

## Elrose Official Community Plan

Bylaw No. 2018 - 9

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## Part 1. Introduction and Background

### 1.1. Purpose

This Official Community Plan is adopted by The Town of Elrose, in accordance with *The Planning and Development Act, 2007*, (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the Town limits. This Plan is designed to assist decision makers in securing the future and current goals of Elrose while ensuring that development takes place in an orderly manner, balancing the environmental, social, physical and economic needs of the community.

The future land use section designates land use patterns for the Town of Elrose (Town) and specific policy areas. The Future Land Use Map (Appendix “A”) reflects the pattern of existing land use that originated with subdivision and development, and designates future land use, complemented by specific policies. The designation of land uses reflects the Town's perspective on community development and provides a framework for decision-making. Any development within these areas will be subject to specific zoning controls and site review. The designations and the objective of each are as follows:

**Residential** - reflects existing areas of residential development, land subdivided for residential development and land intended for future residential growth.

**Commercial** - reflects existing and future areas of commercial development.

**Industrial** - reflects existing and future areas of industrial development

**Mixed Use is a combination of compatible uses such a commercial, light industrial, residential, institutional and recreation**

**Community Service** - reflects existing major institutional uses, recreational uses and public works. This use may occur in any area where it is compatible with adjacent uses. This designation is typically reserved for key Town facilities.

**Future Urban Development** - applies to land that may not be responsibly or feasibly developed without regard to infrastructure expansion or the prior development of other lands.

## 1.2. Reference Maps

The series of reference maps attached in Appendix “B” provide supplementary information. These maps may be updated periodically by a resolution of Council. All Reference Maps are approximate and are subject to change. Reference maps are conceptual only and should not be used to make site-specific decisions.

## Part 2. Vision and Goals

### 2.1. A Vision for Elrose

*A safe, caring community of choice, providing the amenities and services that benefit the residents and enhance the region, while exhibiting a strong sense of community pride.*



### 2.2. Goals for the Future of Elrose



Future development and growth that makes efficient use of land and municipal infrastructure. And grows our community to 600 residents in the next ten years.



A safe, liveable and strong community with improved infrastructure and renewed properties.



Continued business development with areas identified for future commercial and industrial growth.

Community recreational amenities and facilities that continue to be supported by the residents of the Town and district.



Cooperation with other municipalities, with continued involvement with adjacent communities.

## Part 3. General Land Use Policies

### 3.1. General Policies

- 3.1.1. The Town will strive, through this Official Community Plan (OCP), to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town.
- 3.1.2. Residential and non-residential development that provides the basic services to the community and the surrounding population shall be encouraged.
- 3.1.3. Elrose shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. This OCP will identify an adequate inventory of suitable lands to attract a broad range of residential and business enterprise development to meet anticipated long-term need.
- 3.1.4. When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. Major deviations to the OCP design and policies shall require an amendment. The "Future Land Use Map" (Appendix "A"), shows the general designations of land use. Proponents will be expected to complete a Development submission. An example is found in the Appendices of this Plan.
- 3.1.5. Cumulative effects, land fragmentation, best management practices, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments.
- 3.1.6. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- 3.1.7. Rezoning proposals for development will be considered based upon the following criteria:
- a) impact on surface groundwater ;
  - b) provision of green space and trails;
  - c) cost effective relative to the provision of services;
  - d) provisions for public safety;
  - e) sewage disposal impacts and pollution potential;
  - f) integration with natural surroundings and adjacent land uses; and
  - g) other criteria, which support a sustainable community.

- h) compliance with “Statements of Provincial Interest” where applicable.
- i) transportation and traffic circulation impacts.

3.1.8. Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks and other relevant standards shall be administered through the Zoning Bylaw.

## **3.2. Safety and Health Policies**

3.2.1. Public safety and health requirements shall guide all development. A proposal shall be denied when it is detrimental to the health, safety and general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity. All new buildings or additions to buildings in the floodway of the 1:500 year flood elevation will be prohibited. Areas in the flood fringe will be required to be 0.5 metres above the 1:500 year flood level elevation and the Town may require an “elevation certificate “ to ensure compliance.

3.2.2. The Town shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

3.2.3. Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

## **3.3. Environmental, Sustainable and Heritage and Culture Policies**

3.3.1. Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater and other pollution and nuisances.



3.3.2. Future development shall integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

3.3.3. Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged. Heritage Resources and Cultural activities will be promoted within the community and in consultation with the provincial Heritage Branch and other agencies and buildings or sites will be protected and promoted.

3.3.4. The Town will continue to work with residents and community service groups to promote Heritage and Culture in the region.

3.3.5. The Town will ensure that all development and policies are consistent with “Best Management Practices, respecting environment, sustainability, safety, cultural and heritage aspects of the Statements of Provincial Interest.



## Part 4. Residential



### 4.1. Objectives

- To encourage residential development that offers a variety of household types.
- To encourage infill residential development to maximize the use of existing infrastructure and services.

- To ensure that dwellings, accessory buildings and lots are constructed and maintained to acceptable standards.
- To encourage home based businesses in the Community.

## 4.2. Policies

4.2.1. A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Elrose. The Future Land Use Map will guide the development of residential and compatible land uses to accommodate a variety of housing forms.

4.2.2. In planning new residential areas or rezoning portions of land for residential use, Council will have regard to:

- a) compatibility of adjacent land uses;
- b) the ability of the Town to provide cost effective municipal services;
- c) the impact on financial and capital planning by the Town;
- d) avoidance of environmentally sensitive and/or hazardous areas;
- e) zoning, subdivision design, street layout and site planning;
- f) the ability for service provision (i.e. fire and snow removal);
- g) the use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage;
- h) provision of dedicated lands pursuant to *The Planning and Development Act, 2007*; and
- i) integrating with existing development in a manner that facilitates linkage to the community.

4.2.3. Residential development shall occur where appropriate levels of infrastructure, municipal services and public facilities are available or where they can be economically provided to support current and projected needs.

4.2.4. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of the Town.

4.2.5. Residential Subdivision development proposals should be guided by concept or neighborhood plans. Concept plans shall indicate:

- a) future major roads;
- b) drainage systems and improvements required to meet non-agricultural drainage requirements;
- c) major open space (including unique physical) areas;
- d) culturally and archaeologically significant areas;
- e) areas requiring protection through buffering or other means;
- f) major hazards such as flooding, areas of high water table, and slope lands; and
- g) staging of development and future development of, or expansion into ,adjacent land.

4.2.6. The Town will encourage infill residential development within already built-up areas that makes efficient use of municipal and community infrastructure.

4.2.7. The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion.

4.2.8. Generally, lands west and south of existing subdivisions will be considered, as these will be more readily serviced and will contain the future passive recreation park and connected walkway system.

4.2.9. In addition, developers will be required to contribute to future infrastructure costs as per Development Levy and Servicing Agreement policies and bylaws in place at the time of the development.

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

4.2.11. Home-based occupations and businesses are an important element in enhancing commercial enterprise and overall economic development in Elrose. They will be accommodated wherever possible and will be regulated by the Zoning Bylaw.

## Part 5. Commercial and Industrial



## 5.1. Objectives

- To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- To provide for future commercial and industrial areas to attract a diverse range of industrial development.
- To ensure compatibility with adjacent land uses.

## 5.2. Commercial Policies

5.2.1. The “Future Land Use Map” (Appendix “A”) identifies the potential location of future Commercial development areas for local enterprises that provide goods and services to Elrose residents, rural residents, and surrounding municipalities.

5.2.2. A variety of lot sizes shall be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provided with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.



5.2.3. Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.

5.2.4. Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area.

5.2.5. Commercial rezoning applications will be evaluated based on the following:

- a) Impact on vehicular traffic in the community;
- b) compatibility with neighbouring properties and potential for land use conflict;
- c) potential for nuisance related to noise, odours, dust or pollutants;
- d) appearance of the property resulting from business related use and structures; and
- e) size of the business related to the area and the number of personnel involved in the business.

5.2.6. Highway Commercial( High Profile) uses which primarily serve the traveling public shall be encouraged to locate where there is access available from major roadways, including provincial roads and provincial highways if appropriate.



### 5.3. Industrial Policies



- 5.3.1. Industrial areas shall be easily and economically serviceable with municipal services or shall be limited to industries that do not require municipal services. Industrial development that is functional and compatible, with surrounding land uses, shall be encouraged.
- 5.3.2. Industrial areas shall permit a variety of industrial uses including, but not limited to, manufacturing, assembly and repair, warehousing, wholesale distribution and limited retailing. The Future Land Use Map” (Appendix “A”) indicates areas with potential for industrial development.
- 5.3.3. Industrial development shall be directed to lands readily accessible to existing transportation infrastructure at highly visible locations, to provide for efficient transportation and shipping operations.
- 5.3.4. Industrial rezoning applications will be evaluated based on the following:
- a) potential for increased vehicular traffic in the community;
  - b) compatibility with neighbouring properties and potential for land use conflict;
  - c) potential for nuisance related to noise, odours, dust or pollutants;
  - d) appearance of the property resulting from business related use and structures;
  - e) impact on municipal servicing; and
  - f) industrial development shall be adequately buffered between adjacent uses.



5.3.5. Industrial development that is functional and compatible, with surrounding land uses, shall be encouraged. Industrial areas shall be easily and economically serviceable with municipal services and/or shall be limited to industries that do not require the full range of municipal services.

5.3.6. Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be required to find a location that maximizes separation from residential areas and shall be visually screened, or otherwise buffered, to protect adjacent land uses.

## **Part 6. Community Services and Amenities**



## 6.1. Objectives

- To encourage the coordination and integration of community facilities where appropriate.
- To encourage continued investment in community services that benefits the Town and surrounding area.
- To provide park and outdoor recreation space that meets the needs of the community.
- To work cooperatively with neighbouring municipalities, community based organizations and the private sector to deliver a wide range of community services and amenities.

## 6.2. Policies

6.2.1. Community Service lands include institutional, public services, recreational, health, cultural or educational uses. These amenities shall recognize and assess the impact future adjacent land uses may have on their activity.



6.2.2. Institutional uses and Parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.

6.2.3. Proposed Community service developments will be evaluated based on location, site layout and proper vehicular access, compatibility with adjacent land uses, and the provision of adequate municipal services

6.2.4. The Town will continue to maintain and improve park, playground and open space development for a variety of outdoor recreational activities. Natural areas, linkages and pathways should be maintained, to the greatest extent possible, as an environmental resource.



6.2.5. Private sector development and operation of parks and recreation facilities will be encouraged. Designation of lands for parks and recreational purposes indicates suitability of such lands for the purpose and offers opportunity for private/public partnerships or ownership.

### **Municipal Reserve**

6.2.6. Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space.

6.2.7. Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.

6.2.8. The following factors will be considered in making decisions on the provision of dedicated lands in the form of municipal reserve and environmental reserve:

- a) in new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and the designation of environmental reserve; and
- b) where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for expansion and development of public reserve and environmental reserve as needed in other areas. Cash-in-lieu funds will be placed in an account separate from other municipal funds.

## **Part 7. Municipal Utilities and Infrastructure**



## 7.1. Objectives

- To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- To maintain an appropriate service level of all utilities in order to ensure that the quality of life for existing and future residents is not adversely affected.
- To provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe.
- To promote recycling programs, energy conservation, and water conservation to reduce waste and extend the service capacity of municipally owned infrastructure.

## 7.2. Municipal Infrastructure Policies

7.2.1. The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.

7.2.2. Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.

7.2.3. Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements to protect public health and the natural environment.

7.2.4. The Town will encourage development that effectively utilizes existing utility infrastructure and does not place an excessive burden on Town utility services. Investment by the Town in water supply and waste management infrastructure and facilities should lead development to concentrate where feasible for developers.

7.2.5. The planning, phasing and development of water and sewer services will be based on:

- a) conformance with environmental regulations;
- b) the demand for services and the need for upgrading;
- c) the financial resources of the Town; and
- d) the logical extension of existing services.

7.2.6. In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.

7.2.7. All subdivision or development within new areas will require an analysis of existing municipal servicing capacity to evaluate the ability for the Town to adequately service new development. The Town shall minimize utility and infrastructure costs to the Town in areas which present special servicing problems.

7.2.8. For subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services through a servicing agreement. New subdivisions will be required to enter into a subdivision servicing agreement and all road and sidewalk construction must meet municipal requirements.

7.2.9. The Town shall ensure adequate water drainage throughout the Town and on new development sites to avoid flooding. New developments shall be required to assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.

7.2.10. Fire-fighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.

### **7.3. Transportation Policies**

7.3.1. Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.

7.3.2. New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property.

7.3.3. Consultation with the Railways shall be required when a potential development is proposed for:

- a) development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
- b) road and utility Infrastructure works which may affect a rail facility;
- c) transportation plans that incorporate freight transportation issues; and
- d) all new, expanded or modified rail facilities.

7.3.4. The Town should consult with the railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways should consult with the Town where facility expansions or changes may impact drainage patterns to adjacent uses.

## **Part 8. Inter-Municipal Cooperation and First Nations Engagement**



## 8.1. Objectives

- To consult and work with adjacent municipalities on regional land use matters and development proposals.
- Engage First Nations where there may be impacts on traditional lands and activities in and surrounding the Town.
- To consult with the neighbouring Rural Municipality of Monet No. 257, on land use matters and development proposals located along the fringe areas of the Town in order to minimize potential land use conflict.
- To work with surrounding municipalities to promote opportunities for regional service delivery



## 8.2. Policies

8.2.1. The Town will continue to work in partnership with other jurisdictions and other agencies as a means of providing and sharing services effectively and efficiently.

8.2.2. The Town of Elrose will continue to be involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services (fire protection, recreation, health care, emergency services and economic development).

8.2.3. Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing Community services that optimize use and cost-efficiency shall be encouraged.

8.2.4. Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively.

8.2.5. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within a municipality, or which cross municipal boundaries, including:

- a) managing and/or promoting growth and development;



- b) managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
- c) infrastructure, public service facilities and waste management systems;
- d) ecosystem, shoreline and watershed related issues;
- e) natural and human-made hazards; and
- f) population, housing and employment projections, based on regional market areas.

### **Joint Management Areas and Annexation**



8.2.6. The Town shall ensure that development and land use patterns which are adjacent or in proximity to Elrose, that may hinder the Town's expansion will be discouraged, or mitigated.

The Town will identify areas for future growth and annexation in the Rural Municipality of Monet No. 257.

8.2.7. Town will consult with the adjacent RM of Monet No. 257 on the use of land in future development priority areas identified by the Town, and work toward complementary annexation resolutions, should the addition of these lands be beneficial to the Town and region's needs. The Town and RM of Monet No. 257 will work together to ensure that potential developers are aware of their responsibilities with respect to development and infrastructure service costs.

8.2.8. Both the Town and RM of Monet No. 257 will work together, particularly with respect to development adjacent to Highway No. 4 and 44 to insure long term Highway plans and compatibility issues are addressed by any developer to both municipalities and appropriate government agencies.

8.2.9. Referrals from the Rural Municipality respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:

- a) the potential for land use conflict and compatibility with adjacent municipal development or planned development;
- b) the impact on future land use and the effect on municipal services and inter-municipal agreements for services to the rural area.
- c) the ability for either municipality to serve the area with adequate infrastructure at the time and in the future;
- d) the willingness of the developer to work with both municipalities to address the developments impacts.

## Part 9. Implementation

The following instruments will be used to implement the Official Community Plan.

### 9.1. Zoning Bylaw

In conjunction with the Official Community Plan, the Zoning Bylaw will control the use of land. The Zoning Bylaw will establish and prescribe uses for zoning districts and regulations which incorporate flexible zoning techniques.

### 9.2. Subdivision, Concept Plans and Phasing of Development

9.2.1. The Town directs the subdivision of land through the Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Official Community Plan and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over utility easements and leases.

9.2.2. Concept plans will be used to:

- a) provide preliminary plans for proposed development;
- b) guide the phasing of development;
- c) identify street and lot layouts;
- d) identify land uses and density of development; and
- e) determine the location and design of parks and pathways.

9.2.3. Development will proceed at a rate which meets residential, commercial and industrial land requirements. This will involve phased development that:

- a) occurs in an efficient and cost effective manner taking into consideration the Town's capital works program and financial capability;

- b) ensures a choice of location for building sites;
- c) is orderly and geographically continuous; and
- d) provides sufficient land so that market demands for land are met.

9.2.4. Whether there is a concept plan or not, Council may use a holding zone –Holding (H) – symbol to identify the zoning districts associated with future phases of development. Before removal of the H symbol to allow the next phases of development, Council will consider:

- a) the degree of completion of the previous phase;
- b) the construction of necessary off-site infrastructure;
- c) the completion of specified items in a servicing agreement; and
- d) the current demand for the new development.

### **9.3. Comprehensive Development Reviews**

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

- a) proposed land use(s) for various parts of the area;
- b) the effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- c) the location of and access to major transportation routes and utility corridors;
- d) the provision of services respecting the planning for future infrastructure within the Municipality;
- e) sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas; and
- f) appropriate information specific to the particular land use (residential, commercial or industrial).

9.3.2. Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required, including traffic studies, to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding

or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

## **9.4. Rezoning of Land**

9.4.1. Council will consider the following factors when dealing with applications to rezone, subdivide and develop land:

- a) conformity to the Official Community Plan;
- b) suitability of the site for the proposed development;
- c) compatibility of existing adjacent land use;
- d) provision of dedicated lands as may be required for subdivision;
- e) the Town's financial capability to support the development;
- f) the adequate provision and timing of development of municipal services; and
- g) the completion of a servicing agreement for onsite and off-site services.

## **9.5. Contract Zoning, Direct Control Districts and Planned Unit Development**

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

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

## **9.6. Servicing Agreement**

9.6.1. Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met or capital works and ensure that such infrastructure

development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or off-site levies required for a subdivision. Council may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.

9.6.2. Where a subdivision of land requires the installation or improvement of municipal services such as water treatment, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Town to cover the installation or improvements including, when necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

9.6.3. Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of off-site servicing charges.

## **9.7. Development Levy Bylaw**

9.7.1. Council may provide for a Development Levy Bylaw. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land Council may, by Bylaw, provide for the recovery of those capital costs.

9.7.2. Council may adopt a Bylaw that specifies the circumstances when off-site levies will apply to development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied.

9.7.3. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision off-site charges.

## **9.8. Building Bylaw**

9.8.1. In accordance with *The Uniform Building and Accessibility Standards Act*, the Town will ensure that building construction is regulated so that new construction is physically acceptable

to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

## **Part 10. Monitoring and Amendment**

### **10.1. Monitoring**

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

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

## **10.2. Amendments**

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



**Part 11. Effective Date of Bylaw**

**Ministerial Approval**

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

Council Readings and Adoption

Read a first time this	_____	day of	_____	2019
Read a second time this	_____	day of	_____	2019
Read a third time this	_____	day of	_____	2019
Adoption of Bylaw this	_____	day of	_____	2019

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
ADMINISTRATOR

\_\_\_\_\_  
Tim Cheesman, MCIP, RPP P. Ag (Retired).

## **Appendix “A” Future Land Use Map**

## **Appendix “B” Reference Maps**



**Appendix “C” Community Initiatives**

<b>Community Engagement</b>			
<b>IMPLEMENTATION</b>			
<b>Action Item</b>	<b>Issue to be Addressed</b>	<b>Priority Timeline</b>	<b>Key Participants/Stakeholder</b>
<b><i>Community Engagement</i></b>			
Develop Community Engagement/ Participation Processes	Hold public open houses, continue with updating website, newsletters and suggestion box and dialogue with residents	Ongoing	Council and Community
Review the 5-10-15 year Strategic Plan	Keeping current with changing needs of Community	Yearly review	Council and Community

<b>Economic Development</b>			
<b>IMPLEMENTATION</b>			
<b>Action Item</b>	<b>Issue to be Addressed</b>	<b>Priority Timeline</b>	<b>Key Participants/Stakeholders</b>
<b><i>Economic Development</i></b>			
Create a GIS database of land-uses for potential developers and residents	Enhance information for better decision making	Ongoing	Planning and Engineering Team and Developers
Establish an Economic Development Committee	Help focus on Elrose as a sustainable community and encourage investment development	Priority over next year	Committee of Councillors and Community Stakeholders

**Recreation**

<b>IMPLEMENTATION</b>			
<b>Action Item</b>	<b>Issue to be Addressed</b>	<b>Priority Timeline</b>	<b>Key Participants/Stakeholders</b>
<b><i>Recreation</i></b>			
Create a Recreation Services Inventory and Plan	Updating inventory and coordination of trails and walkways etc.	Ongoing	Adjacent Communities
Support Local groups fundraisers for Recreation	Support of Community Groups raising funds for recreation activities and facility upgrades	Ongoing	Council and other stakeholders
Develop Campground Options and Facilities options	Need for facilities in community		Council/Developers/Recreation Director

**Residential Choices**

<b>IMPLEMENTATION</b>			
<b>Action Item</b>	<b>Issues to be addressed</b>	<b>Priority Timeline</b>	<b>Key Participants/Stakeholders</b>
<b><i>Residential Choices</i></b>			
Create a housing data base/inventory for the	Improves Town management	Ongoing	Planning and Engineering Team and Staff
Increase the proportion of Multi-Residential Units Family Housing	Encouraging developers to address this need	Ongoing	Developers and Council
Increase Senior or Special Needs Housing	Need to address changing community needs	Ongoing	Work with all interested parties to promote housing options

Pursue Saskatchewan Housing Corporation Programs and Services	Need to address changing community needs	Ongoing	Work with all interested parties to promote housing options
Provide yard maintenance service provider information for seniors	Support community residents needs	Ongoing	Seniors groups and Town office personnel

### Education and Health

IMPLEMENTATION			
Action Item	Issue to be addressed	Priority Timeline	Key Participants/Stakeholders
<b>Education</b>	Work with School Division to ensure existing facilities are meeting needs of community and region	Ongoing	Council and School Division
<b>Health</b>			
<b>Health Services for Community</b>	Pursue developers to inform and encourage them to develop medical offices and attract practices and related services to community	Ongoing	Council, Developers and Economic Development Committee and Interest Groups, Health Region

**Infrastructure Management**

<b>IMPLEMENTATION</b>			
<b>Action Item</b>	<b>Issues to be addressed</b>	<b>Priority Timeline</b>	<b>Key Participants/Stakeholders</b>
<b>Water Supply</b>			
<b>Waste Water and Sanitary Sewage Infrastructure</b>	Lagoon capacity needs to be determined	Immediate	Council, Planners and Engineers and Public Works
<b>Inventory Waste Water Treatment Capacities</b>	Commission a Wastewater study to determine capacity	Immediate	Council, Planners and Engineers and Public Works
<b>Storm water Management</b>			
Prepare Storm-water Management Plans	Drainage planning needs to be addressed throughout community	Ongoing	Council, Engineer and Developers

**Emergency Response Planning**

<b>IMPLEMENTATION</b>			
<b>Action Item</b>	<b>Issues to be addressed</b>	<b>Priority Timeline</b>	<b>Key Participants/Stakeholders</b>
<b>Emergency Response</b>			
Update Emergency Response Plan	Safety	Ongoing	Council, Volunteer Fire Dept. and Fire Committee and Regional Committee
Prepare a Fire Master Plan that addresses current & future needs	Safety	Ongoing	Council, Volunteer Fire Dept. and Fire Committee and Regional Committee
Consult with RCMP to determine local policing	Safety	Ongoing	Council, Volunteer Fire Dept. and Fire Committee and Regional Committee

needs and capacities			
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**Transportation Planning**

IMPLEMENTATION			
Action Item	Policy Reference	Priority Timeline	Key Participants/Stakeholders
<i>Transportation Systems</i>			
Develop a road infrastructure Plan and upgrade prioritization list	Need to coordinate infrastructure improvements with developers and updating of all infrastructure	Ongoing	Council, Engineering, Public Works and Developers

**Appendix “D” Town of Elrose Infrastructure Capacities**

<b>POPULATION</b>	Current Projected population Maximum 6,000 (Westside and future development areas)
<b>CONNECTIONS</b>	Existing  Projected
<b>WATER SUPPLY</b>	Provided by Town of Elrose via recently completed Saskatchewan Landing Regional Water Pipeline.
<b>SURPLUS WATER CAPACITY</b>	?



<b>ANNUAL WATER TREATMENT</b>	R/O water
<b>SEPTIC TREATMENT</b>	Existing Lagoons with effluent irrigation
<b>SURPLUS SEPTIC CAPACITY</b>	Lagoons sized for XXXX, existing additional capacity of NIL. Town is reviewing lagoon renewal and treatment
<b>SOLID WASTE MANAGEMENT</b>	RM of Monet No. 257/Town of Elrose Transfer Site
<b>CURRENT ENGINEERING STUDY</b>	Town may engage consultant like Walker Projects to update sewer capacity and other engineering infrastructure
<b>PUBLIC WELLS OR WELL-HEADS</b>	N/A Part of SLRWPU
<b>WATER LINES / UTILITIES</b>	Good shape, with some looping required along Hwys # 4 and 44, reducing dead ends. New areas sized for growth.
<b>LAGOONS</b>	Further Options for treatment/expansion being considered
<b>CEMETERY</b>	No issues identified

Source: Town of Elrose,

## Town of Elrose – Engineering Assessment

Population: 496 (2016 Census)

The current population of Elrose is approximately 496 persons based on discussions with the Town. Using the 2016 Census population of 496 persons, this translates into an annual growth rate of 4.0% from the past Census. Attached to this report is a projected population chart using various growth rates. Assuming a growth rate of 3% will result in a projected population for Elrose of XXX persons in the year 2048 in 30 years. This number matches what the projected areas of development identified in the OCP on the west side of Town will support. We will use this number in assessing Elrose’s current infrastructure capacities.

### Connections:

Assuming 2.2 persons per household, there is approximately 247 residences in Elrose. If the population grows to XXX persons this translates to approximately XXX residences (an increase of XX residences). Given the above, the existing lands within the Town’s boundary will provide enough land area for a future population of XXX persons and easily accommodate Elrose’s future residential growth needs.

#### Water Demand, Supply, Treatment & Storage:

Assuming an Average Daily Water Demand of 300 L/cap/day translates into a current total demand of 660 m<sup>3</sup> per day (7.6 L/s). Using a peak factor of 2.4 gives a peak day requirement of 1584 m<sup>3</sup> (18.3 L/s). In 2048 with a population of XXX persons, the projected average and peak day demands are 1800 m<sup>3</sup>/day (20.8 L/s) and 4320 m<sup>3</sup>/day (50.0 L/s) respectively. The peak hour demands are currently 3135 m<sup>3</sup> /day (36.3 L/s) and projected peak hour demands are 8550 m<sup>3</sup>/day (99.0 L/s)

Elrose gets its treated water from the north Elrose portion of Saskatchewan landing regional water Pipeline (SLRWPU) Water Town of Pilot Butte via a recently completed pipeline along Highway No. 4. The treated water pipeline has a capacity of XXXX, which when combined with the Town's water reservoir has sufficient capacity to meet the current and future peak water demands. The Town may have to look at expanding their water reservoir in the future to meet two day average demand requirements and future fire flows. If a manufacturing plant or heavy water use industry locates to Town, then this would have to be re-evaluated.

Guidelines for water storage are two average day demand plus one hour of fire flow at 67 L/s. This calculates to 1561 m<sup>3</sup> current storage requirement and 3841 m<sup>3</sup> at full growth.

The water distribution mains are in relatively good shape though some looping along Highway No.4, should be done to reduce the number of dead ends. The mains within the newer subdivision(s) are sized to accommodate future growth.

In summary, Elrose's water system is in good shape and has sufficient capacity for the projected growth. If growth rates jump or a significant industrial user connects to the system, then the growth rates and capacity of the system should be reviewed at that time.

#### Effluent Disposal:

The sewage lagoon/effluent irrigation system was designed for a population of XXXX persons leaving some room for infill growth. However, wet weather in recent years has limited the need for irrigation and forced the Town to perform emergency discharges. These discharges are expensive and creates hard feelings with the landowners located downstream of the lagoons. For this reason, the Town is evaluating renewal and expansion and treatment options for the community.

The sewage collection system consists of 200 mm VCT pipe installed in the 1960's and 200 mm PVC installed in the newer areas of Town. The VCT pipe is approaching the end of its design life and the Town should undertake a camera inspection project to check the condition of this pipe. The joints especially are prone to separation and penetration by tree roots. If warranted, an annual replacement program would be a good idea prior to any road surfacing work.

In summary, Elrose's sewage treatment system is in need of renewal

#### Storm Water:

Drainage is handled primarily by surface drainage (major system). No problems or issues have been raised over the years so no upgrade work is anticipated. Future growth, however, should follow current standards and practices.

#### Growth Areas:

The Town should look at infill areas as the first areas of growth. These have the advantage of using existing infrastructure without the need for expensive capital projects such as lift stations. Two specific areas identified for growth as Future Residential Development on the west side of Town are readily serviceable. The projected population growth suggests the need for an additional XXX lots. The growth areas are summarized below:

#### Area 1: Future Residential Development (xxx lots)

- Existing pump sewage station was designed to service the remainder of the quarter
- Existing water lines were also sized to service the remainder of the quarter. Looping should be provided for future development (i.e.) easements or connecting streets to the west
- Drainage doesn't appear to be the problem
- Cost to service = \$20 M (developer's cost)

In summary, between infill lots and the growth areas identified, there is space for Elrose to achieve its growth targets.

## **Appendix “E” Development Proposal Example**

### **BERLIN DEVELOPMENTS LTD.**

Proposes

### **HEIDELBERG ESTATES**

### **MULTI-PARCEL DEVELOPMENT**

**A Complementary Phase of Hamburg Estates Phase IV**

Submission

Prepared for Town of Elrose

## **HEIDELBERG ESTATES MULTI-PARCEL DEVELOPMENT**

### ***INTRODUCTION***

This report is intended to express our client's interest in developing a quality high-density country- residential development within the Town of Elrose. This development would consist of the Development of Lot 1 of Block 2 of the NW XX-XX-XX-W2nd, to provide a total of 44-45 new residential sites within a planned unit development under condominium ownership on a 20 acre parcel.

In 1994 Berlin Developments Ltd. initiated a country residential proposal known as Hamburg Estates. That initiative was proposed in response to a perceived need in the market place for high-end country living. To date this development is over 80% sold.

Throughout the development process of the country-residential acreages, many clients expressed strong interest in a rural adult oriented residential condominium project which would complement the rural acreage development by Berlin Developments Ltd.

### ***PROPOSAL SUMMARY***

This initiative proposes to develop subdivided Lot 1 of Block 2 which is 20 acres into 44-45 single residential dwelling units in a planned unit development under condominium ownership. The market targeted would be adult oriented, with housing in the neighbourhood of \$300,000 - \$400,000 per unit. However, marketing will not be limited to this cross-section of the market as the need for even more affordable quality homes is recognized by Berlin Developments Ltd. Development control guidelines would be in place to address construction deadlines, minimum square footage, fencing, architectural controls, and other measures as deemed appropriate as in all Berlin Developments Ltd. A full provision of services is proposed, including surfaced internal roads, utilities and other amenities as required by this market. This would involve the provision of full water service, along with off-site waste management, a landscaping and drainage plan, lighting, common grounds, facility development, garbage removal, and all other amenities common to similar development in adjacent urban centres.

With the exception of an increase in traffic on XXXX Avenue, little demand will be added to municipal services. Impacts of development are minimized by the following:


- Water connection would be to the existing Town water line (subject to Town approval);
- Development of further capacity to the town sewage lagoon and sewage removal system would be undertaken and maintained by the developer;

- Power, gas and telephone lines exist in close proximity to the proposed sites;
- Internal roads would be surfaced, built to municipal standard; and
- The proposed subdivisions are on the existing garbage collection and haul route and convenient for similar solid waste removal weekly as in the adjacent urban centres.

Development of the residences and site would be undertaken by Berlin Developments Ltd.

### **MARKET ASSESSMENT**

Within the region there exists a sizeable population of the upper income 55+ age group. Within this group there exists considerable demand for country living experience. However, this group is not willing to forego the conveniences of urban amenities and expects a higher level of service than the rural acreage resident. The large numbers of individuals who have expressed interest in this type of development are those who either feel that a rural acreage home requires too much work or are dissatisfied with high density urban condominium developments.



*Target Market:  
Upper Income 55+ Age  
Group*

Developments catering to this market must combine a country residential atmosphere with the high level of amenities required. These amenities include quality potable water and sewage handling, good local roads, a sense of community, local natural amenities and space, while at the same time in close proximity to the town, all amenities presently provided for in Hamburg Estates.

The minimum 50' x 110' individual parcel size has been selected primarily in response to market demand and experience with urban developments. Second only to the level of services offered, the lot size is the second most important consideration for those interested in country residential living. The response by this age group has created a demand for a large enough lot to provide a minimum 1,200 square foot bungalow with garages for vehicle R.V. parking area while retaining a manageable individual yard for landscape and patio amenities.

Another aspect of this market is a strong preference for a '**sense of community**', which

is even stronger than in the previous Hamburg Estates Developments. Subdivisions that project a sense of community tend to sell quicker, experience a significantly slower turnover rate, and are generally better maintained properties.

Given these market characteristics and continued rural housing demand, it is important to note that this location has proven to be extremely attractive. No other rural residential developments exist that offers such an appealing location close to the town, adjacent to urban centres, golf courses, medical facilities, recreation and shopping, etc.

### ***PROPOSED IMPROVEMENTS***

The following development controls and improvements are proposed for this development:

- Potable water will be provided through a connection to Municipal water;
- Sewage will be handled by an internal collection system with an off-site lagoon to be maintained by the developer and located the appropriate distance as per WSA, Saskatchewan Health and Sask Environment regulations;
- Internal roads will be Surfaced or Double chip sealed and built to municipal standard and will include individual access;
- Each individual building parcel will be serviced by power, natural gas, telephone, and cable;
- Architecturally controlled fencing will be installed required around the property;
- Landscaping and common recreation and amenity space will be done by Berlin Developments Ltd. which will accentuate the rural feeling and also provide a common recreation centre and games area;
- Surfaced R.V. parking; and
- Minimum dwelling size shall be as follows:

**TABLE C2A: MINIMUM DWELLING SIZE**

HOUSE TYPE	PHASE"
Bungalow	1,200 Ft <sup>2</sup>
Bi-Level	1,200 Ft <sup>2</sup>
Split	1,200 Ft <sup>2</sup>

Two-Storey	1,600 Ft <sup>2</sup>
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- All housing will be single detached dwellings, architecturally controlled;
- All dwellings will feature a minimum two car attached garage;
- Vinyl siding or stucco will be a minimum requirement; and
  - Accessory buildings will require Developer approval.

## ***PROJECT PHASING***

**TABLE C2B: PROPOSED DEVELOPMENTS**

(Subject to Official Community Plan and Zoning Bylaw Review and Amendments)

DEVELOPMENT PHASE	PROPOSED DATE
Development Approval	Summer 2010
Lot Sales	Post Approval
Road Grading/Street Surfacing	Summer 2010
Power, Natural Gas (to each lot)	Summer 2010
Water Connections	Summer 2010
Sewage Lagoon and System Construction	Summer 2010

The cost of tying each residence into power and natural gas, water and sewer and cable and telephone will be included in the purchase price.

## ***IMPACT ASSESSMENT***

It is anticipated that given the location, proximity to amenities, and services, impact to the Town and Rural Municipality of Monet No. 257 and adjacent land owners will be positive, as the hard surface road development on XXXX Avenue has



mitigated concerns over dust and improved adverse weather road conditions.

The parcel of land involved is Class 4 land. This land has severe limitations that restrict the range of crops that can be grown. This is primarily due to the sandy structure of the soil. Much of the land proposed is covered with poplar and aspen bluffs, which are ideally suited to country residential development and in fact will be incorporated in the design.

In addition, Berlin Developments has recognized the need to utilize land efficiently and the negative impact of consuming large tracts of rural land. Therefore, it was felt that this concept would utilize part of an existing developed area. We also recognize the innovative concept will require a review of the existing Official Community Plan and Zoning Bylaw provisions. In addition, we recognize the need to participate in public consultation with all affected stakeholders and the adoption of a structure and / or concept plan for the area.

The proximity to major amenities for this market niche is excellent, as several golf courses are located nearby - along with proposed on-site recreational amenities in a country setting, and convenient surface access to Highway No. 1 and Hwy 46 and the City.

It is anticipated that XXXX Avenue will carry the vast majority of traffic from the residential development. The convenience of using XXXX Avenue to Heidelberg Estates households is anticipated to be high, given the short travel distances involved and the route's superior road design and snow removal services.

The developers will be building the residences to ensure quality and compatible development. Development would occur within one year, thus ensuring an orderly and timely rate of development.

Any required municipal servicing and development agreements will be entered into in order to clearly define areas of responsibility.

**Any municipal reserve requirements will be addressed to the Rural Municipality. In addressing the Official Community Plan requirements, the following separation distances and uses have been respected, including separation from:**

- Intensive livestock operations;

- Hazardous industry;
- Rural industrial zone;
- Sewage lagoon sites; and Solid waste disposal sites.

**No development will be allowed on lands with:**

- High aggregate potential;
- Designated as conservation areas;
- Significant wildlife habitat;
- Cultural or historic significance;
- On environmentally sensitive areas;
- High agricultural capability; and
- Natural Hazard conditions.

## **MARKETING STRATEGY**

Berlin Developments Ltd. will use its proven marketing strategy which consists of:

- A prominent sign on the corner of the development;
- A sales office will be open adjacent to Berlin Developments' principal residence. The sales office/show room will be staffed from 1 p.m. to 5 p.m., seven days per week during peak seasons;
- A visual rendering in the show home will outline the proposed development in its fully developed stage;
- Brochures and advertising as in all Berlin Developments;
- Individual signs will be erected on site indicating relevant information;
- Financing for individual purchasers will be made available;
- A broad promotion campaign involving television, radio and print media will continue;

- Sales would be open to members of the area Real Estate Board's multiple listing service; and
- Refunds will be provided if construction is not initiated within one year.

### ***LAND USE POLICY AND ZONING IMPLICATIONS***

It is recognized that this development scenario is new to the Town of Elrose and RM of Monet; however, similar developments have been undertaken around the communities of Outlook and Rosetown and City of Swift Current. This particular development would require amendments to the policy plan; however, the basic intent of accommodating multi-parcel residential uses would seem compatible. The issue of densities and site sizes would require change. This development would be ideally suited to the use of 'Direct Control District' or 'Contract Zoning' provisions. As in other developments, a suitable contract zoning, servicing, and development agreement could be developed to protect all parties.

The condominium ownership issue should not affect land use considerations, however, would serve to enhance the option for an 'organized hamlet' process for the Hamburg Estates area. The concept of providing higher density and high recreational amenity development, while at the same time retaining a rural emphasis, is not inconsistent with the multi-parcel higher density provisions of the Official Community Plan.

In addition, by incorporating this proposal into an existing development, it would not be inconsistent with separation distance provisions.

### ***SERVICING COSTS***

Servicing costs have been prepared and illustrated below in both summary and detailed formats. The cost estimate was based on the assumption that the water supply system would entail the construction of a distribution system connected to the Municipal water service on XXXX Avenue presently ending at the Hamburg Estates, and the construction of an entirely independent sanitary sewer system with the acquisition of land for a sewage lagoon, north of the development.

The servicing costs reflect the expected level of service for such a development. Landscaping plans and costs have not been included in the proposal at this time as the layout will be modified to address the natural environment.

<b>Table C2C: Summary Cost Estimate</b>	
<b>WATER DISTRIBUTION</b>	\$70,760.00
<b>SANITARY SEWER</b>	\$62,320.00
<b>SANITARY FORCEMAIN &amp; LIFT STATION</b>	\$94,240.00
<b>BUILDING SERVICES</b>	\$40,370.00
<b>WATER SUPPLY LINE</b>	\$95,000.00
<b>SEWAGE LAGOON</b>	\$230,000.00
<b>ROUGHGRADING</b>	\$14,700.00
<b>ROAD CONSTRUCTION</b>	\$148,830.00
<b>UTILITIES (TELEPHONE, ELECTRIC, GAS)</b>	\$99,000.00
<b>STREET LIGHTS</b>	<u>\$22,400.00</u>
<b>SUB-TOTAL SERVICING</b>	\$877,620.00
<b>ENGINEERING AND CONTINGENCY (15%)</b>	<u>\$131,380.00</u>
<b>TOTAL DEVELOPMENT COST</b>	<b>\$909,000.00</b>

Note: Does not include cost of access road to lagoon.

<b>TABLE C2D: DETAILED COST ESTIMATE</b>			
<b>Water Distribution System</b>			
	150 dia Water main	835 x \$56.00	\$46,760.00
	Fitting, Bends and Valves	L.S.	\$5,000.00
	Hydrant c/w Tees, Leads and Thrust Blocks	6 each x \$2,500.00	\$15,000.00
	Tie in to Proposed Water Supply Line	L.S	\$1,000.00
	Pressure Test		<u>\$3,000.00</u>
	<b>Sub- Total Water Distribution System</b>		<b>\$70,760.00</b>

<b>Sanitary Sewer System (Based on 3.5 - 4 metre depth)</b>	200 dia PVC	760 L.M. x \$57.00	\$43,320.00
	Manholes (complete with bases, barrels, frames and covers)	8 x \$2,000.00	\$16,000.00
	Television Inspection	L.S.	<u>\$3,000.00</u>
	<b>Sub- Total Sanitary Collection System</b>		<b>\$62,320.00</b>
<b>Sanitary Force Main System</b>	Sewage Pumping Station	L.S	\$65,000.00
	Tie in to Pumping Station		\$1,000.00
	100 mm Sewage Forcemain	765 L.M. x \$26.00	\$19,890.00
	Pressure Test	L.S.	\$3,000.00
	Fittings	L.S.	\$300.00
	Air Release Valve	1 Each	\$500.00
	Roadway Crossing (by Coring Method)	25 L.M. x \$130.00	\$3,250.00
	Chain Link Fencing for Pumping Station	L.S.	<u>\$1,300.00</u>
	<b>Sub- Total Sewage Forcemain System</b>		<b>\$94,240.00</b>
	<b>Building Services</b>	19 mm Copper	440 L.M. x \$14.00
Fitting (main stop, curb stop, curb box and rod and marker)		44 Each x \$160.00	\$7,040.00
Sanitary Services 150 mm PVC		435 L.M. x \$40.00	\$1,750.00
Sewer Fitting (saddle & plugs)		Saddle 44 Each x \$40.00	\$660.00
Trenching and Compaction		440 L.M. x \$40.00	\$17,600.00
<u>Services to Recreation Centre</u>			
Water (50 mm PE) Service		40 L.M. x \$5.00	
Fitting (main stop, curb stop etc)	L.S.		

	Sanitary (150 PVC) Service	40 L.M. x \$10.00	
	Sewer Fittings (saddle & plugs)	Saddle - 1 Each	\$35.00
		Plug - 1 Each	\$15.00
	Trenching and Compaction	40 L.M. x \$40.00	<u>\$1,600.00</u>
	<b>Sub- Total Building Services</b>		
<b>Water Supply Line</b>	(150 HDPE) (1,900 Metres Length)		
		1,900 L.M. x \$50/m	<u>\$95,000.00</u>
	<b>Sub-Total Water Supply Line</b>		<b>\$95,000.00</b>
<b>Sewage Lagoon Construction</b>			
	1 L.S.		<u>\$230,000.00</u>
	<b>Sub- Total Sewage Lagoon Construction</b>		<b>\$230,000.00</b>
<b>Rough Grading</b>	44 Homes x \$300.00/Lot		\$13,200.00
	1 Centre x \$1,500.00		<u>\$1,500.00</u>
	<b>Sub- Total Rough grading</b>		<b>\$14,700.00</b>
<b>Road Construction</b>			
	Topsoil Stripping	13,500 m x \$0.60	\$8,100.00
	300 dia C.S.P. Culverts Installation	40 L.M. x \$80.00	\$3,200.00
	Common Excavation	10,000 m <sup>3</sup> x \$2.50	\$25,000.00
	Sub grade Preparation	7,500 m <sup>2</sup> x \$0.50	\$3,750.00
	150 mm Sub base	7,400 m <sup>2</sup> x \$2.80	\$20,720.00
	150 mm Base	7,000 m <sup>2</sup> x \$5.00	\$35,000.00
	Asphalt Primer	6,500 m <sup>2</sup> x \$0.50	\$3,250.00
	50 mm Hot Mix Asphalt	6,500 m <sup>2</sup> x \$6.00	\$39,000.00

	Manhole Adjustment c/w Slurry Mix Backfill	8 Each x \$450.00	\$3,600.00
	Valve Adjustment c/w Slurry Mix Backfill	7 Each x \$250.00	\$1,750.00
	Finish Grading of Topsoil Seeding	6,400 m <sup>2</sup> x \$0.65	<u>\$5,460.00</u>
	<b>Sub- Total Road Construction</b>		<b>\$148,830.00</b>
<b>Utility Servicing to 45 Units</b>	SaskTe1 (400ILot), SaskPower (1,300 Lot), SaskEnergy (500ILot) L.S.		<u>\$99,000.00</u>
	<b>Sub- Total Utility Servicing</b>		<b>\$99,000.00</b>
<b>Street Lights</b>		16 x \$1,400.00	<u>\$22,400.00</u>
	<b>Sub- Total Street Lights</b>		<b>\$22,400.00</b>