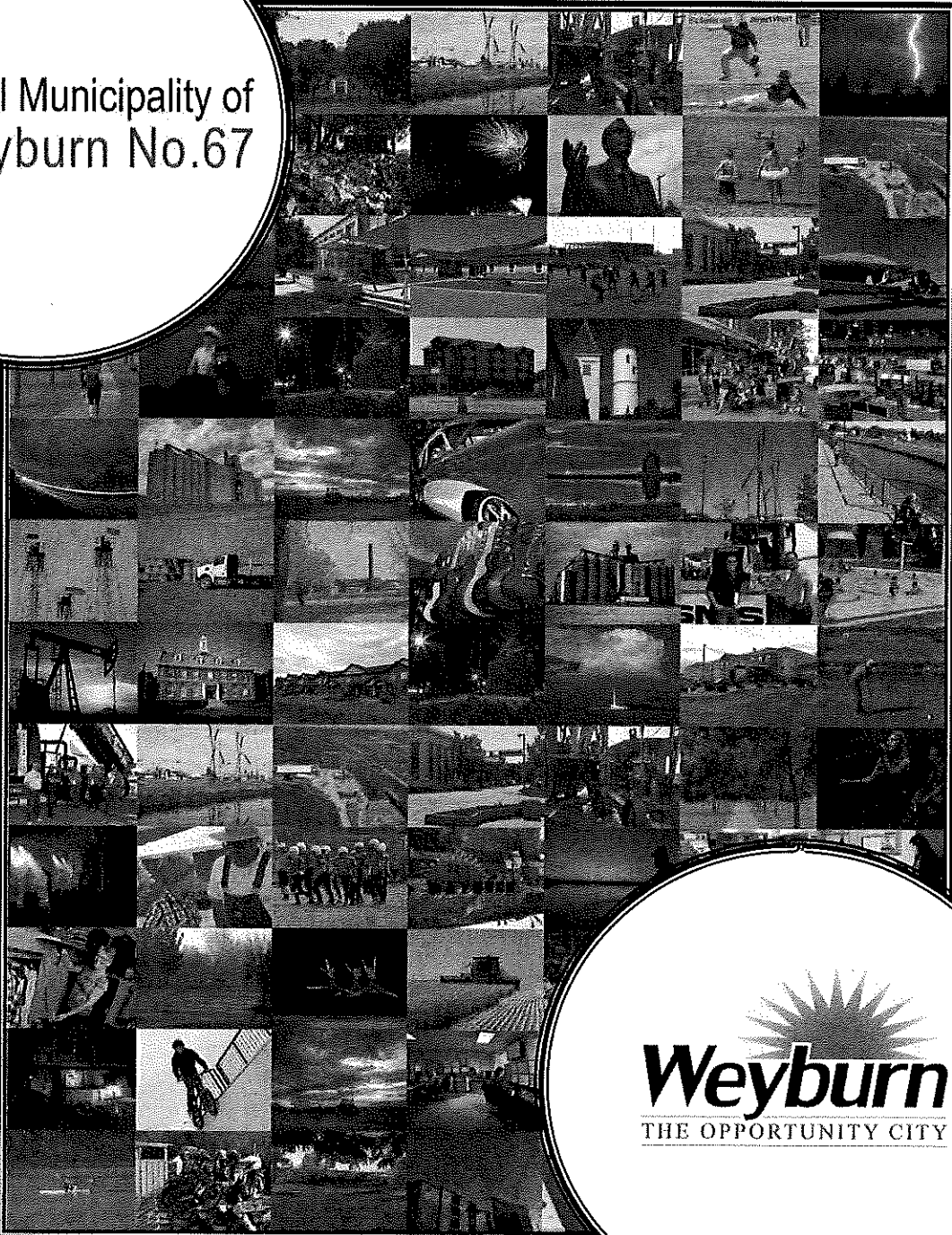


Weyburn  
Planning

## District Plan



Rural Municipality of  
Weyburn No.67



  
**Weyburn**  
THE OPPORTUNITY CITY

**CITY OF WEYBURN  
BYLAW 2014-3298**

Being a Bylaw of the City of Weyburn (City) in the Province of Saskatchewan, for the purpose of adopting a District Plan pursuant to Section 102 of *The Planning and Development Act, 2007* (PDA). The Bylaw may be cited as the "Weyburn District Plan" Bylaw.

**WHEREAS** Section 102 of the PDA provides that Council adopt the Weyburn District Plan to guide the land use, development and planning of the Weyburn Planning District established by Ministers Order on April 11, 2013; and

**WHEREAS** the Council deems it desirable to adopt the "Weyburn District Plan" attached as part o this bylaw; and

**WHEREAS** Pursuant to Section 102(12), the Weyburn District Plan will work in connection with the City of Weyburn Official Community Plan to address matters listed under Section 32(2) of the PDA; and

**WHEREAS** Council gave notice in a local weekly newspaper on February 19, 2014 and February 26, 2014 and held a public hearing on March 24, 2014, beign four (4) clear weeks between the first notice and the public hearing in accordance with Section 207 of the PDA; and

**NOW THEREFORE** the Council enacts as follows:

1. That the "Weyburn District Plan" attached to this bylaw be adopted to guide land use, development and planning of the Weyburn Planning District;
2. This bylaw comes into effect upon the date of its third reading.

READ A FIRST TIME THIS 10<sup>th</sup> DAY OF February, 2014

READ A SECOND TIME THIS 24<sup>th</sup> DAY OF March, 2014

READ A THIRD AND FINAL TIME THIS 24<sup>th</sup> DAY OF March, 2014

  
MAYOR

  
CITY CLERK

I Donette Richter, City Clerk for the City of Weyburn, hereby certify that the foregoing is a true copy of Bylaw No. 2014-3298, passed at a Regular Meeting of the Weyburn City Council on the 24<sup>th</sup> day of March, 2014.

  
Donette Richter



**R.M. OF WEYBURN NO. 67**

**BYLAW 1-2014**

Being a Bylaw for the purpose of adopting a District Plan pursuant to Section 102 of *The Planning and Development Act, 2007* (PDA). The Bylaw may be cited as the "Weyburn District Plan" Bylaw.

The Council of the Rural Municipality of Weyburn in the Province of Saskatchewan enacts as follows:

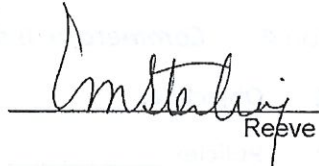
- WHEREAS** Section 102 of the PDA provides that Council adopt the Weyburn District Plan to guide the land use, development and planning of the Weyburn Planning District established by Ministers Order on April 11, 2013; and
- WHEREAS** the Council deems it desirable to adopt the "Weyburn District Plan" attached as part of this bylaw; and
- WHEREAS** Pursuant to Section 102(12), the Weyburn District Plan will work in connection with the R.M. of Weyburn No. 67 Official Community Plan to address matters listed under Section 32(2) of the PDA; and
- WHEREAS** Council gave notice in a local weekly newspaper on February 19, 2014 and February 26, 2014 and held a public hearing on March 24, 2014, being four (4) clear weeks between the first notice and the public hearing in accordance with Section 207 of the PDA; and

**NOW THEREFORE** the Council enacts as follows:

1. That the "Weyburn District Plan" attached to this bylaw be adopted to guide land use, development and planning of the Weyburn Planning District;
2. This bylaw comes into effect upon the date of its third reading.

READ A FIRST TIME THIS 12<sup>th</sup> DAY OF February, 2014  
READ A SECOND TIME THIS 24<sup>th</sup> DAY OF March, 2014  
READ A THIRD AND FINAL TIME THIS 24<sup>th</sup> DAY OF March, 2014



  
Reeve

  
Administrator



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## Section 1: Introduction

On behalf of City Council and the entire City of Weyburn, I would like to congratulate everyone involved in the process of putting together the District Plan.

This plan has been a long time in the works and has required a great deal of discussion, cooperation, skill and diligence. Along the way, it has proven to be a great relationship builder between the City and the R.M. of Weyburn. The City is very blessed to have such a strong, positive relationship with the R.M. This document proves how valuable those ties have been for both parties.

Weyburn and the surrounding area have enjoyed a tremendous period of growth in recent years. Growth can be a good thing for our City, if it is managed properly. However, there are many examples across Canada of cities that have failed to anticipate the effects of growth and have paid the consequences.

By taking the time now to plan ahead for future land uses, we can ensure that our growth will mean more economic opportunities and stability for our citizens. It will also create future investors to plan their activities in the Weyburn district with greater clarity and certainty.

All of this has been made possible through the constructive and mature working relationship that has been built up over the years between the rural and urban parts of our district. Our City and R.M. have one of the best working relationships in the province. That has not come about through sheer chance or good fortune but rather through the focused and respectful efforts of many people.

Once again, congratulations on this important work.

Regards,

Debra Button  
Mayor of Weyburn

The RM of Weyburn is pleased to be a part of the Weyburn District Regional Planning Commission. We along with the City of Weyburn have worked hard to develop this plan to not only meet the needs of our respective municipalities but also to support ratepayers and developers who choose to make our district their home and the location of business operations.

We have not only developed a plan but we have also developed and fostered a relationship based on respect and cooperation. By identifying areas of joint interest and establishing guidelines for future development in those areas, we have ensured that consistent and accurate information will be provided to our communities as well as to existing and future developers. We look forward to continuing to build on this relationship and this plan to ensure growth and development in our area continues to be successful.

Thank you,

Carmen Sterling

Reeve of the Rural Municipality of Weyburn No. 67

## 1.1 Background

The intent of this District Plan is to establish a framework for the orderly, beneficial and co-operative development of the participating municipalities with a recognition that we are stronger as local governments when we work together to improve our region. This Plan is a keystone to the new working relationship between the parties and will establish the context of the planning discussed at the advisory district planning commission. The principles of cooperation, collaboration, coordination and communication are integral to the success of this relationship and the partnering municipalities uphold these principles as essential to moving the Weyburn Region forward with growth and development in a way that benefits our citizens.

The Weyburn Planning District comprises the Rural Municipality Weyburn No. 67 and the City of Weyburn.

This intermunicipal planning process reviewed Provincial Legislation and Regulations, regional, and local policies to create a long range vision for the Weyburn Planning District. Numerous studies have occurred over the years and the intent of this Plan is to tie together all the previous work that had been done and to provide over-arching policies which identify and promote the development potentials of the Region through the creation of a working/guiding Plan.

**The Shared Values of the Municipalities are:**

## Shared Values

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

**The Goals of the Planning District are:****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.
- ✓ Intermunicipal 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.

## 1.2 Purpose of this Plan

### Purpose

**The Weyburn Planning District Plan (District Plan)** provides a joint approach to address future land use, fringe development and other matters of inter-municipal or regional concern affecting lands in the participating municipalities. This District Plan promotes orderly, efficient and sustainable development throughout the Planning District and will reduce uncertainty for the public and private sectors respecting the future use of land by encouraging well-planned development in the identified areas of the Joint Management Area and Future Growth Study Areas.

**This District Plan** encourages development benefiting the participating Municipalities and the region as a whole. Specific development suitability review issues including design, transportation access, utility needs, servicing availability, business diversification, community connectivity and other issues will be governed by individual municipal planning bylaws. This Plan recognizes that development is an ongoing activity requiring flexibility to maintain the Plans relevance and provide the most suitable direction for the growth of the Region.

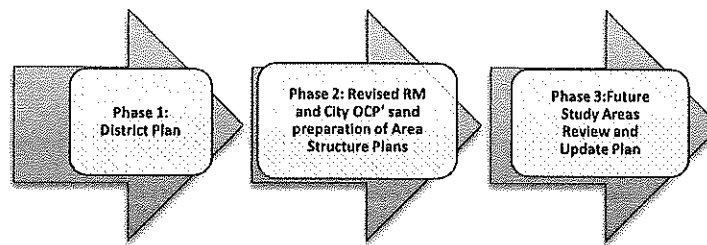
## 1.3 Authority of the Plan: Enabling Legislation

***The Planning and Development Act, 2007***, provides the legislative framework for the preparation and adoption of a District Plan. This Plan addresses and guides future land use, development and other matters of regional concern affecting lands in the Weyburn Planning District.

As a higher order statutory document, individual municipal Official Community Plans (OCP) and Zoning Bylaws must be consistent with this Plan to advance the vision, goals and objectives of the Planning District. The Plan's land use policy areas illustrated on the Future Land Use Maps in Appendix "A" provide geographic references for the Planning District's policies. This Plan establishes procedures for conflict resolution and provisions for administration, amendment, and Plan repeal.

#### 1.4 Timing of the Plan/Phases

This District Plan is intended to guide the Planning District in a strategic manner. This Plan will ensure the most logical and efficient development of the Planning District into the future. Consideration will be given to the existing developed areas of the two municipalities, available water resources, productive lands, and the need for the extension of servicing and infrastructure to provide a sustainable and comprehensive growth pattern.



#### 1.5 District Planning Process

The Weyburn Planning District was created in response to City and RM of Weyburn growth, which was happening rapidly and sometimes in conflict of the neighbouring community's interests. The Planning for Growth Funding made available to municipalities in the fall of 2010 was a catalyst to establish a Steering Committee and Terms of Reference in 2010, and authorized the preparation of the Weyburn District Plan.

Open houses were held in all the participating Municipalities in 2013 and the general public and stakeholders were invited to review and provide additional input on the vision for the new plan, as developed by the planning consultants, administrative staff and the Planning District Steering Committee.

The draft District Plan was provided to the Planning District Steering Committee in March 2013 and was released to the Municipalities and general public in fall 2013. Necessary changes to the draft plan were made and the plan was circulated to adjacent Municipalities and other interested parties, and presented at an open house on 14<sup>th</sup> November 2013. Based on the input

collected through public process, final revisions were made to the draft District Plan and a public hearing was held in Weyburn on 20<sup>th</sup> November 2013.

## 1.6 Plan Consistency and Alignment

The Weyburn District Plan is a statutory planning document that has been drafted in compliance with *The Planning and Development Act, 2007* for the purposes of providing a logical and suitable development pattern for the Planning District which includes all of the RM and City, but particularly focuses on joint management areas.

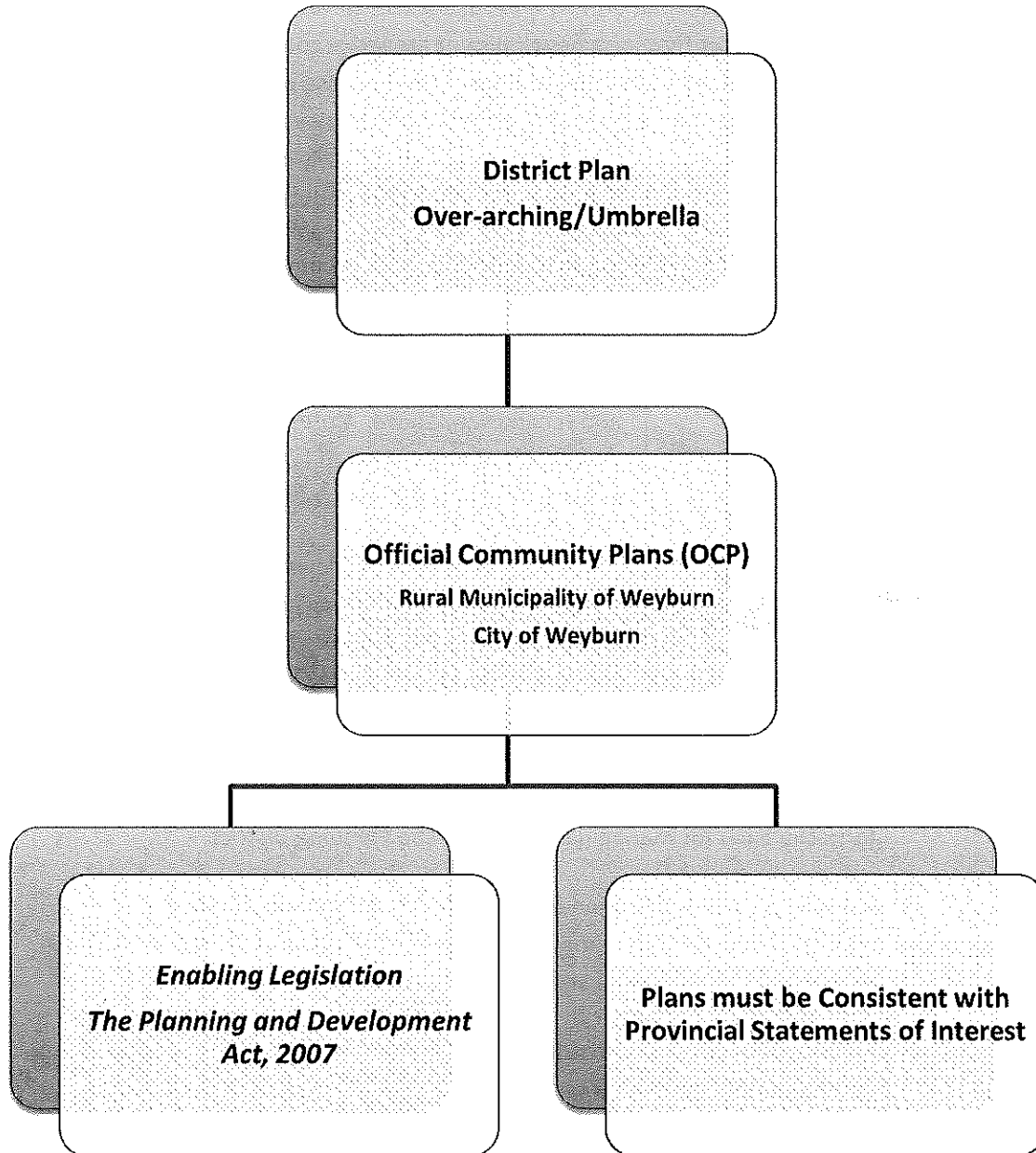
This is not a stand-alone Plan. In accordance with *The Planning and Development Act, 2007* and *The Statements of Provincial Interest Regulation*, this Plan augments or supplements the policies contained in individual OCPs. The policies in this over-arching Plan are complementary to local policy and bridge the individual OCPs of the participating Municipalities.

All future municipal planning policies, and decisions must be consistent with the District Plan and where a conflict occurs, the policies of the District Plan will supersede other planning policy in the Joint Management Areas.

Each Municipality shall follow and implement the principals, goals, objectives and policies of this Plan and will reflect the over-arching provisions in their respective Official Community Plans.

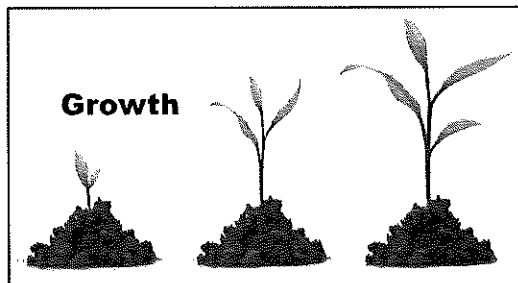
The Municipalities agree that in adopting this Plan, it is their mutual intention that the principles set out in this Plan will govern future development, growth and land use planning in the Planning District and the Joint Management Areas.

## 1.7 Hierarchy of Planning Documents



## 1.8 Coordination and Decisions on Growth and Development

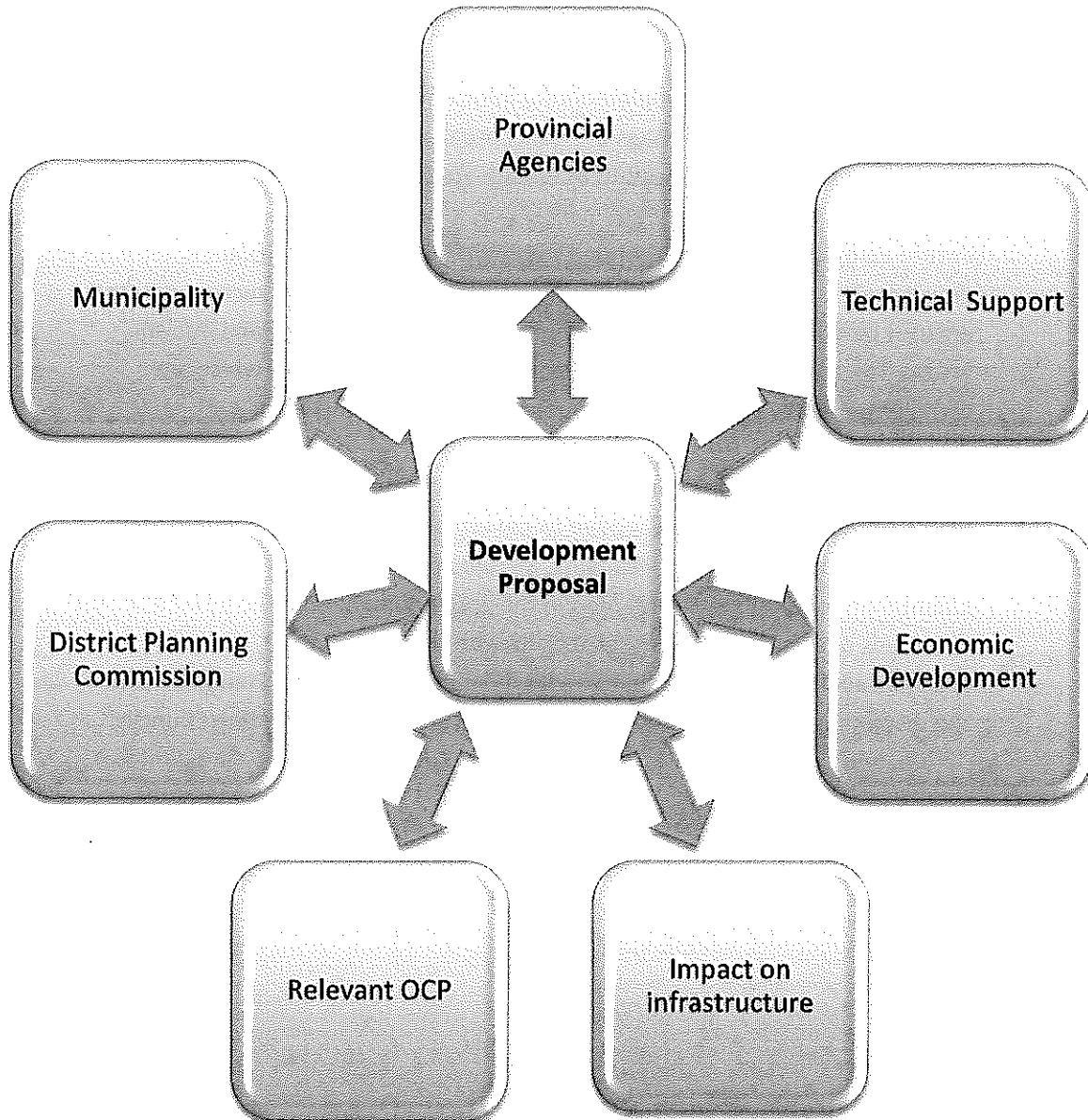
- .1 It is imperative for the orderly and sustainable development of the Weyburn Planning District that joint development areas are comprehensively and jointly planned by both Municipalities. The purpose of this Plan is to provide a long range planning framework for the development of the Planning District growth areas and to collaboratively determine the most suitable interim and long term use of the lands in both municipalities.
- .2 The policies of this Plan apply to all lands in the Planning District. Development will be managed by the municipality of jurisdiction, but any development locating in joint development areas will be referred to the



Weyburn Planning District Commission for review and recommendations. Criteria for the subdivision, development and zoning of lands shall be evaluated in the context of the relevant OCP.

- .3 The coordination of growth addresses the financial aspects of servicing and infrastructure from areas of existing development to those areas not yet serviced or developed. Lands outside the currently serviced areas shall continue to produce agriculturally until such time that a need for further development triggers expansion of the districts infrastructure. In addition area structure plans and the areas outlined in the joint management areas form the basis for managing growth for the Planning District.
- .4 This Plan provides direction to developers regarding the timing and appropriateness of their applications, to ensure the growth of the Planning District occurs in a logical and efficient manner.
- .5 The Growth Areas are intended to provide for concentrated development in specified areas consistent with the respective Official Community Plan policies. The remainder of the lands in the Planning District boundaries shall be administered by the Municipality in their jurisdiction. The growth areas are indicated on the maps which form an Appendix to this Plan, and include the Joint Management Areas developed through the planning exercise and future growth study areas outlined by both municipalities in their respective Official Community Plans.

## 1.9 General Development Review



### 1.10 Use and Interpretation of the Plan

**Graphic Information** provided in the District Plan (maps, illustrations, graphs, charts, figures) is approximate only, and should be interpreted as such.

**Reference Maps** provide supplementary information and may be updated periodically. All Reference Maps are conceptual, approximate and are subject to change and should not be used to make site-specific decision.

**Future Land Use Maps** are intended to provide for the most logical development and growth in the Planning District, presented in such a way that ensures complementary and compatible land use location now and into the future. The Future Land Use Maps highlight land use potentials which are complemented by the over-arching policy directions in this Plan.

**Guidelines and other information included in the Planning District (District) Plan's Appendices** are to be applied to development of the Planning District with a reasonable degree of flexibility. Should any of the guidelines or plan submission requirements contained in the appendices need to be altered to suit the needs of unique situations, especially with reference to the feasibility of specific developments; an amendment to the Planning District Plan will be at the discretion of District Planning Commission and the participating Councils.

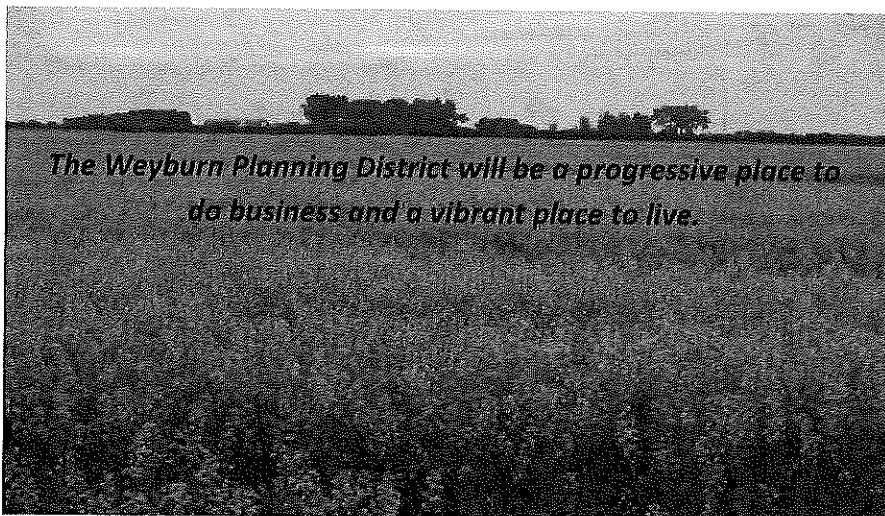
## Section 2: Regional Context and the Planning District Vision

### 2.1 Introduction

The overall purpose for the Weyburn Planning District is to ensure socially, economically, and environmentally sound development opportunities for the benefit of residents and businesses that choose to locate in the District area. As a regional business hub, the Planning District's communities provide an opportunity for businesses to operate more efficiently through the co-location of complementary activities, which:

- Enhances prospects for investment, employee attraction/retention and reduces the cost of doing business;
- Capitalizes on principles of sustainability and economic diversification;
- Prioritizes environmental protection; and
- Benefits and contributes to the quality of life in the surrounding communities.

### 2.2 Vision Statement for the Weyburn Planning District



### 2.3 Regional Context

Located in the southeast part of Saskatchewan, the Weyburn Planning District includes the entire City of Weyburn and the Rural Municipality of Weyburn. Major industry in the region includes agriculture and petroleum exploration and production. Weyburn is home to the bi-annual Saskatchewan Oil & Gas Show. The Weyburn district sits geographically atop the Bakken oil formation which has proven to be one of the largest oil plays in North America. The long term viability of the Bakken resource play is a significant consideration for development of the region. Founded on agriculture, the region includes an extensive network of grain gathering terminals making it one of the largest inland grain gathering points in North America. The region is intersected by two international highways (# 39 & # 35), the Redcoat Trail (Hwy # 13), the Soo Line main rail and houses a regional airport.

## 2.4 Guiding Themes for the Planning District

As a result of the Planning District Vision and Goals, the following Guiding Themes for the Planning District are intended to assist decision makers as they consider the impact of their choices both locally and regionally.

# Guiding Themes

### **Regional Balance of Interests: Natural, Social and Community Capital**

Planning decisions that consider and balance the effect of development decisions on the cultural, natural, social and economic environments.

### **Commercial/Industrial Connectivity and Synergy**

Foster a distinct business community that supports local and regional enterprises and initiatives.

### **Sustainable Regional Services and Infrastructure**

Sustainable planning practices and long term asset management will be undertaken when considering partnerships involving joint facilities, extension of City services, and land development proposals based on regional infrastructure.

### **Efficient Transportation Networks and Nodes**

Maximizing existing municipal and provincial transportation infrastructure efficiently and ensuring provincial highway assets are capable of expansion as the region develops.

### **Environmental Responsibility and Respect**

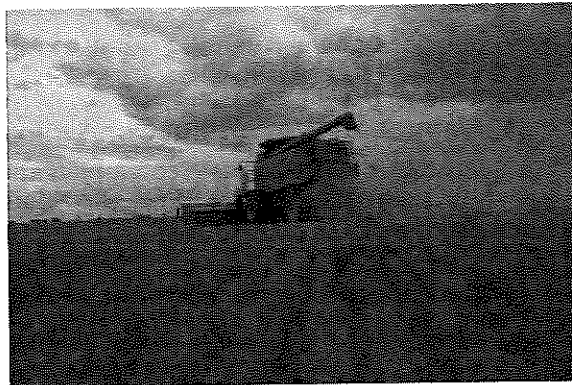
Environmental responsibility that minimizes, mitigates, or avoids negative impacts to natural assets, open spaces, farmland, and critical natural environments.

### **Regional Planning Benefits**

Planning decisions should be both enduring and adaptive. Intermunicipal collaboration will proceed in a timely, predictable, fair, and cost effective manner respecting individual municipal decision-making authority.

## Section 3: Regional Balance of Interests:

Managing future development in the Planning District requires a cost-effective and logical development pattern. Sustainable land use policies are provided to ensure ad-hoc development does not occur, which could result in unnecessary financial burdens being placed on landowners, private developers, and the municipality. The Region will continue to grow in a predictable manner ensuring future phases of development benefit from a supportive and sustainable foundation.



### 3.1 Objectives

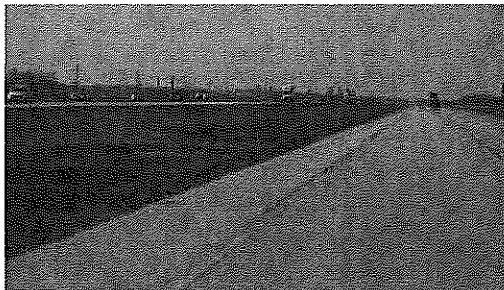
- To encourage the orderly and efficient development of the Planning District in a logical and sustainable manner.
- To apply innovative land use planning and conservation concepts that allow for the efficient use of land, infrastructure and public facilities.
- To encourage residents, developers, business owners, and agricultural producers to interact in a mutually beneficial way.
- To ensure preservation (or minimize impact on) of the Planning District's natural assets and significant environmental features.
- To promote community initiatives and services that contributes to the quality of life in the Planning District communities.
- To encourage sustainable natural resource development.
- To support development adequately addressing conflict with adjacent land uses and which does not impede future growth of a member municipality.

### 3.2 Over-arching Policies

- .1 Municipalities shall balance the environmental, economic, infrastructure and quality of life impacts when reviewing planning policies or decisions.
- .2 Municipalities will require appropriate conditions to minimize, mitigate or avoid negative impacts to neighbouring land uses and protect the natural assets of the District.
- .3 In determining the appropriateness of a land use or intensity of land use, the Municipalities will consider both the site location and adjacent existing or planned land use conditions or impacts.
- .4 Municipalities participating in the District will adopt planning documents and make planning decisions which reflect the land use, transportation, and servicing policies of the District Plan.
- .5 Each municipality will establish criteria for the subdivision of land which indicates under what circumstance a subdivision is required to be guided by concept plans.
- .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.
- .7 Existing agricultural 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.
- .8 Development shall be phased in such a way as to preserve prime agricultural lands (Class 1 -3 CLI Soils) until all other developable lands have been developed, where possible.
- .9 The District Planning Commission will review all local official community plans and zoning bylaw amendments proposed by a municipality, in order to ensure complementary policies.

- .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.
- .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".
- .12 Each Municipality shall develop an inventory of significant Natural Capital e.g.(creeks, watercourses, hazard lands, significant environmentally sensitive lands, water reservoir's etc.) in its jurisdiction and shall share this information with the other Municipality. Subdivision design should minimize the negative impacts on natural features and shall maximize the value and function of open spaces.
- .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.

## Section 4: Commercial/Industrial Connectivity and Synergy



The Weyburn Planning District offers a primary location for a diverse range of industrial and commercial development. Highways offer prime site and location choices with connectivity for prospective businesses and the ongoing diversification of the district's tax base. The Economic Development of the Planning District will be guided in part by this Plan which balances environmental, social and economic objectives for the region. Future Growth Study Areas and Joint Management Areas are shown Land Use Maps in the Plan's Appendix, which may be updated from time to time.

### 4.1 Objectives

- To establish future growth areas suitable for concentrated patterns of industrial and commercial development.
- To ensure industrial and commercial development is compatible with adjacent land uses and transportation infrastructure.
- To provide for a complementary and compatible transition area from low intensity commercial/industrial uses to urban areas.
- To enable flexibility relating to parcel size, land use, and servicing availability.
- To recognize the economic value of the agriculture.
- To integrate and balance industrial development with the natural environment.

## 4.2 Policies

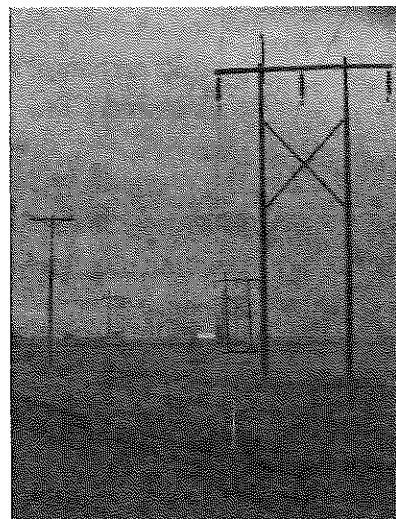
- .1 Industrial and commercial development is encouraged to locate in the areas considered suitable for such land uses in accordance with the Future Land Use Maps in Appendix "A." Future Growth Study Areas and Joint Management Areas are outlined in this Plan and the respective Official Community Plans of the RM and City.
- .2 Commercial and industrial development should minimize emissions and be suitable in the context of the environment.
- .3 Complementary land uses and development shall be planned adjacent to or proximate to one another.
- .4 This Plan supports the creation of a Marketing Plan for the Planning District to be prepared by SEREDA and Business community.
- .5 Commercial development accessory to industrial uses should be where compatible with surrounding land uses.
- .6 The impact on and the relationship of new development to adjacent lands shall be considered throughout the Planning District. Subdivision and development should minimize environmental impacts and fragmentation of land.
- .7 Concentrated patterns of subdivision and development should be encouraged to increase the efficiency of servicing/infrastructure. Fragmentation of land will only be supported where planned via a concept plan or where directly adjacent to similarly developed sites.
- .8 Industrial development shall be encouraged to adopt the most efficient technology for reducing air emissions, where applicable.
- .9 The Planning District supports Industrial development that works collaboratively for the greatest economic gain, while promoting net positive impacts to the surrounding natural environment. Firms choosing to co-locate in an eco-industrial setting shall be encouraged to actively promote Best Management Practices on environmental impacts. With

wealth of oil and gas development and CO2 Injection in the region, the encouragement of new related industry is important to this region.

- .10 Development that may benefit from one or a combination of any of the following concepts should be encouraged to locate adjacent or proximate to one another where possible ie.energy cascading, district energy, by-product exchange, technology and information systems sharing, cogeneration, raw materials, servicing, and infrastructure sharing.
- .11 The Weyburn Oil Show, Agricultural and Resource based promotion activities, shows and forums, should be supported by the Commission to promote progressive sustainable development in the District and the Region.

## Section 5: Sustainable Regional Services and Infrastructure

As new development is proposed, the provision of municipal servicing must be addressed in a logical and efficient manner that considers the existing and future regional servicing capacity, the cost of developing infrastructure, the most effective use of infrastructure and the long term implications of maintaining such works. Where infrastructure requires services or capacity from another municipality, development and service levels must be negotiated and will be guided by intermunicipal agreements. The extent of existing water and utility line/networks services is shown on Maps in the Appendices of the Plan.



### 5.1 Objectives

- To support the planning, construction and maintenance of efficient, safe and sustainable utilities in the municipalities and region.
- To promote focused and compact development where recovery and efficiencies in utilities infrastructure cost is achieved.
- To ensure that utility infrastructure does not unnecessarily encroach upon environmentally significant areas.
- To ensure that asset management practices, such as determining appropriate service levels and risk management, are instituted during the development and extension of infrastructure.
- To plan subdivision and development in a fashion that minimizes unnecessary installation of infrastructure.
- To coordinate, where mutually agreed, inter-municipal planning and service provision.

- To promote minimized waste generation and maximize the efficiency of alternative waste use and disposal practices. (i.e. green infrastructure)
- To ensure where infrastructure is extended, there are cost recovery and tax sharing models in place.

## 5.2 Policies

- .1 Joint investment in infrastructure by both municipalities shall ensure existing and future servicing is developed or extended in a logical and efficient manner consistent with capacity, accessibility, cost efficiency and provincial requirements.
- .2 Municipalities shall collaborate with each other where a proposed subdivision or development may impact the other municipalities' infrastructure and shall endeavor to recoup costs on behalf of the other community where capable.
- .3 The Municipalities agree to jointly discuss ways to plan and manage their utilities infrastructure system in co-operation with Provincial agencies, utility service providers, and neighboring Municipalities.
- .4 Each Municipality, in the joint management areas, on an ongoing basis, shall inform the other Municipality of the proposed location and standards for the provision of its infrastructure and services and shall keep this information up to date.
- .5 Each Municipality shall collaborate with the other in the planning and provision of infrastructure and services that meet at the Municipal boundaries to ensure proper coordination.
- .6 Servicing and infrastructure levies shall be based on the Engineering Studies attached in Appendix "F". Piped water may be provided based on the options outlined in the Engineering Study pursuant to an Inter-Municipal Agreement.
- .7 The Municipalities shall provide the District Planning Commission with all application information received from provincial agencies related to oil and gas wells and infrastructure in the Joint Management Areas and in any

additional areas the Municipality may agree upon from time to time. The Municipality will continue to use the Planning Land Use Review(PRL) Committee to review development in the Joint Management Area and Future Growth Study areas.

- .8 The Planning District shall work to ensure the available water resources in the Planning District are not over-allocated prior to additional water resources being secured. Existing and future development shall minimize water use through conservation measures.
- .9 Re-Zoning/Subdivision/development proposals in the Joint Management Areas should be considered only when serviced piped water is proven to be available. The Water Utility Board will determine serviceability. Interim uses may be considered for parcels that do not currently have feasible access to adequate water and wastewater servicing.
- .10 Adequate source water must be available. For development that will require large volumes of surface water withdrawal to support the activity, the water supply shall be confirmed that it can sustain such use.
- .11 The Planning District shall actively implement/promote integrated waste management systems in the district and shall uphold the environmental stewardship of the region's water resources through the development and implementation of low impact storm water infrastructure where possible, as drainage is a significant issue in the whole area.
- .12 Water system easements and right-of-way alignments shall be shown on development applications. The alignment and capacity of water servicing infrastructure and associated easement and right of way locations necessary for future water connections may be required and shall be developed to the satisfaction of the Planning District and respective Municipality and the Water Utility Board.
- .13 Easements and right-of-way alignments associated with wastewater conveyance and collection systems shall be prepared in accordance with the Review Criteria attached in in Appendix C. The alignment and capacity of wastewater servicing infrastructure and associated easement and right-of-way locations shall be to the satisfaction of the Municipality.

## Section 6: Efficient Transportation Systems and Growth Development Areas



Transportation networks are essential to supporting industrial, commercial, agricultural and residential development. Transportation infrastructure in the Weyburn District is diverse, with access to 3 Provincial Highways, several heavy haul roads, the 'Soo Line' main rail, a regional airport and a high quality urban and grid road network. The City of Weyburn manages Highways in its jurisdiction and proudly invests in the Tatagwa Park way trails system encircling and linking different neighbourhoods of

the community to recreation facilities, the down town and the natural assets of the community. Existing and future transportation systems are provided on Maps in the Appendices, which may be updated from time to time.

### 6.1 Objectives

- To plan, construct and maintain efficient, safe and sustainable transportation infrastructure.
- To establish common development standards along Highway corridors.
- To ensure that transportation infrastructure does not encroach upon environmentally significant areas.
- To allow for the orderly development of controlled access to the Highways in conjunction with the plans of Saskatchewan Ministry of Highways and Infrastructure and the Urban Highways Connector Program.
- To ensure that land uses are supported by appropriate transportation infrastructure.
- To promote a compact development form to achieve cost recovery and efficiencies in transportation maintenance.
- To promote, use of the rail lines in the Planning District.
- To promote pedestrian oriented transportation in and around the urban environment, ensuring a walkable, active and healthy community.

## 6.2 Policies

- .1 The Planning District shall plan and manage multi-modal transportation systems in cooperation with the Saskatchewan Ministry of Highways and Infrastructure, neighboring Municipalities and other partnerships including private industry.
- .2 The Weyburn Regional Airport area and related strategic facilities are of common interest and their continued operation and unhindered expansion must be protected from encroaching land uses. This area will be subject of Future Study and an Area Structure Plan.
- .3 Development will be encouraged to locate in proximity to roads which have been designed and constructed to accommodate their activities.
- .4 Access issues should be addressed through collaboration with affected landowners and/or the Municipality/ Ministry of Highways and Infrastructure/Canadian Pacific and subdivision and development processes.
- .5 Development shall be compliant with the Ministry of Highways and Infrastructure, as per the requirements of the Ministry of Highways and Infrastructure, direct access off of Limited Access Highway's will be discouraged. No development including, but not limited to berming or grading of the lands in the Highway right-of-way, may be undertaken without the consent of the Ministry of Highways and Infrastructure.
- .6 The City of Weyburn operates provincial highways within its jurisdiction based on local policies in conjunction with the Urban Highway Connector Agreement between the City and the Ministry of Highways and Infrastructure.
- .7 The functional and visual integrity of Highways Intersections in an around the City of Weyburn shall be maintained.
- .8 Development should ensure the integration of servicing alignments into existing and future transport network right-of-ways. Appropriate setbacks from highways shall be required to enhance visual quality and to protect future right-of-way requirements.

- .9 Traffic Impact Assessments (T.I.A) at the time of redesignation or subdivision shall be prepared by a qualified transportation engineer at the sole expense of the developer and should include but is not limited to an analysis and evaluation of:
  - a) The potential impact of a proposed subdivision and/or development on the existing transportation network; and
  - b) A program of future expansions and/or improvements to accommodate the proposed growth and to preserve the function and integrity of the transportation network.
- .10 Internal roadway design shall consider:
  - a) Direct connection to the Planning District's major points of ingress and egress;
  - b) Safe and efficient routing in the local and regional context;
  - c) Minimal impacts to natural features; and
  - d) Minimal social disturbance.
- .11 Rail access issues should be addressed through collaboration with affected landowners, stakeholders, Canadian Pacific Railway, Canadian National Railway, the Planning District and the affected Municipality.
- .12 Development proposals adjacent to the rail line right-of-way shall meet setback and nuisance mitigation standards of the Railway.
- .13 New development directly adjacent to a railway should be discouraged except where the land use or development would benefit from direct access to the rail line.
- .14 No connection to or alteration of existing connections to the rail line shall be undertaken without the consent of the respective Railway.
- .15 Roads required to cross rail line right-of-way shall meet all design and safety requirements of the Railways.
- .16 Urban development proposals triggering concept plans will be required to have pedestrian transportation and trail linkage provisions, where possible.

## Section 7: Environmental Responsibility and Respect for existing land use



The City of Weyburn and R.M. of Weyburn have a long standing history of preserving, respecting and co-managing the Souris Basin, including the Tatagwa Parkway – Nickle Lake Corridor. Nickle Lake is the source water supply of the City and its continued dual use as a secure source of water and a regionally significant park is desirable to the District. Other notable features in the Planning District are the Tatagwa Parkway and Marsh features and several small unnamed tributaries which provide corridors for pathways and continuous natural habitat. Through sound development principles these natural features will be preserved and enhanced. Development throughout the Planning District will continue in such a way as to minimize impacts on the surrounding environment. Maps in the appendices show known and potential areas of environmental significance in Planning District.

### 7.1 Objectives

- To enhance the natural features of the Planning District through sound and responsible development practices.
- To ensure all development respects water resources, natural habitat and significant natural features.
- To ensure connectivity between natural asset areas and improve pedestrian access to natural areas throughout the District.
- To minimize development in eco-sensitive areas by encouraging development in areas with lower environmental sensitivity.
- To retain and protect the flood-way and flood-fringe in and around the Weyburn Watershed.
- To conserve and enhance the integrity of the riparian system and other waterbodies and waterways in the Watersheds.
- To monitor and require drainage management/planning.
- To ensure that utility and transportation infrastructure does not unnecessarily encroach upon environmentally significant areas.

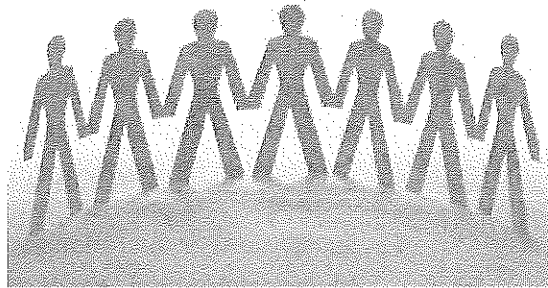
## 7.2 Policies

- .1 Future development shall preserve natural surroundings, landscape and vegetation, in so far as practical.
- .2 New development that integrates with existing commercial, industrial, residential, agricultural, or natural resource activities shall be encouraged.
- .3 Planning documents and decisions will encourage environmentally sustainable development and land management practices which avoid, minimize or mitigate negative effects to natural assets and features including surface and groundwater resources.
- .4 Development occurring proximate to water bodies and watercourses shall adhere to setback requirements in the relevant Municipal Zoning Bylaws and negative impacts on wetlands will be mitigated in so far as practical.
- .5 Municipalities will ensure Environmental Reserve is dedicated to the extent necessary to protect environmentally sensitive areas, natural and riparian habitats, flood prone areas, drainage courses and hazard lands associated with slopes while ensuring continued public access to dedicated lands.
- .6 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of The Planning and Development Act, 2007. In some instances the Municipality may consider conservation easements in place of Environmental Reserves.
- .7 Municipalities will ensure the full amount of Municipal Reserve is dedicated as land, or cash-in-lieu of land, and such lands or funds will be used to provide for public recreation facility or park improvements.
- .8 The Municipalities will review agreements for Municipal Reserve, pursuant to section 196 of The Planning and Development Act, 2007, to co-manage the collection and expenditure of cash in lieu of dedication funds pursuant to section 187. The RM policy currently takes Municipal Reserve Cash in Lieu and provides this as part of its recreation grant to the City of Weyburn.

- .9 Lands in the 1:500 year flood way elevation shall not be allowed to develop with new buildings.
- .10 Lands in the 1:500 year flood fringe elevation should not be developed unless wet or dry flood proofing measures are undertaken as a condition of approval.
- .11 Development conditions will encourage designs and maximizing the retention of existing vegetation in flood prone areas.
- .12 The Municipalities shall require appropriate buffers for the protection of watercourses/wetlands designed to avoid impacts on wetlands and minimize sedimentation from disturbed soils.
- .13 Environmental Site Assessments shall be required on lands known to have been contaminated or lands that are suspected to have been subject to contamination. The proponent or developer will be responsible for these costs, not the Municipalities. Remediation of contaminated lands shall be required in accordance with the Province of Saskatchewan Environmental Code and relevant legislation.
- .14 Storm water management should be addressed during all subdivision/development approvals. Site design should maintain as much vegetated surface as possible. The replacement of existing natural areas and wetlands with impervious cover is discouraged, particularly where groundwater recharge or discharge is known to occur.
- .15 The Planning District will encourage regional drainage plans be considered for all the proposed development areas in the Planning District. The regional drainage plans should consider both the nature of the proposed general development and establish a coordinated and logical, long-term management of drainage from both snowmelt and storm water events.

## Section 8: Regional Planning Benefits

The social, economic, and environmental effects of individual municipal development decisions have regional impacts. Through cooperative and innovative inter-municipal planning, growth in the Weyburn Planning District will continue to benefit the wider community and support municipal growth priorities. Lands adjacent to the City of Weyburn shall undergo joint planning to ensure the interests of each jurisdiction are upheld; in addition joint management areas around the adjacent municipalities shall be pursued.



### 8.1 Objectives

- To create organized, beneficial and well planned opportunities for growth throughout the Planning District.
- To ensure that planning efforts of the individual municipalities are organized and aligned to ensure more effective implementation of planning.
- To share wealth with area residents gained through a larger resource tax base in the region.
- To cooperate in resolving land use issues between Municipalities and other jurisdictions.
- To advocate for provincial partnerships and technical assistance.
- To secure areas for future city expansion and growth in a pristine condition.
- To identify areas for rural development not in the path of City expansion.

## 8.2 Area Structure Plans

- .1 From the date of the adoption of the District Plan until the adoption of a major area structure plan for an area, existing area structure plans and those areas outlined as Joint Management Areas or Future Growth Study areas shall be implemented and existing concept plans shall be considered.
- .2 The District Planning Commission shall review all Area Structure Plans, concept plans, Official Community Plan Amendments and rezoning proposals.
- .3 Subdivisions or discretionary use development permits in the City within 500m of its corporate boundaries will be referred to the Planning District Commission for review and recommendation.
- .4 Subdivisions or discretionary use development permits in the Rural Municipality within 5km of the City's corporate boundaries will be referred to the Planning District Commission for review and recommendation.
- .5 All applications not mentioned in 8.2.2, 8.2.3, or 8.2.4 will be managed by the local Municipality, except where there are joint infrastructure implications.
- .6 Any area structure plan, concept plan, development proposal, rezoning, subdivision or development permit application that is inconsistent with an adopted major Area Structure plan shall be refused or not considered further.

## 8.3 Joint Management and Future Growth Study Areas

- .1 Joint-Management policy areas are intended to foster cooperative inter-municipal planning with the lands identified as future development areas in the Planning District to ensure the character of the Planning District is upheld and enhanced.
- .2 A comprehensive development scheme for lands in the joint management areas should be prepared collaboratively prior to development occurring in these areas. The preparation of the comprehensive development scheme

should benefit from consultation with the landowners and stakeholders in these areas.

- .3 Any development in these joint-managed areas should be carefully considered for their impact on both Municipalities. The Planning District shall provide adequate transitional areas of appropriate uses adjacent to each municipality. The Rural Municipality will ensure that areas around the City will be designated for complementary development and the City will articulate its Future Growth needs by revisions to their OCP.
- .4 Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/or densities will be discouraged.
- .5 Lower intensity industrial development such as office complexes and commercial development shall be the predominant land use near urban areas. There may be the potential for some services to be extended into these urban-rural co-managed areas for light commercial development.
- .6 Collaboration should occur at District Planning Commission level when determining land uses, built form, and servicing and infrastructure considerations in the joint management areas. Road and pathway alignments connecting potential industrial Planning District alignments with the City should be identified prior to development occurring.

#### 8.4 Inter-Municipal Agreements

- .1 Inter-Municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach shall be used when dealing with planning matters in the Municipality, or that cross municipal boundaries, including:
  - a) managing and/or promoting growth and development;
  - b) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

- c) infrastructure, public service facilities and waste management systems;
- d) Water servicing, Sewage Servicing , Joint Development Area Service Agreement Policy, Protective Services, Municipal Reserve Policies and Recreational Services
- e) ecosystem, shoreline and watershed related issues;
- f) natural and human-made hazards; and
- g) population, housing and employment projections, based on regional market areas.

- .2 Consultation is a key component of the Inter-Municipal cooperation policy and it is expected that all jurisdictions will incorporate realistic growth and land use requirements in their respective Official Community Plans (OCPs) and that they be reviewed with input from all jurisdictions.

8.5 Inter-Municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services shall be encouraged. Revenue Sharing/Funding Agreements

- .1 Inter-Municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the district shall be encouraged.
- .2 Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth in the region by working together in a cooperative manner. This could be when any “regional type” business or development is considering locating in the Planning District that has the potential to share taxation benefits with a number of individual Municipalities.
- .3 All tax-sharing arrangements will be negotiated on a fair and equitable basis with respect to the recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.
- .4 Examples of revenue sharing agreements are attached in Appendix “H” which may be updated from time to time.

## 8.6 Conflict Resolution

### As per District Agreement/Minister's Order and Interim Policy

#### DISPUTE RESOLUTION / MEDIATION PROCEDURES Introduction

The dispute resolution process is outlined below, all of which relate directly to commonly accepted municipal mechanisms in Saskatchewan, Manitoba and Alberta. The emphasis of the dispute resolution process is mediation at the municipal level prior to an appeal to the Municipal Board. This process is based on an assumption that the two parties have significant differences of opinion and that third-party assistance is necessary to help resolve the disputes.

A principle of dispute resolution is consideration of the rights of landowners who may be the object of an intermunicipal dispute. Thus, throughout the various processes and procedures outlined herein, it is important that both municipalities as well as all parties engaged to resolve intermunicipal disputes are mindful of and respect the rights of the private interests involved.

- |                              |   |
|------------------------------|---|
|                              | a) A dispute is hereby defined as any statutory plan or land use bylaw or amendment given 1st reading which the other Council deems "to be inconsistent with the goals, objectives and policies of the Weyburn Planning District Terms of Reference and Draft DP.   |
| <b>initiation</b>            | b) Disputes can only be initiated by the Council of either the City or Rural Municipality.  |
| <b>limits</b>                | c) A dispute is limited to decisions on the above. It is agreed that decisions on subdivisions and development permits, including all appeals of same, will be made by the respective municipalities or the Municipal Board where appropriate, but with review by the Planning and Land Use Review (PLR) Committee. |
| <b>Resolution mechanisms</b> | d) Disputes, as identified in 5.5.1(a) may be addressed and may be resolved through any of the following mechanisms either singularly or in combination with each other: <ul style="list-style-type: none"> <li>i. Administrative Review</li> <li>ii. Liaison Committee</li> <li>iii. Municipal Councils</li> </ul> |

iv. M e d i a t i o n

v. M u n i c i p a l B o a r d A p p e a l P r o c e s s

vi. C o u r t s

**Hold readings  
till mediation  
is completed**

e) In the event of a dispute, the municipality being disputed will not grant approval (i.e. consider 2nd and 3rd reading) to the statutory plan, land use bylaw or amendment thereto until the dispute is past the mediation stage.

f) The time limitations and legislative requirements as may be specified from time to time in the Municipal Government Act will be respected in relation to the administration of this dispute resolution procedure.

#### **Dispute Resolution Process**

##### **a) Administrative Review**

- i. The Municipality being disputed will provide complete information concerning the disputed matter to the Municipality filing the dispute. The Municipality filing the dispute will undertake an evaluation of the matter and provide comments to the administration of the Municipality being disputed.
- ii. The two administrations shall meet to discuss the issue and attempt to resolve the matter.
- iii. If the administrations resolve the issue, the Municipality filing the dispute will formally notify the Municipality being disputed and withdraw the dispute notification and the Municipality being disputed will take the appropriate actions to address the disputed matter.
- iv. In the event that the dispute cannot be resolved at the administrative level, either administration can refer the matter to the PLR Committee.

##### **b) PLR Committee Review**

- i. Upon the referral of a dispute, the PLR Committee will schedule a meeting and the Administrations of the RM and City will present their positions on the matter to the Committee.
- ii. After considering the dispute, the PLR Committee may, in the event

that a proposal in relation to the dispute is referred to it, schedule a Committee meeting and the administrations of both Municipalities will present their positions on the proposal.

- iii. After consideration of a proposal, the PLR Committee may:
  - provide suggestions back to both administrations with revisions to the proposal making it more acceptable to both Municipalities;
  - if possible, agree on a consensus position of the PLR Committee in support of or in opposition to the proposal, to be presented to both Councils; **or**
  - conclude that no initial agreement can be reached and that a consensus position of the PLR Committee will not be presented to both participating Councils.
- iv. If agreed to by both Municipalities, a facilitator may be employed to help the PLR Committee work toward a consensus position.
- v. If a proposal cannot be satisfactorily processed following a PLR Committee review, then that proposal will be referred to both Councils.

**c) Municipal Councils Review**

- i. After receiving the recommendations of the Planning and Land Use Review (PLR) Committee with respect to a particular proposal, the Commission and each Council will establish a position on the proposal.
- ii. If the Commission and both Municipal Councils support a proposal, then the approval and/or DP amendment processes can be completed. If neither Council supports the proposal, then no further return will be required.
- iii. If both Councils cannot agree on a proposal, then the matter may be referred to a mediation process.
- iv. In the event that the two Municipalities resort to mediation, the municipality being disputed will not give approval in the form of second and third readings to appropriate bylaws until mediation has been pursued.

**Mediation**

- i. The following will be required before a mediation process can proceed:
  - agreement by either Council that mediation is necessary;
  - appointment by both Councils of an equal number of elected officials to participate in a mediation process;
  - engagement, at equal cost to both Municipalities, of an impartial and independent mediator agreed to by both municipalities; and
  - approval by both Municipalities of a mediation schedule, including the time and location of meetings and a deadline for the completion of the mediation process.
- ii. If agreed to by both Municipalities, any members of the Planning and Land Use Review (PLR) Committee or administrative staff from either Municipality who are not participating directly in the mediation process may act as information resources either inside or outside the mediation room.
- iii. All participants in the mediation process will be required to keep details of the mediation confidential until the conclusion of the mediation.
- iv. At the conclusion of the mediation, the mediator will submit a mediator's report to both Councils.
- v. If a mediated agreement is reached, then that agreement will be referred to both Councils for action. Both Councils will also consider the mediator's report and the respective positions of the Municipal Administrations with respect to the mediated agreement. Any mediated agreement will not be binding on either municipality until formally approved by both Councils.
- vi. If no mediated agreement can be reached or if both Councils do not approve a mediated agreement, then the appeal process may be initiated.

**Municipal Board Appeal Process**

- i. In the event that the mediation process fails, the initiating Municipality may pass a bylaw to implement the proposal (e.g. a bylaw amending a land use bylaw).
- ii. If the initiating Municipality passes a bylaw to implement the proposal, then the responding Municipality may appeal that action to the Municipal Board. The

responding Municipality must file a notice of appeal with the Municipal Board and give a copy of the notice of appeal to the initiating Municipality within thirty (30) days of the passage of the disputed bylaw.

### **Courts**

- i. Provincial Legislation defines the process for review of a municipal dispute.

## Section 9: Planning District Administration

### 9.1 Adoption of the District Plan

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



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

The application of the District Plan policies is illustrated in the Future Land Use and Growth Management Maps provided in Appendix "A". These Maps are intended to illustrate the locations of the major land use designations in the Planning District. These "maps" should not be interpreted in isolation without consideration of the balance of the Planning District.

### 9.2 The Weyburn District Planning Commission

- .1 An Advisory Planning District was established under Section 97 of *The Planning and Development Act, 2007* on April 11, 2013, which provides the legal basis for entering into an agreement to inter-municipally manage land use and other related activities. The District Planning Agreement is attached in Appendix "C".
- .2 The Commission will review development proposals as requested by Municipal Councils and make recommendations based on the considerations of local area needs and the policy statements in this Plan.

- .3 The Advisory Planning District does not replace any of the powers of the participating Councils, as ultimately the elected council members are responsible for all decision making. This mechanism allows for regional planning and delivery of coordinated services to the participating Municipalities.

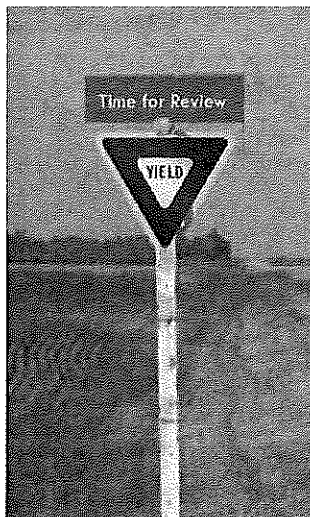
### 9.3 Establish Committees/Authorities/Structures

The District Planning Commission has established several committees including the Planning Land Use Review Committee (PLR) and the Technical Review Committee which is examining the Rural Water Agreement and other infrastructure matters. Further Committees will be established as a result of the Action Plan.

### 9.4 Review and Amendment

#### **Review**

The District Plan is a document intended to guide decision making over the long term and is not a static document that commits the Planning District to inflexible development policies. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by



the District Planning Commission to evaluate the stated goals, objectives and policies as to their relevancies. New implementation initiatives may be needed and priorities will require adjustment in response to the varied and changing conditions in the Weyburn Planning District.

#### **Amendment**

On occasion land uses or developments may be proposed that do not conform to the Weyburn Planning District Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Planning District shall be examined. Any changes to the Plan or the relevant Zoning Bylaw shall be in the interest of the future development of the Planning District and greater region as a whole. Through periodical review and amendment, the Plan should

serve as an effective guide for the District Planning Commission to make decisions on the future development of the Planning District.

## Appendix A: Future Land Use and Future Growth Study Area Maps and Joint Management Area Maps

