in accordance with *The Act*.
- 3.10.11** Where development is proposed adjacent to waterbodies, Council shall engage with the *Water Security Agency* and dedicate land along the shoreline to ensure public access to the waterbody and to prevent against the risk of flooding.
- 3.10.12** Support connectivity (via trails and other outdoor linkages) from within the City of Weyburn to unoccupied Crown lands and provincial forests for recreation, tourism, hunting and fishing.
- 3.10.13** Identify the future parks, open space, recreation and culture needs of the community and a broad strategy to meet those needs through a Parks, Recreation & Culture Master Plan.
- 3.10.14** Storm water management facilities, when located adjacent to parks, must be treated and landscaped in a manner that complements the park.
- 3.10.15** Consider development impacts on existing or planned recreation and tourism areas.
- 3.10.16** Developments will be designed to foster use of parks and open space throughout the year.
- 3.10.17** Parks and open space lands will be landscaped to:
 - (a) Accommodate the needs of the site / area; and,
 - (b) Provide an aesthetically pleasing environment to users and visitors.
- 3.10.18** Provide appropriate and sufficient linkages between nodes and to Tatagwa Park.

- 3.10.19** Where appropriate, provide for appropriate pedestrian and vehicular traffic flow within parks and open space lands.
- 3.10.20** Where appropriate, development sites to be filled above the flood elevation with flood proofing of structures.
- 3.10.21** All structures located on parks and open space lands will be of an aesthetically pleasing design.
- 3.10.22** Ensure a level of street lighting and other services and amenities to foster safety and security.
- 3.10.23** Where accessible, connection to municipal water and sewer systems.
- 3.10.24** Where piped water and sewer services are not accessible, availability of appropriate septic disposal capabilities and groundwater supplies.
- 3.10.25** Buildings and structures sited within parks and open space areas will meet stringent and predetermined design standards.
- 3.10.26** The City will encourage participation and collaboration in the development of parks, open space and recreation facilities.
- 3.10.27** Additional connections of the Parkway through the centre of the City of Weyburn should be included where appropriate.
- 3.10.28** Design and program public spaces to include year-round activity such as annual festivals and special events.
- 3.10.29** Design criteria such as sheltering boards, screens, walls, trees and berms that breaks up the winds shall be established to improve the comfort of outdoor recreation areas 12 months of the year.
- 3.10.30** Where possible, sun exposure shall be maximized for new development (both buildings and open spaces).
- 3.10.31** Parks and open spaces will be developed by taking into consideration the City of Weyburn Recreation Facilities Master Plan and Tatagwa Parkway 100 Year Master Plan to create a cohesive and inviting network of parks, recreation and leisure opportunities to the region.
- 3.10.32** Indoor recreation and culture facilities shall be designed with flexible spaces to meet the existing needs as well as the needs of the future.
- 3.10.33** The City shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors.
- 3.10.34** Per the Truth and Reconciliation Calls to Action, the City of Weyburn should collaborate to provide access to community sports programs that reflect the diverse cultures and traditional sporting activities of Aboriginal peoples.
- 3.10.35** The City shall encourage the creation of a “Weyburn Common” as a location for trail usage, passive and active recreation, community gathering, and other uses.
- 3.10.36** The colocation of indoor and outdoor recreation spaces should be considered in all new development.
- 3.10.37** A multi-use design philosophy, rather than single purpose, shall be considered in design and development of new public recreation facilities.
- 3.10.38** Integrate stormwater management into parks and open spaces so they are complementary to the space.



3.11 Historic, Cultural and Heritage Resources

Introduction

The following *Statement of Provincial Interest* is related to Heritage and Culture:

The province has an interest in ensuring that Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.

The City of Weyburn takes pride in its history. Expressions of that pride arise in the community's appreciation of its urban architecture and public spaces. The City's role as home to T.C. Douglas during formative years of the Canadian Commonwealth Federation; and recognition of the role the City and district residents played in the history of Saskatchewan.

Weyburn's contribution to Canadian life and history is Regional, Provincial and National in scope. This contribution is recognized by Weyburn and district residents, and has been expressed in the preservation and continuing use of historic structures including the Signal Hill Arts Centre, the Water Tower, The Court House, the Weyburn Security Bank, T.C. Douglas Centre for the Performing Arts, the Soo Line Museum, and other culture and heritage structures.

Some historic structures have been incorporated into Tatagwa Park; others are somewhat isolated in South Weyburn; and others have been incorporated into a streetscaping and beautification program of the City.

The City's appreciation of historic and heritage values represents a strong contribution to the community's sense of place. Heritage structures have provided places of venue for many of the community's cultural activities and events.

Historic, cultural and heritage resources include, but are not limited to, National Historic Sites, Provincial Parks and Historic Sites, and Heritage Sites Identified by the Heritage Conservation Branch. These resources include both tangible (physical cultural resources such as: organizations, spaces and facilities, festivals and events) and intangible (unique stories and traditions of a community) assets. The following is a more detailed list of historic, cultural and heritage resources:

- Cultural Enterprises
- Community Cultural Organizations
- Festivals and Events
- Cultural Heritage
- Natural Heritage
- Cultural Facilities and Spaces
- Arts and Cultural Programs and Services
 - Note: these resources and the associated "Cultural Resource Framework" was developed by AuthentiCity (MDB Insight), 2010.



The *Heritage Property Act* broadly defines heritage property as archeological sites, paleontological objects, and property of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic, or scientific value.

History, culture and heritage play a role in the citizens quality-of-life in the City of Weyburn. Thus, these resources should be inventoried, preserved and sensitively expanded and developed (where appropriate) to foster community vibrancy and cohesiveness.

In addition, new and diverse culture should be embraced and integrated into the City of Weyburn facilities and programs.

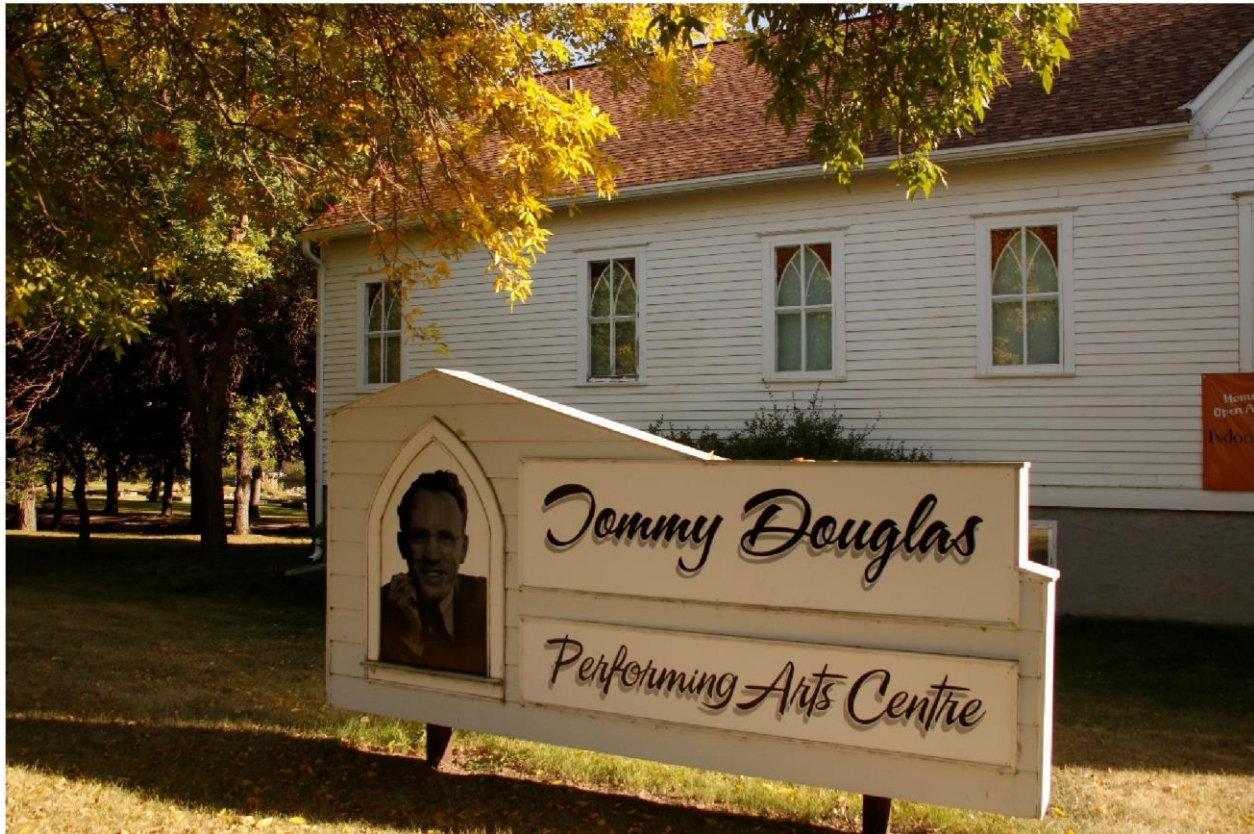
Historic, Cultural and Heritage Resources Policies

Within the context of Historic, Cultural and Heritage resources, the following policies shall apply:

- 3.11.1** Identify the future parks, open space, recreation and culture needs of the community and a broad strategy to meet those needs through a Parks, Recreation & Culture Master Plan. These plans identify existing inventory of facilities, programs and services; determine community needs; and create a plan
- 3.11.2** Establish an inventory of key heritage entities within the City through a heritage resources sensitivity mapping exercise to identify all resources within the City (including, but not limited to, open spaces).
- 3.11.3** The City will ensure that historic and cultural resources are protected to allow for opportunities for heritage appreciation and interpretation. Where historic, cultural or heritage resources exist, the City may:
 - (a) Require a report from a licensed professional regarding the suitability of land for development which may have heritage resources on it; and,
 - (b) Use the provisions of the *Heritage Property Act* to safeguard known or newly-discovered heritage sites.
- 3.11.4** When a natural or heritage resource is considered to be of significant value to the City or any other Provincial or Federal agency, Council shall designate the area as heritage as prescribed under the *Heritage Property Act*.
- 3.11.5** Development applications in designated heritage areas shall be circulated to the Ministry of Parks, Culture and Sport for comment.
- 3.11.6** If a site is considered to possess heritage resource(s), the applicant shall be required to conduct a Heritage Resource Impact Assessment, as stipulated in the *Heritage Property Act*.
- 3.11.7** Cultural facilities, including art galleries and museums, shall be concentrated in the CBD.
- 3.11.8** The installation of public art on, within and/or in proximity to public buildings and property shall be strongly encouraged. Public art may include permanent and/or temporary installations.
- 3.11.9** A central location for festivals and other events (with indoor and outdoor components) shall be considered as an opportunity for development.

- 3.11.10** Collaboration and partnerships with community cultural organizations shall be encouraged in appropriate development opportunities. Incorporate a heritage organization, which is independent of the City and therefore able to receive gifts of money (and / or assets which can be converted to money). The interest from these funds can be used to support heritage objectives and programs. The heritage organization would report to Council.
- 3.11.11** Land Use and development decisions shall be sensitive to the conservation and protection of heritage and culture resources. Development proposals that may negatively impact heritage and cultural resources shall be revised to include features that complement and preserve the character of the existing resources.
- 3.11.12** Maintain a close liaison between the appointed heritage group and City Council, existing heritage organizations, tourism, Chamber of Commerce as well as any other interests and organizations.
- 3.11.13** Proposed development adjacent and proximal to existing heritage buildings should maintain or strengthen the existing street edge and provide a wall of similar proportions between heritage and new buildings.
- 3.11.14** Use dedicated lands (such as: environmental and municipal reserve) to protect and conserve heritage and culture resources.
- 3.11.15** Documentation of the responsibilities of the heritage organization to:
- (a) Define heritage development goals and objectives from which heritage development policy can be articulated.
 - (b) Provide direction and guidance to the incorporation of heritage goals and objectives into other development initiatives (for example, provide guidance as to how existing South Hill heritage buildings and sites can be incorporated as part of Tatagwa Park).
 - (c) Adopt a long-term strategy and action plan for the achievement of objectives through time.
 - (d) Provide for the establishment of appropriate financial mechanisms.
 - (e) Identify heritage development budgets, alternative approaches to short and long-term project financing, and other means of ensuring the availability of finances to achieve goals and objectives.
- 3.11.16** Ensure any proposed development on potentially sensitive land undergoes a Heritage Impact Resource Assessment to identify any known heritage resources on the site.
- 3.11.17** Diversity and multi-culturalism will be celebrated and reflected in Weyburn's built environment through public art, events that celebrate the rich history of Weyburn, as well as the preservation of heritage buildings and cultural landscapes.
- 3.11.18** Where a development proposal relates to culture, heritage and/or land, the City will engage First Nations, Metis and new Canadians to ensure their input is considered for the development.
- 3.11.19** The reuse, rehabilitation, preservation or restoration of historic buildings will be encouraged.
- 3.11.20** Heritage prior to settlement shall also be considered when developing and/or revitalizing natural landscapes. Meaningful engagement and collaboration with First Nations and Métis Peoples should be undertaken now to build relationship and trust for these initiatives.

- 3.11.21** Healing and reconciliation projects should be integrated into new developments, where appropriate.
- 3.11.22** The Truth and Reconciliation Calls to Action should be integrated, where appropriate, into plans and decision making for the City of Weyburn.
- 3.11.23** Consideration may be given to combine linear parks with drainage and stormwater management structures to serve a dual purpose.



3.12 Tourism & Economic Development

Introduction

The development of a tourism industry enables a range of benefits to all involved. Traditionally, Weyburn Tourism (as a part of Weyburn Regional Economic Development) has identified the following areas of focus for Tourism in the City:

- Arts & Culture;
- Golf;
- History & Museums;
- Parks, Gardens & Trails;
- Recreation;
- Sports;
- Shopping; and,
- Restaurants.

Tourism is a significant economic driver in Saskatchewan. The tourism sector is comprised of five industries:

- 1) Accommodation;
- 2) Food & Beverage;
- 3) Recreation & Entertainment;
- 4) Transportation; and,
- 5) Travel Services.

It is our Province's fourth largest export industry and thus, should be considered as a major economic driver for the City of Weyburn and region (such as: Nickle Lake Regional Park, Main Prize Regional Park, Happy Nun Café, and the Ogema Train – these are all included in the Regional Plan for Tourism).

A healthy community with a high quality of life includes considerations related to the environment, economics, physical and social health of its residents and visitors. All of these indicators are interrelated, even though they have been addressed in separate sections of this document. For economic health, a strong land base and solid land use planning is essential to balance supply and demand.

Tourism & Economic Development Policies

Within the context of Tourism & Economic Development, the following policies shall apply:

- 3.12.1** Ensure a development and business friendly environment to attract diverse and long-term growth through partnerships between business, government and the community.
- 3.12.2** Develop internal and external marketing strategies to retain and support existing businesses as well as attract new businesses to the City.
- 3.12.3** The City will consider the impacts of its policies and decisions on the business community and tourism.
- 3.12.4** The City will work to enhance, demonstrate and market Weyburn's positive community aspects and improve upon those that are viewed as negative.

- 3.12.5** Cooperate with other agencies and organizations to foster the City's position as a major supply and service centre.
- 3.12.6** Create viable and diverse commercial areas to provide opportunities for live, work and play activities.
- 3.12.7** Work with local agriculture producers to develop a strategy for agri-tourism activities within and around the City.
- 3.12.8** Opportunities will be pursued to market and promote the region as a tourism destination and place to live, work, play and experience what the Weyburn region has to offer.
- 3.12.9** Participate in partnerships and collaborate with economic development stakeholders to promote regional Soo line tourism and leverage shared economic advantages and tourism opportunities.
- 3.12.10** Explore the development of a regional Tourism Master Plan to identify tourism initiatives and expand and diversify the economy.
- 3.12.11** Support Weyburn Regional Economic Development in their efforts to develop a Business Retention and Expansion Plan (BRE) to help existing business grow and flourish in the City.
- 3.12.12** Allow for a sufficient reserve of serviceable commercial and industrial lands ready for development.
- 3.12.13** Support historic preservation and tourism efforts such as events and activities that showcase local history of Weyburn with guided or self-guided tours of Downtown's historic buildings and sites in the CBD.



3.13 Transportation (T)

Introduction

Statement of Provincial Interest:

The province has an interest in safe, cost-effective, transportation systems that meet existing and future needs for economic growth, community development and diversification.

Weyburn is located at the intersection of Provincial Highways 13, 35 and 39; the main Canadian Pacific (CP) Rail line runs through the City and Rural Municipality; and the Airport, located at North Weyburn, provides the opportunity for enhanced air transport services.

Within the City of Weyburn, major arterial roads and streets are represented by King Street / Government Road (Highway 35), 1st Avenue North (Highway 13), 5th Avenue North, Railway Avenue, and 16th Street. Highway 39 is probably the single most important transportation route through the City. 5th Street, a collector today, may evolve as an arterial street in the future if 5th Street extends northward across 5th Avenue North and captures traffic from Assiniboia Park. Traffic from the Rural Municipality enters the City via any of the three Highways. The provision of road and street services to City residents is sufficient to accommodate existing levels of use.

There is increasing recognition of the role of transportation in economic development. Planning for economic development requires the development of a transportation plan and framework which fosters economic growth. In this context, transportation policy must address road, rail and air transport.

Transportation Policies

Within the context of Transportation, the following policies shall apply:

- 3.13.1** Consider both human and environmental interests when planning, constructing, maintaining, decommissioning and reclaiming road systems and other transportation corridors.
- 3.13.2** Ensure that development is compatible with existing and planned transportation infrastructure, including rail lines, rail yards, airports, and provincial highways.
- 3.13.3** Be consistent with provincial transportation plans.
- 3.13.4** Encourage opportunities for safe, efficient and cost-effective transportation methods.
- 3.13.5** Highways 13, 35 and 39 will continue to function as the primary means of vehicular access into the City of Weyburn.
- 3.13.6** Development within the proximity of railyards should consider the noise, vibration, and safety issues of development near railway operations. The impact of development on the railway operations also needs to be considered.
- 3.13.7** Any zero setback accommodations from railway operations should be to accommodate access to the railway only.
- 3.13.8** The barrier effect of roads, streets and rail lines will be minimized and, if possible, avoided.

- 3.13.9** Encourage the Rural Municipality of Weyburn to work with the City to develop a Heavy Haul road that is in alignment with the Regional Transportation Study.
- 3.13.10** Use the City's Transportation Master Plan, as the guiding document for transportation policy and planning within the City.
- (a) Install and upgrade traffic signals to improve vehicular flow.
 - (b) Extend existing arterial routes and construct new roadways to expand access from residential areas to commercial/industrial areas.
 - (c) Install marked pedestrian crossings on highways to improve pedestrian access.
- 3.13.11** In the redesign and redevelopment of roadways in the City, include infrastructure for active transportation. These upgrades should be made in areas where roads can connect to others and/or trails to allow for a connected, efficient and effective network.
- 3.13.12** Where appropriate, require new development to identify access to transportation choices other than private automobile. For example: active transportation modes will be placed where appropriate.
- 3.13.13** Road design, construction, reconstruction and maintenance will address the needs of existing and probable future users and be scaled in accordance with the road classification system.
- 3.13.14** The main rail line should be relocated east around the City to provide ready access to industrial uses around the Airport.
- 3.13.15** No further spur line development should occur in the City between grain handling facilities north and south of the City.
- 3.13.16** The rural municipality of Weyburn will be encouraged to work with the City to increase the potential of enhanced use of the Weyburn Municipal Airport through:
- (a) A detailed Concept Plan for North Weyburn and the Airport.
 - (b) New residential development will not occur within flight paths of the Airport. Where residential development is appropriate, building standards will accommodate the required noise buffers.



3.14 Public Works

Introduction

Statement of Provincial Interest:

The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.

In the context of the City of Weyburn's OCP, public works include municipal services such as the provision of water, schools, public maintenance programs, sewer and water connections, and refuse/recycling collection and disposal. The City is responsible for providing infrastructure that is safe; environmentally and economically sustainable; and meets regulatory requirements.

Municipal services offered by the City of Weyburn are generally sufficient to accommodate Weyburn's existing population of approximately 12,000 people. Nevertheless, trunk sewer capacity in the City's northwest will require expansion if any significant development occurs there. The primary lagoon requires expansion to accommodate City growth. The water supply and distribution system can accommodate a population of 20,000 but residential expansion to the northeast will require the construction of a reservoir and pump station.

Municipal services are generally sufficient to accommodate existing use levels. Existing infrastructure can accommodate increasing use if future developments are located in certain areas, but not in others. The location of future development will be a critical determinant in the priority and nature of infrastructure investment required, and the timing of the investment.

Much of the City of Weyburn is sited in a low-lying area occupied by the flood plain and flood fringes of the Souris River and its tributaries. In addition, an extensive network of flood control dykes and control valves provide a good measure of immediate protection – if properly maintained and operated. Development in these areas not only requires flood proofing, but also investments in surface drainage improvements and in sewage lift stations.

The City of Weyburn recognizes the importance of supporting school opportunities. At the time this Bylaw was approved, the school system in the City was undergoing adjustment and revisions based on plans developed by the school board. There was not an identified need for a future school site within the City through the life of this OCP. If the need for a school site is identified, the municipality will work with the Ministry of Education and the School Division(s) to ensure the creation of a site suitable for that purpose, and amend the Bylaw accordingly. If the need for a school site is identified in a neighbouring municipality that will accommodate students from the City of Weyburn, Council will contribute funds from the dedicated lands account for the acquisition of that site.

Public Works Policies

Within the context of Public Works, the following policies shall apply:

- 3.14.1** Design, construct, maintain and operate infrastructure to comply with applicable legislative and regulatory requirements.
- 3.14.2** Ensure upgraded, reconstructed and new infrastructure follows industry best practices and City standards for design and construction.
- 3.14.3** Develop a framework to assess infrastructure gaps, lifecycle analysis and ensure the future requirements for infrastructure align with the goals, objectives and policies within the framework.
- 3.14.4** Develop an infrastructure plan that addresses short, intermediate and long-term growth requirements.
- 3.14.5** Development should be supported by appropriate municipal public works.
- 3.14.6** Municipal plans for capital priorities, timing, thresholds, financing sources, and asset management of the resulting works.
- 3.14.7** When any major public works projects are proposed, a regional approach to capital and operational investment shall be explored and considered.
- 3.14.8** Integrate stormwater management into parks and open spaces so they are complementary to the space.
- 3.14.9** Monitor demand for City water and develop conservation strategies.
- 3.14.10** Consider operations of services such as: solid waste management, into the design of new (and upgrade of existing) neighbourhoods.
- 3.14.11** Consider operations of services such as: solid waste management, into the design of new (and upgrade of existing) City facilities.
- 3.14.12** Align new infrastructure with upgrades to existing City assets.
- 3.14.13** Ensure the necessary corridors, easements and land for public works are dedicated during the subdivision and development processes.
- 3.14.14** Locate new public works in areas of compatible land use and ensure new land uses are compatible with existing and planned public works.
- 3.14.15** Maintain an updated inventory of infrastructure, community facilities and other assets to ensure the provision of services is consistent with the needs and demographics of the community.
- 3.14.16** Consider opportunities for the incorporation of regional energy production and public works.
- 3.14.17** The use of joint service agreements between the City, the Rural Municipality and other utility groups will be encouraged.



- 3.14.18** The use of Development Agreements between municipal government and developers.
- 3.14.19** Ensure the design, construction and capacity of infrastructure services meet professional engineering standards.
- 3.14.20** Direct new development into sectors which can be effectively and economically serviced.
- 3.14.21** Ensure median and long-term public works project monitor and adjust for possible impacts from climate change.

<<< Weyburn Water Tower

One of four in the Province. It was constructed in 1910. In 1974, it was given consideration as a Canadian Engineering Landmark Monument. Taken out of service in 1977 and designated as a Municipal Heritage Property in 1987.



LAND USE
DESIGNATION MAP

LEGEND

- Residential
- Mixed Use
- Central Business District
- Riverfront Market
- Neighbourhood Commercial
- Major Arterial Commercial
- Highway Commercial
- Industrial
- Parks, Open Space and Recreation

Properties without a current or future land use designation (generally zoned Urban Holding in Bylaw No. 2020-3412) will be designated in the OCP and Zoning Bylaw through future planning processes.

- Highways
- Waterrun-Drainage
- Waterbody-Drainage
- Municipal Boundary
- Designated Flood Hazard Area**
- Designated Floodway
- Designated Floodway Fringe

This is the Land Use Map referred to in Official Community Plan Bylaw No. 2020-3411 Adopted by the City of Weyburn.

The map reflects the current land use designations applicable to properties within the City of Weyburn which correspond with respective land use policies in the City of Weyburn Official Community Plan.

This map and the Future Land Use Map shall be read in conjunction with each other and shall be applied in conjunction with the land use policies within the Official Community Plan. These land use designations and associated land use policies shall provide direction for the City of Weyburn Zoning Bylaw No. 2020-3412.

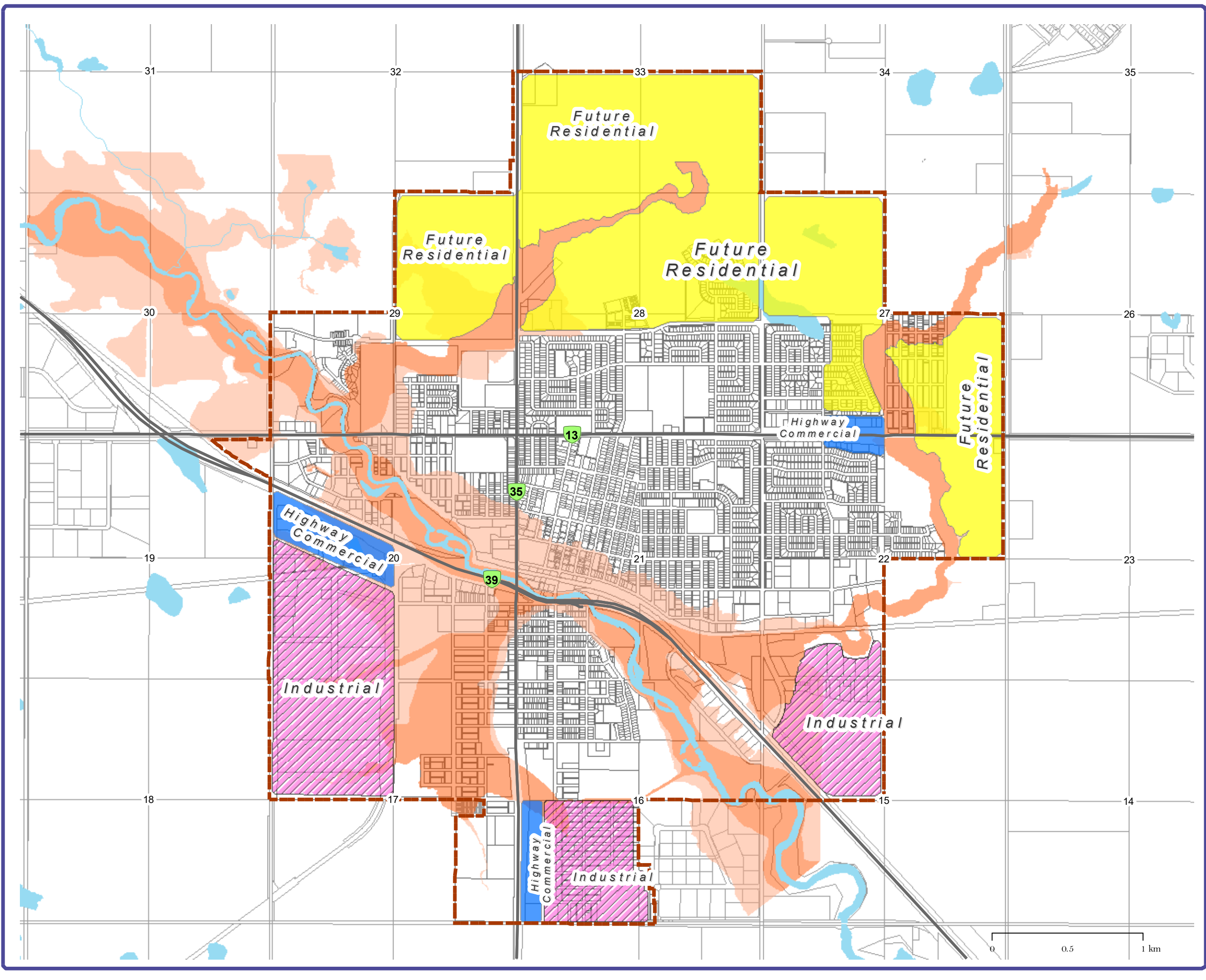
Email: questions@weyburn.ca

Phone: (306) 848-3200
Fax: (306) 842-2001

Address:
157 3rd St. NE
Weyburn, SK | S4H 2K6

0 250 500 Meters





FUTURE LAND USE MAP

LEGEND

Future Land Use

- Future Residential
- Highway Commercial
- Industrial

Highways

Highways

Waterrun-Drainage

Waterbody-Drainage

Municipal Boundary

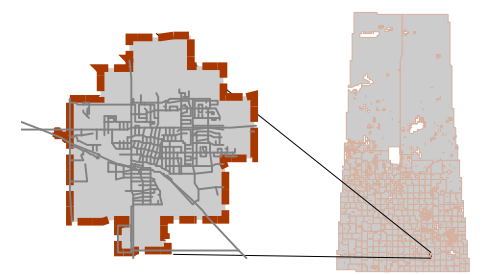
Designated Flood Hazard Area

- Designated Floodway
- Designated Floodway Fringe

NAD 1983 CSRS98 UTM Extended Zone 13N
Canadian Spatial Reference System (CSRS) 98

Flood Hazard Map
Land Protection Branch
Ministry of Environment
Flood hazard areas are shown as identified
in hydrologic and hydraulic analyses conducted in 1977-79.

LOCATION

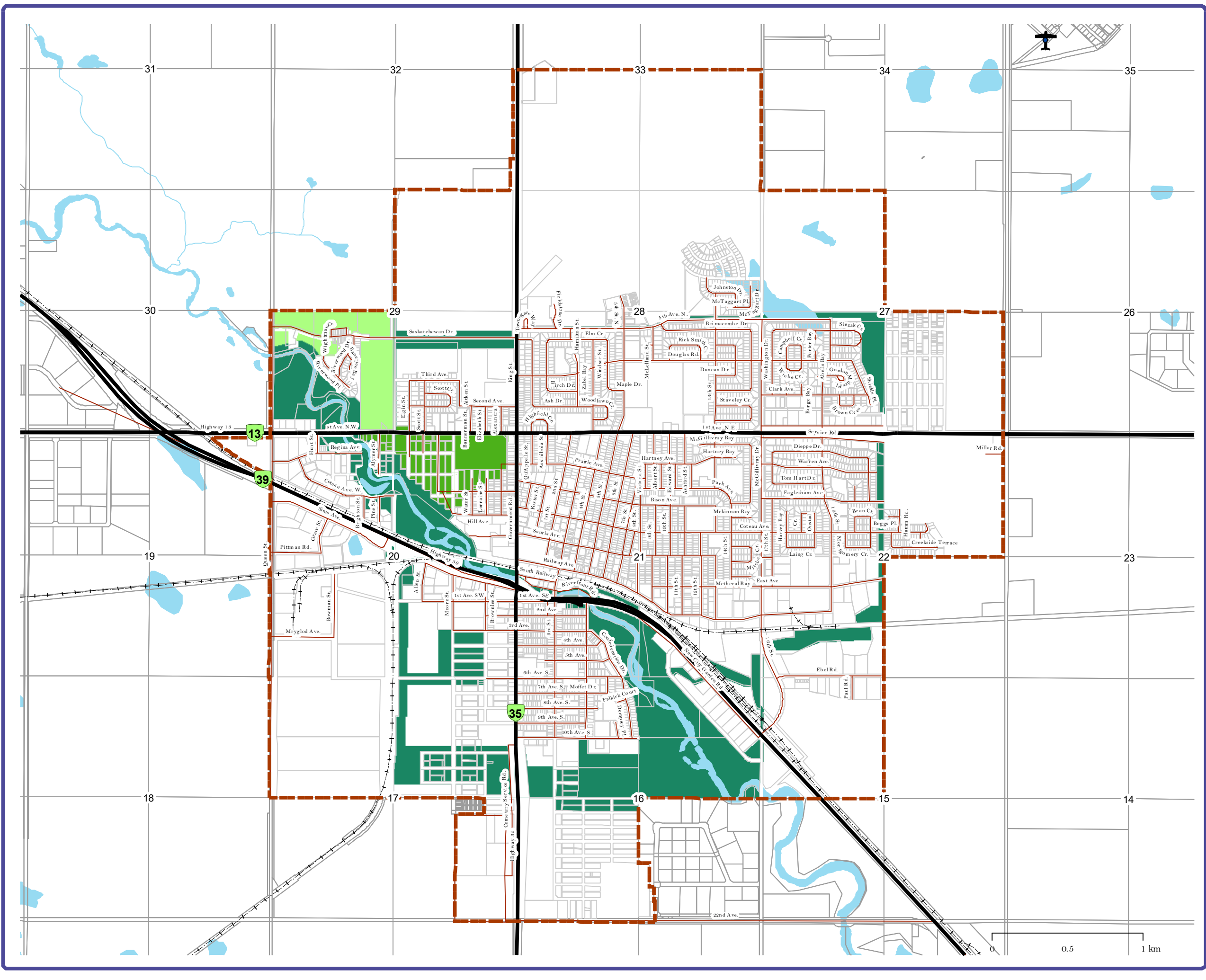


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TRANSPORTATION MAP

LEGEND

- City of Weyburn Airport
- Highways
- Railway
- Municipal Roads
- Waterrun-Drainage
- Waterbody-Drainage
- Souris Valley Centre
- Exhibition Park
- Tatagwa Parkway
- Municipal Boundary

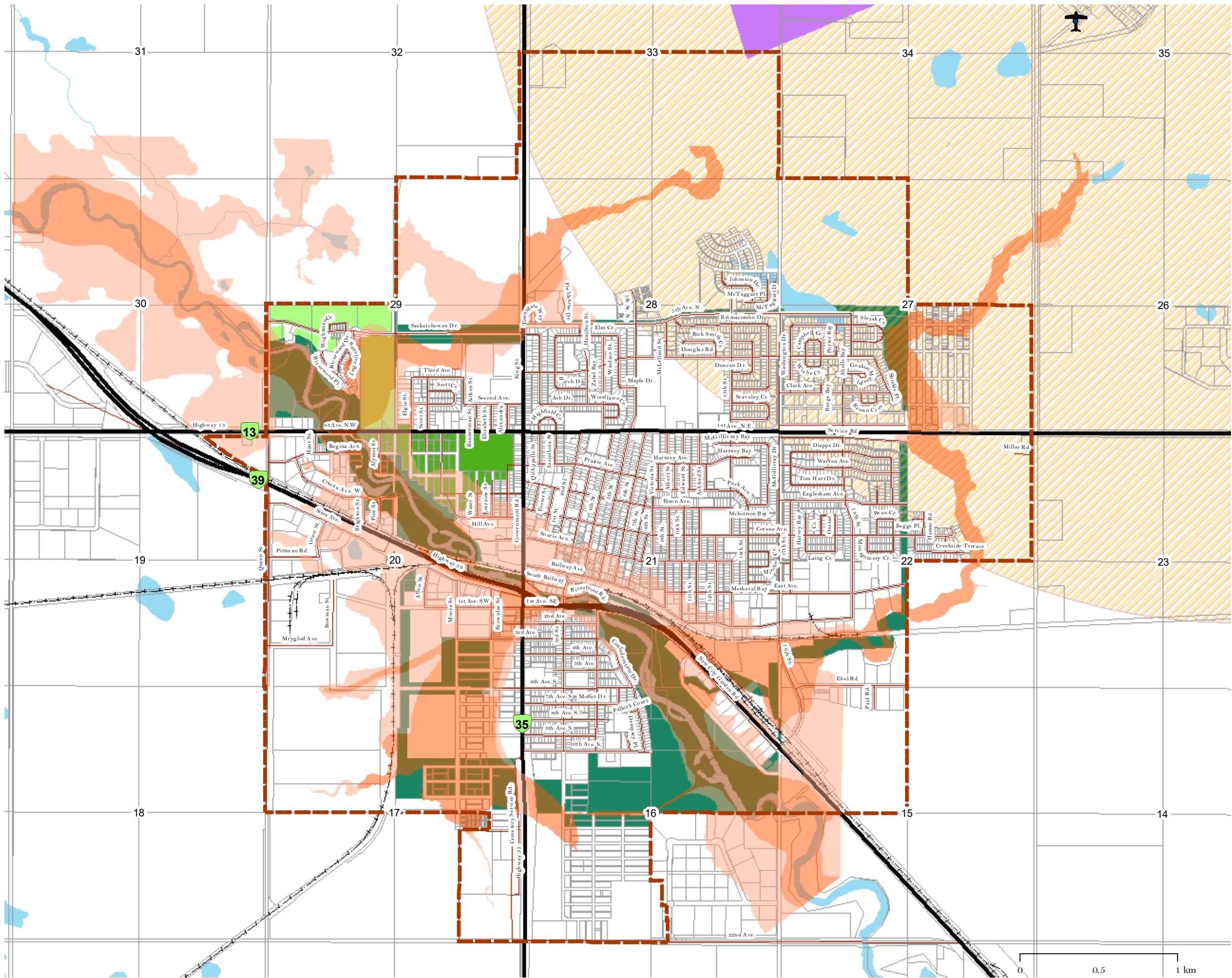


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Phone: (306) 848-3200
Fax: (306) 842-2001

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DEVELOPMENT CONSTRAINTS MAP

LEGEND

- City of Weyburn Airport
- Highways
- Railway
- Municipal Roads
- Waterrun-Drainage
- Waterbody-Drainage
- Souris Valley Centre
- Exhibition Park
- Tatagwa Parkway
- Municipal Boundary
- Airport Flight Path Overlay
- Airport 4000 M. Flight Manoeuvring Area
- Designated Flood Hazard Area**
 - Designated Floodway
 - Designated Floodway Fringe

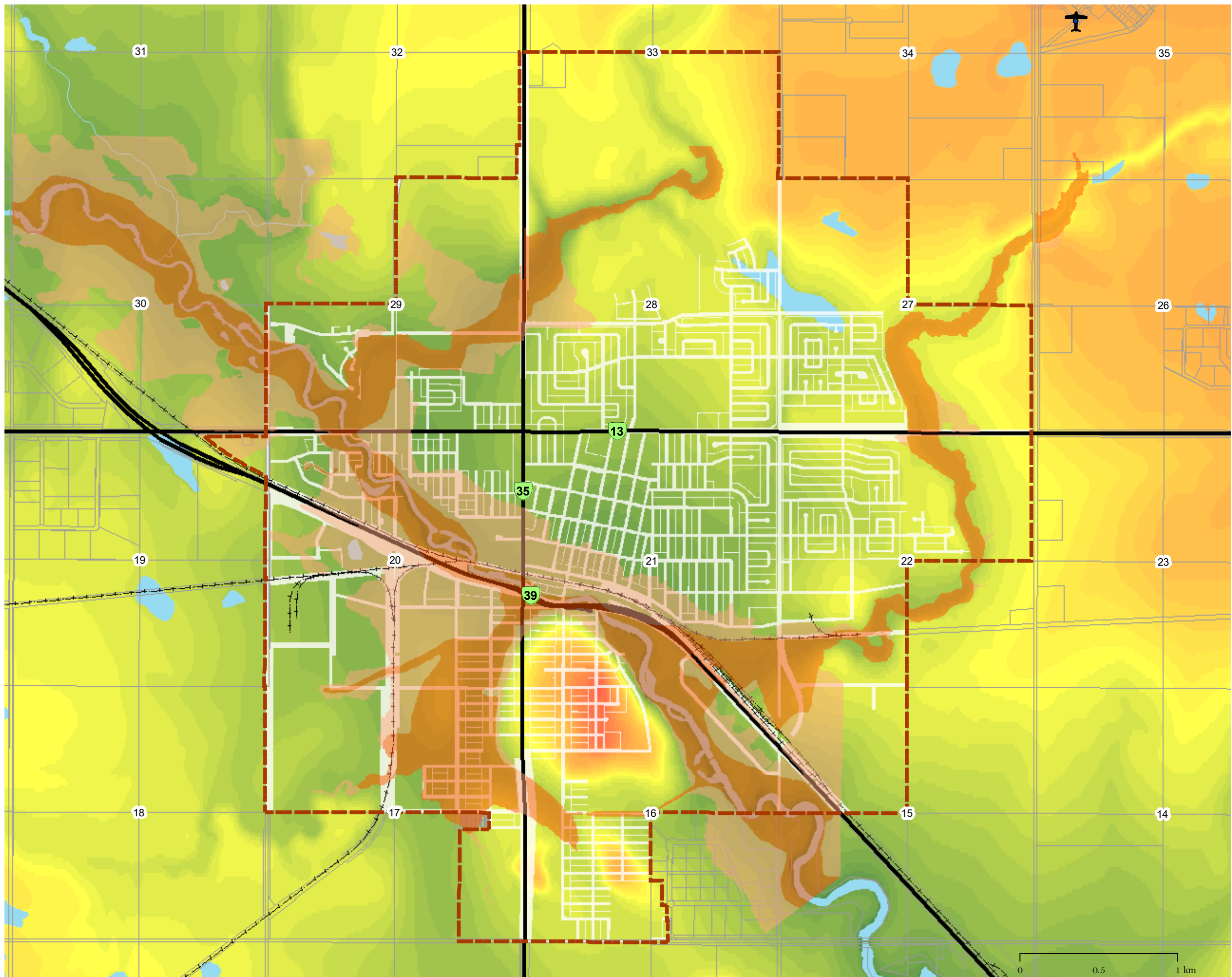


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TOPOGRAPHY/DRAINAGE MAP

LEGEND

- Value**
 High : 587
 Low : 559
- Highways
 - Railway
 - Waterrun-Drainage
 - Waterbody-Drainage
 - Municipal Boundary
 - Designated Flood Hazard Area**
 - Designated Floodway
 - Designated Floodway Fringe



Upper Souris Watershed
 Upper Souris Watershed Association
 Watershed Protection Plan

