

# Official Community Plan

Bylaw No. 1-2024

Village of Lipton, Saskatchewan



Source: Olivia Tomcala (2022)

**Prepared By:**



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**BYLAW NO. 01-2024**

A Bylaw of the Village of Lipton to adopt an Official Community Plan. The Council of the Village of Lipton, in the Province of Saskatchewan, in an open meeting assembled enacts as follows:

- 1) Pursuant to Section 29(1) of The Planning and Development Act, 2007 the Council of the Village of Lipton hereby adopts the Village of Lipton Official Community Plan, identified as Schedule "A" to this Bylaw.
- 2) The Mayor and Administrator of the Village of Lipton are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this Bylaw.
- 3) That Bylaw No. 1-1994 known as the "Basic Planning Statement", and all amendments hereto, are hereby repealed.
- 4) This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a second time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a third time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Adoption of Bylaw this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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Village Administrator

Certified a True Copy of the Bylaw adopted by  
Resolution of Council On the \_\_\_\_\_ day of  
\_\_\_\_\_, of the year \_\_\_\_\_.

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Village Mayor

**ACKNOWLEDGEMENTS**

The Village of Lipton is very appreciative for all the Village residents, businesses, agencies and organizations for their insight and contributions which formed the basis of the Official Community Plan. The information gathered throughout the public engagement has provided valuable information which has inspired and influenced the visions and policies outlined in the Official Community Plan.

The Village of Lipton would like to acknowledge it is situated on Treaty 4 lands and the traditional territory of the Cree and Saulteaux, Assiniboine and Métis.

**Prepared By:**

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## Organization of the Village of Lipton's Official Community Plan

*The following is intended for information only and does not form part of the Village of Lipton Official Community Plan.*

The OCP establishes the vision for the Village of Lipton with objectives and policies to guide the Village's growth and development now and into the future. This document provides Council with a means of evaluating development proposals and formulating decisions.

This Plan is organized into six (6) sections:

**Section 1.0** contains basic information on the purpose of this OCP, legislative authority and the Plan structure.

**Section 2.0** provides information regarding the Village of Lipton in its existing form and the local planning context.

**Section 3.0** presents the findings from the public engagement opportunities and lists the community priorities generated from the findings.

**Section 4.0** contains the community vision statement along with key principles. In addition, this section provides the objectives and policies for future growth.

**Section 5.0** contains specific land use policies for general development and specific land uses types such as residential, commercial, industrial, etc.

**Section 6.0** discusses the various planning tools available to use for the implementation of this OCP.

## What Happens if You Can't Meet the Requirements in the OCP?

Sometimes it is not possible to meet all the requirements in the Official Community Plan and therefore, a permit or approval cannot be issued. What would be the next steps? Firstly, you could review and revise your development plans in order to meet all the requirements in the Official Community Plan. If there is no possibility of revising the development plan, then you should discuss with the Village Administrator the other options that may be available such as an application to amend the Official Community Plan or Future Land Use Map.

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## 1. Introduction

### 1.1. Area Covered by the Plan

This Official Community Plan (hereinafter referred to as the “OCP” or the “Plan”) applies to the Village of Lipton (hereinafter referred to as the “Village”), encompassing all land within village boundaries. The Plan serves as a guiding document for land use planning through policies that will enable development to occur strategically in a manner that is in line with the vision, goals, and objectives as outlined in this Plan.

### 1.2. Enabling Legislation

*The Planning and Development Act, 2007* (PDA), provides the legislative framework for the preparation and adoption of this Official Community Plan. Section 32 requires that an OCP contain statements of policy with respect to:

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

In addition, Section 8 of the PDA provides that every OCP must be consistent with *The Statements of Provincial Interest Regulations, 2012* (SPI) which address the following:

- Agriculture and Value-Added Agribusiness;
- Biodiversity and Natural Ecosystems;
- First Nations and Métis Engagement;
- Inter-Municipal Cooperation;
- Mineral Resource Exploration and Development;
- Public Safety;

- Public Works;
- Recreation and Tourism;
- Residential Development;
- Sand and Gravel;
- Shore Lands and Water Bodies;
- Source Water Protection;
- Transportation;
- Community Health and Well-being; and,
- Economic Growth.

This Plan meets the requirements for municipal policies in accordance with the PDA and SPI.

### **1.3. Purpose of the Official Community Plan**

The OCP outlines the community's vision for the future. It guides decisions relating to planning and development in the Village. It provides a framework for the physical, environmental, economic, social and cultural development of the village through the elaboration of a vision statement and the articulation of policies to reflect the vision and strategy. It is intended to guide the Village for a period of about twenty years. The OCP is implemented through the regulations in the Zoning Bylaw.

This OCP will provide goals, objectives and policies to help guide the use of land and future development. Goals are general statements of desired outcomes of the community and are long term and therefore usually have no completion date. Objectives have an achievable end that will help the Village progress towards the goal. Policies create a course of action to achieve the objective and ultimately fulfill the goal. All development shall conform to the goals, objectives and policies contained within this Bylaw.

Site specific details and requirements such as landscaping and development standards, permitted and discretionary uses in certain areas, will be provided in the Town's primary implementation tool, the Zoning Bylaw (ZB). The ZB will support and implement the policies and intent of this OCP. Another important aspect of this Plan is the Village of Lipton's Future Land Use Map (Appendix A), which establishes land uses for the entire Village and forms part of this OCP. This map services as a high-level overview of the spatial relationships between a wide variety of future land uses and activities.

## 1.4. Plan Structure

The OCP is divided into the following five (6) sections:

### 1. INTRODUCTION

Contains basic information on the purpose of this OCP, legislative authority and the Plan structure.

### 2. PLAN CONTEXT

Provides information regarding the Village of Lipton in its existing form and the local planning context.

### 3. PUBLIC ENGAGEMENT & COMMUNITY PRIORITIES

Presents the findings from the public engagement opportunities and lists the community priorities generated from the findings.

### 4. VISION, KEY PRINCIPLES & GROWTH

Contains the community vision statement along with key principles. In addition, this section provides the objectives and policies for future growth.

### 5. LAND USE & DEVELOPMENT POLICIES

Contains specific land use policies for general development and specific land uses types such as residential, commercial, industrial, etc.

### 6. PLANNING TOOLS & STRATEGIES

Discusses the various planning tools available to use for the implementation of this OCP.

### REFERENCE MAPS

A series of reference maps attached in Appendix A provide supplementary information. These maps may be updated periodically following the carrying out of a public consultation process to consider the proposed alterations. Council must approve of any changes to the maps and all changes and updates are subject to approval by the Ministry of Government Relations.

Maps are included to help readers navigate the physical spaces indicated in this plan. 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.

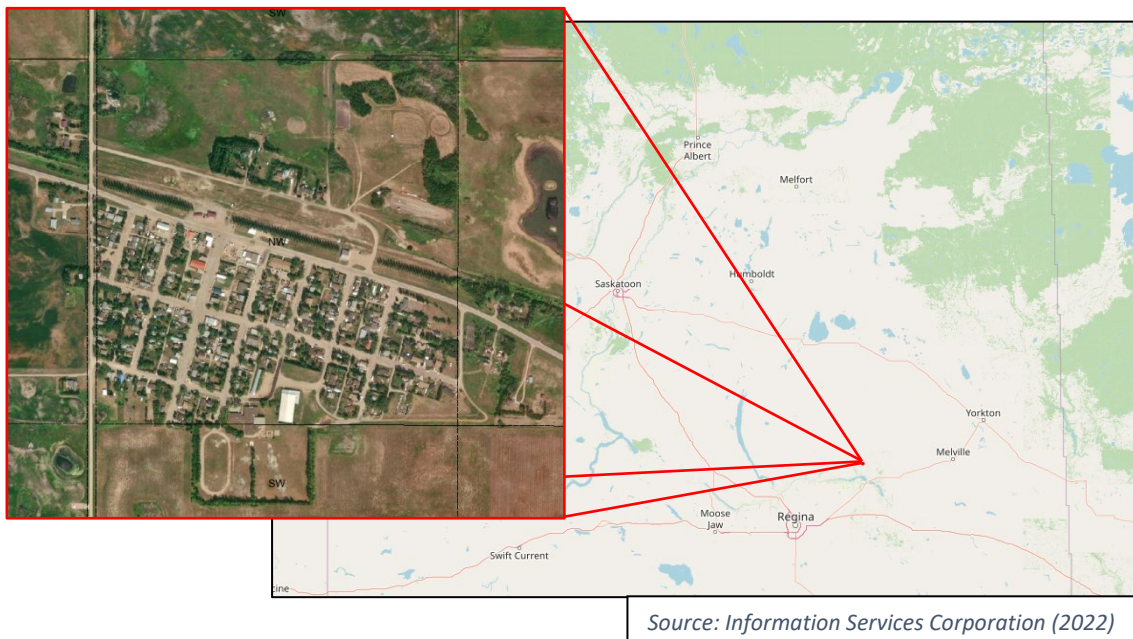
## 2. Village of Lipton Today

This chapter provides a summary of the entire community and its various resources. The location, natural environment, population, infrastructure, current land uses, and regional planning context act as a baseline for the OCP. Future land use requirements are derived from this data, along with policies not only to attract new residents to live, work, and play in Lipton, but also to attract developers and business to boost the local economic sector.

### 2.1. Location and Regional Context

The Village of Lipton is located in southern Saskatchewan within the Rural Municipality of Lipton No. 217 (Figure 1). The nearest cities are Regina at a population of approximately 250,000 and Melville at a population of approximately 4,500. Both Cities are located approximately 90 kilometres from Lipton,

Figure 1 - Village of Lipton Location



Regina to the southwest and Melville to the east.

Town of Fort Qu'Appelle, to the south in the Qu'Appelle River Valley is the nearest community that provides additional services such as a primary health care centre, pharmacy, protection services, grocery store, restaurants, laundromat, and professional services.

The Village municipal boundary currently covers an area of 0.66 square kilometers (164 acres). This boundary area is subject to change as the Village alters its boundaries.

#### 2.1.1. Historical Context

Although the earliest accounts of Lipton, Saskatchewan begin in the early 1880s when settlers began to file land claims and started calling this land home, there is a significant amount of history of First Nations communities living in the area for over 10,000 years. The first signings of Treaty 4 occurred in

## Village of Lipton Official Community Plan 2024

nearby Fort Qu-Appelle in 1874. Lipton was later incorporated as a Village in 1905 with a population of 160.

Lipton has a rich and varied history that reflects the adventurous spirit of its pioneers. Once the end of the railway line, Lipton served as a vital center for the homesteaders in the region. The store offered everything from food to hardware supplies, and the land agent and post office were also based there. The town was named after Sir Thomas Lipton, a famous British tea merchant and yachtsman, who inspired many settlers to seek new opportunities. Lipton has always been a proud and welcoming community that values its heritage and diversity. To this day, the diverse backgrounds of the early settlers can be seen in the local Lipton residents. It is the diversity and heritage that makes Lipton a great place to call home!



Source: Olivia Tomcala (2022)

The Village can be characterized as a typical prairie community, with development originating near the Canadian Pacific Railway. Adjacent and perpendicular main street provides a large portion of the services the town has to offer. In general, the former Canadian Pacific Railway and Highway 22 traverse the Village in an east-west direction, splitting the Village in half. The Village mainly consists of single unit dwellings to the south of this railway, while the north generally remains undeveloped.



Throughout the 1900s, automobile traffic gradually replaced railway travel, leading to the dismantling of the rail line that crossed the Village. As a result, automobiles became the main way of accessing and leaving the Village.

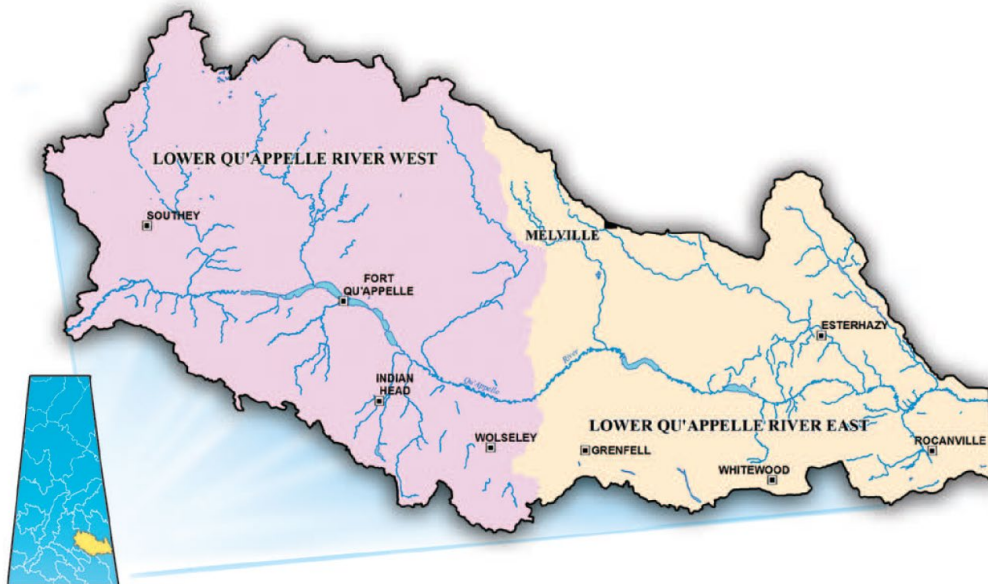
Like most small communities, the Village faces many challenges moving forward. Aging infrastructure and capacity issues will require dedicated funding. An affordable and diverse housing supply is necessary to stimulate growth. Commercial and community services will be desired to improve the standard of living.

## 2.2. Natural Environment

The Village of Lipton is within the Lower Qu'Appelle Sub-Watershed (Figure 2) and within the Prairie Ecozone and Aspen Parkland Ecoregion which is characterized by rolling topography with deep rich soils that are the most productive agricultural lands in Canada's prairies. The landscape is pocketed with many shallow depressions with small lakes, ponds, and prairie sloughs. This provides for a relatively flat landscape throughout the Village with only a 6 metre (20 ft) elevation difference with land generally sloping from the north-east to south-west.

Lipton lies above the Hatfield Valley Aquifer. Groundwater is the primary source of drinking water for the majority of communities in the region. Source water protection of both the quality and quantity of ground water is extremely important. Lipton must be diligent about protecting the aquifer from contamination.

Figure 2 - Lower Qu'Appelle Sub-Watershed

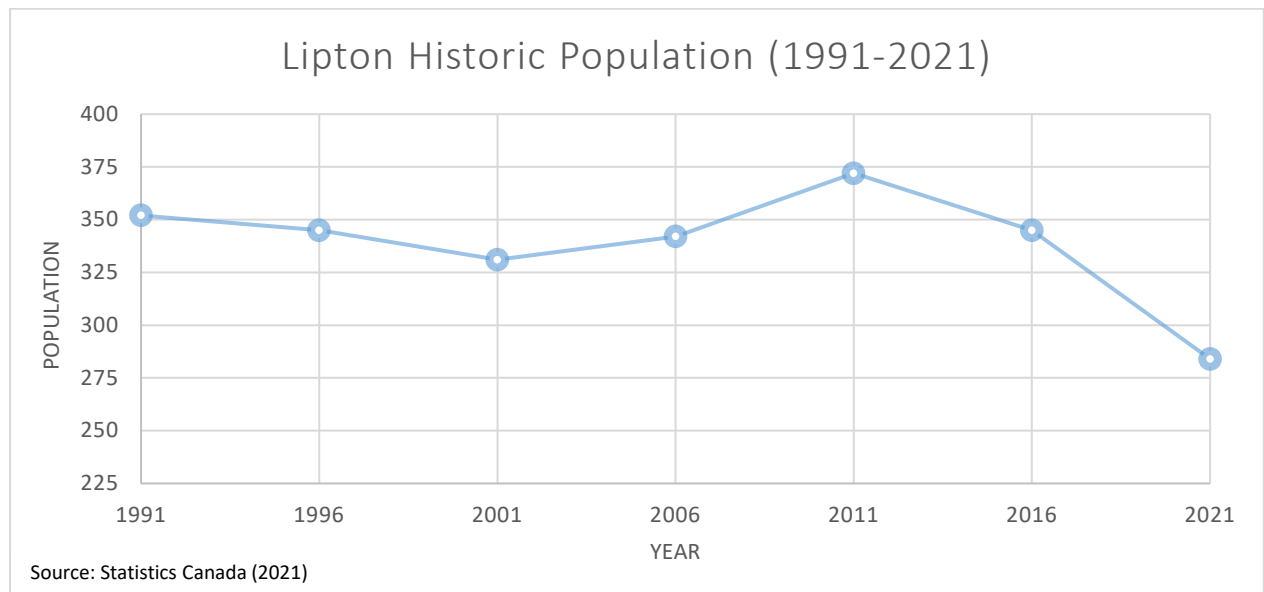


Source: Lower Qu-Appelle River Watershed Plan (2013)

## 2.3. Population

According to the 2021 Canadian Census, the Village of Lipton reported a population of 284, living in 135 private dwellings, and an average household size of 2.1. The population has fallen by approximately 19.3% since the 1991 census when 352 people were reported to be living in Lipton; and, a 17.7% decrease from the 2016 Census when 345 people were reported to be living in Lipton.

The Village reached an all-time high in 2011 when there were 372 residents. However, the Village completed a municipal census in 2022, with a population of 333. The municipal census will be incorporated into the population projections and land use forecasts.



## 2.4. Infrastructure

### 2.4.1. Utility Services

Utility Services for the Village are provided and operated by provincial utility agencies including SaskTel, SaskPower, and SaskEnergy.

### 2.4.2. Water Distribution System

The Village of Lipton relies on ground water under the influence of surface water as the municipality's raw water supply source. The Village relies on one main well for potable water from the Hatfield Valley Aquifer. This well is located near the intersection of Watson Street and Shamrock Avenue. The well system was updated in 2018 with the installation of a new pitless adaptor, pump motor and check valve. The potable water distribution system throughout the Village consists of an estimated 4.2 km of waterlines.

In 2017-2018 the municipality completed a \$1.3 million upgrade to the existing water treatment plant (WTP) located at the intersection of Shamrock Avenue and Watson Street. These upgrades included increasing the size of the WTP building and reservoir, as well as the replacement of the gravity filtration system to a reverse osmosis system.

The old storage reservoir was built in the mid to late sixties and has a storage capacity of approximately 300 cubic metres (65,991 Imp. Gal.). In 2018, an addition to the reservoir was constructed, adding approximately 130 cubic metres (28,596 Imp. Gal.) of water storage capacity.

Additionally, the Village owns and operates 16 hydrants, installed on 150 mm (6 inch) water lines.

### 2.4.3. Wastewater Disposal System



Source: Evan Wight (2022)

The Village wastewater system is managed through gravity flow piping networks and lift station operations. The gravity flow system flows to the southwest corner of the Village, following the prevailing ground profile in the area. At the intersection of Boundary Road and the lagoon access road, the network flows west, where a lift station pumps the wastewater to a 2-cell lagoon treatment system. The first or primary cell provides primary treatment for the

sewage, and the secondary cell provides tertiary treatment and storage for treated wastewater. Under normal operating conditions, facultative lagoons are discharged twice annually. However, in recent years the Village has required additional releases to prevent overflow.

The current active lagoon treatment system is located west of Lipton in the NE ¼ Sec. 27 – Twp. 22 – Rge. 14 – W2Mer. and has significantly less capacity to meet current and future design guidelines.

The Village purchased land south of the lagoon in 2022 for future expansions. Expansions are expected to occur in 2024 with help from Investing in Canada Infrastructure Program (ICIP) funding.

#### 2.4.4. Storm Water Conveyance

The Village of Lipton currently manages storm water through three primary systems:

- 1) An underground storm sewer system that conveys storm water to an outlet located adjacent south of Boundary Road and Erin Avenue;
- 2) Two catch basins that pump out slowly to the highway ditch and then to the natural drainage flow. The catch basin on Fife Street goes west, and the basin on Miller Street goes east; and,
- 3) Surface drainage that conveys into stormwater to grass ditches, the minor storm system and other low-lying areas.

Drainage within the Village flows east to west, outletting into existing sloughs and wetlands identified south of Erin Avenue adjacent to Boundary Road. The water drains into a standing waterbody located west of Boundary Road.



#### 2.4.5. Solid Waste Collection

The Village's solid waste collection is provided through the North Valley Waste Management Authority Inc. They also provide recycling services in the form of a depot within the Village.

Lipton provides an organic drop off location on the west edge of town along the road to the lagoon treatment system.

#### 2.4.6. Protective Services

Lipton has fire services located as part of the Village office. This service operates primarily under a volunteer basis. The nearest health and ambulance services are in Fort Qu'Appelle. The nearest RCMP detachment is also located in Fort Qu'Appelle.

#### 2.4.7. Road Network

It is a primary interest of the Village to ensure proper roads, services, and utilities are provided to the Village residents. Encouraging development where roads and services already exist will reduce additional demands on the municipal road network and utilities thereby reducing potential costs to the ratepayers.

Highway 22 is a paved two-lane arterial bisecting the Village from east to west allowing residents of Lipton to access nearby communities and larger centres for additional services. The primary thoroughfares in Lipton such as Main Street and Shamrock Avenue are paved while the secondary streets north of Railway Avenue such as Boundary Road and Elevator Road are graveled.

Provincial Highway junction 22 & 35 is located approximately 1 km to the east of Village boundary.

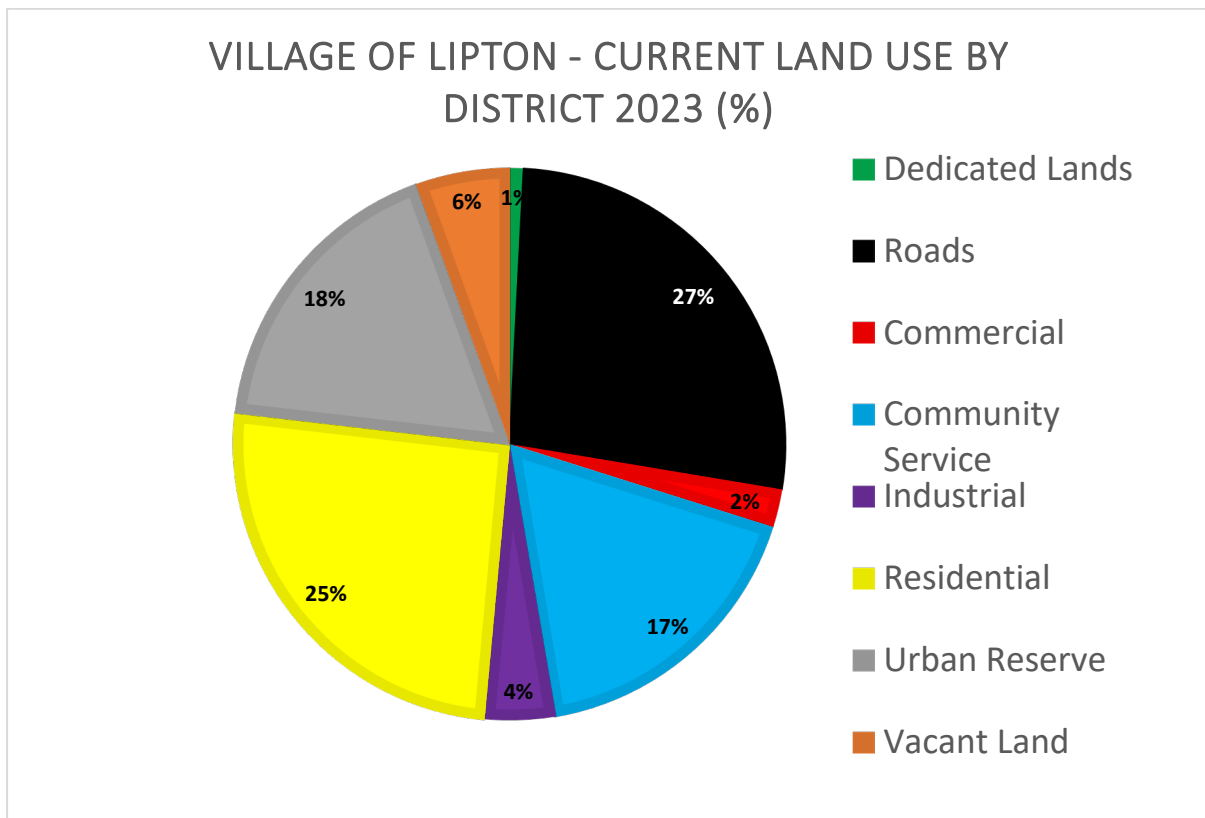
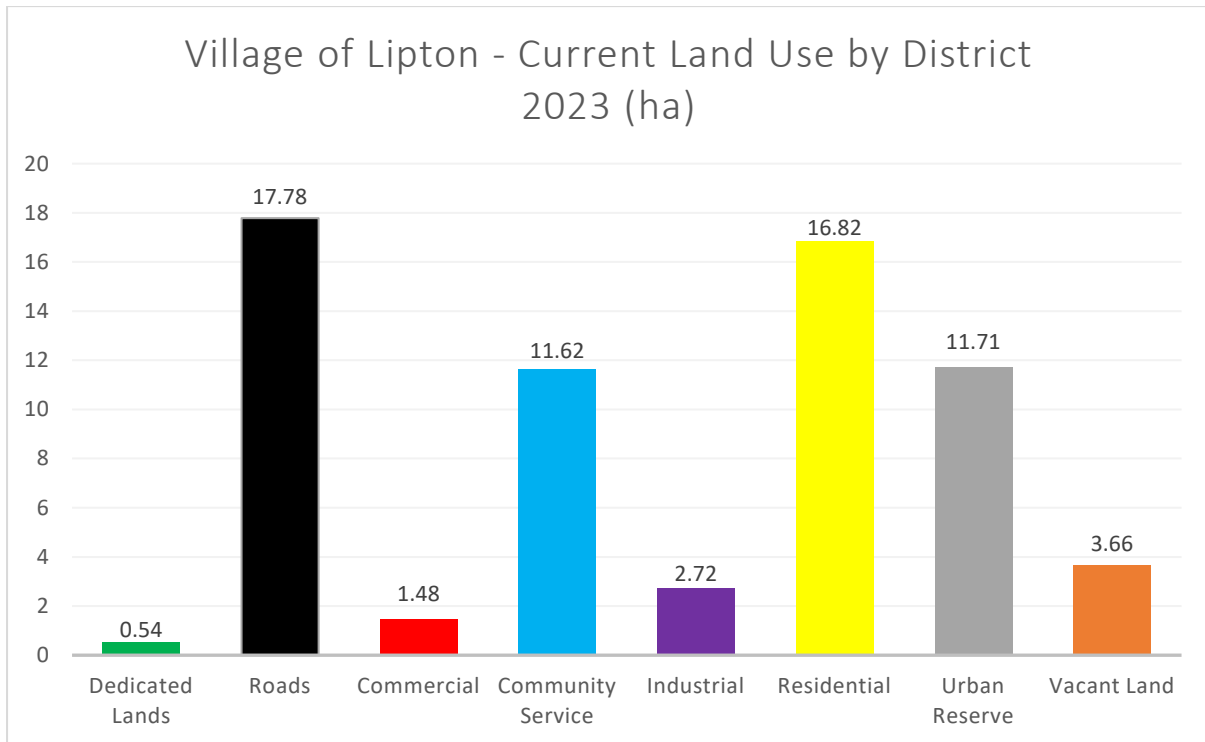
### 2.5. Existing Land Use

There is currently 66.33 net hectares of land within Lipton's borders as shown in the charts below, and on the Current Land Use Map in Appendix A. As a small rural village, the primary use of land other than for roads and infrastructure is residential, specifically single-detached dwellings. Additionally, there are several commercial and industrial land uses along Main Street and Railway Avenue. There are areas within the Village designated as Community Service containing recreational and institutional uses such as the mud bog grounds, baseball diamond, curling rink, hockey arena, recreation centre, school, and place of worship.

A Current Land Use Map is included in Appendix A showing the location of all land use groups as they exist in 2023. Parcels not assigned a land use category represent vacant land.



Source: Evan Wight (2022)



### 2.5.1. Residential

The Village of Lipton is primarily a single-detached residential community with a current housing stock of 154 dwelling units, 137 of which are occupied. Residential land uses make up approximately 16.82 net hectares or 25 percent of the total land area within Lipton’s municipal boundaries. With the exception of a few lots, all residential development is located south-west of Highway 22 and the old rail line.

A large majority of Lipton’s housing stock is made of single-detached dwellings consisting of low density and large lots, with the exception of Lipton Lodge, a multi-family senior’s housing complex.



Source: Olivia Tomcala (2022)

### 2.5.2. Urban Reserve

The next largest land use in Lipton occupying 11.71 net hectares or 18 percent of the total land area is designated as urban reserve. These are lands that are currently undeveloped and have maintained their agricultural character. All urban reserve land is currently located in the northwest corner of Lipton.

### 2.5.3. Community Service

There are several community service land uses within Lipton making up 11.62 net hectares or 17 percent of the overall developed lands. These include the recreation and mud bog grounds in the northeast corner of Lipton, the RM and Villages offices, arena, curling rink, Lipton Hall, Lipton Evangelical Church, Royal Canadian Legion, the Lipton School, and Seniors Centre.

The school has an enrollment of 105 students, and is operating at approximately 50 percent capacity. It is adjacent to a playground, and an outdoor sports field which lies in the RM. The school hosts numerous school-initiated clubs and organizations. The Seniors Centre supports many functions including a bowling alley, pool hall, and meeting rooms.



Source: Olivia Tomcala (2022)

#### 2.5.4. Vacant Land

There are several vacant parcels of land within Lipton making up 3.66 net hectares or 6 percent of the total land mass. Most of these parcels are located along Elevator Road, and Railway Avenue and are slated for future industrial land uses. A few vacant commercial parcels exist along Main Street, as well as several vacant residential parcels near the arena.

#### 2.5.5. Commercial

The Village of Lipton has several commercial businesses that contribute to the local economy and provide opportunity for employment including the Co-Op, Lipton Hotel, Lipton Trading Post, and RCS Repair. These uses are located on Main Street and Railway Avenue and account for about 1.48 net hectares or only 2 percent of the total land area.





Source: Olivia Tomcala (2022)

### 2.5.6. Industrial

Two industrial land uses exist along Railway Avenue (Co-Op Crop Protection and RM Public Works Yard). The Village has recently subdivided a number of industrial lots that were quickly absorbed by the market. These parcels account for 2.72 net hectares or 4 percent of Lipton's land area.

### 2.5.7. Dedicated Lands

In addition to the recreation lands within the Community Service areas, Lipton has 0.54 net hectares or 1 percent of the total land mass as dedicated lands. There is a strip of land on the west end of Railway Avenue as well as a park at the north end of Main Street. This park, available for residents and visitors to enjoy is landscaped with a walkway, a bench, picnic table, and planters



Source: Olivia Tomcala (2022)

## 2.6. Heritage and Cultural Resources

The people of Lipton are passionate about their community. They take pride in their Village and are diligent about nurturing and providing for the cultural needs of the people. The Village acknowledges the many volunteer hours and hard work which contribute to the sense of community. Council is committed to supporting and nurturing those efforts, whenever possible.

The Government of Saskatchewan Developers' Online Screening Tool has confirmed there are no lands within the Village of Lipton considered to be heritage sensitive, nor are there any recorded archaeological sites. Additionally, there are no national or provincial heritage properties within Village boundaries.

However, the Village does have two municipal heritage properties and twelve historical markers throughout the community representing buildings, places, and businesses that played an important role in the rich history of Lipton. The RM of Lipton No. 217 office and site, and the Brinkworth residence are both registered with the Canadian Register of Historic Places as municipal heritage properties.



Source: Olivia Tomcala (2022)

A Cultural, Heritage & Historic Sites Map is included in Appendix A showing the location and description of all historical markers.



Source: Olivia Tomcala (2022)

## 2.7. Local Planning Context

### 2.7.1. Economy

Throughout 2020 and into 2022, the COVID-19 pandemic has had an unprecedented impact worldwide on almost all spheres of life. The economic impact of this event remains largely unclear and may be debated for many years. On a local level the impact may be less complex but still remains uncertain. Governmental initiative to control pandemic uncertainties throughout the pandemic may also have unknown aftereffects.

At the time of writing this Plan, the national economic narrative has shifted from a pandemic support role towards controlling inflation due to price increases on most goods and services in recent years. This has led many banking entities to increase interest rates in an attempt to limit further price inflation. It is uncertain whether these trends will continue.

While there is a potential for negative impact with respect to Lipton's economic sectors, as well as upon various real estate markets due to COVID-19, it is not possible to predict such impact at present, or the impact of current and future government countermeasures.

Majority of the employable labour force commutes outside of Lipton for their place of work. However, as a result of restrictions introduced during the COVID-19 pandemic, short-term commuting patterns were impacted as the number of regional commuters decreased with businesses and individuals' transition to remote working. Lipton may benefit from the increased labour mobility as a result of this shift. As employers offer permanent remote working opportunities, employees may be seeking living accommodations in smaller communities that offer more affordable housing, and a greater amount of space.

The primary economic base for the Village and the region is agriculture and resource-based industries. South of the Village, several resort communities exist and continue to grow along the Qu'Appelle Valley.

The Village of Lipton is supportive of planned economic growth. Through effective land use and fiscal planning, the Village is committed to building an economically viable community for its people, and for the community of the future.



### 2.7.2. Commercial Investment

New commercial investments are encouraged. The Village recognizes that local businesses are essential in providing for the local economy and have the potential to support employment opportunities for the youth of the community and for resident with the desire to work in the Village that they reside. New commercial developments should be geared towards specific uses that serve both Lipton and surrounding populations.

### 2.7.3. Regional Planning Context

The Village of Lipton is surrounded by the RM of Lipton No. 217. The Village has a positive working relationship with the RM as both municipal offices are located within Lipton. The Village will continue to consult with the RM on regional planning and servicing matters including: all subdivision and development applications potentially impacting the RM, or on shared boundaries.

Additionally, the RM of Lipton and Village of Lipton have a fire protection agreement.

### 2.7.4. Relationships with Local First Nations Bands

The Village of Lipton would like to acknowledge it is situated on Treaty 4 lands and the traditional territory of the Cree and Saulteaux, Assiniboine and Métis. As of 2023, the Village does not have any lands with “reserve status” through the Treaty Land Entitlement process, the Specific Claims process or other related processes.

Land belonging to two first nations are located within the RM of Lipton. Standing Buffalo Dakota Nation #78 is adjacent to the RM’s south boundary near the Qu’Appelle Valley. Pasqua First Nation #79 have designated land centrally located within the RM, to the west of the Village of Lipton. Currently Standing Buffalo Dakota Nation sends approximate 20 children to the K-12 school in the Village of Lipton. This provides opportunity for the Village to engage First Nations on all development proposals with the potential to impact First Nation communities.



## 3. Public Engagement and Community Priorities

### 3.1. Public Engagement Summary

Public Engagement was identified as a key priority of the Official Community Plan project. Connecting with the community to gather input, comments and feedback ensures that the Plan accurately reflects the needs, wants and future aspirations of the Village. A public engagement summary is supplementary to and an integral part of the OCP and ZB.

#### 3.1.1. Objectives

A consultation plan was developed to reach a broad and diverse audience of stakeholders including, but not limited to residents, businesses, and tenants. All comments were carefully considered and have been utilized to strengthen both the OCP and ZB and ensure the values of our various communities are reflected in our policies and regulations. The results of the Public Engagement may be found in Appendix B. The consultation strategy focused on three priorities:

- 1) To create an overall community awareness of the proposed changes and the intention of those changes;
- 2) To collect information from the public and stakeholders on issues within the community; and,
- 3) Establish priorities with the community that align with the community's vision.

#### 3.1.2. Methodology

Public participation can be challenging in smaller, more rural settings. For this reason, a less intense, participate when convenient type approach was initiated to communicate and gain public input on the project. This interaction was primarily conducted by way of the Village's social media accounts and an online survey.

The online survey was created to gain insight into the local priorities of the public. The survey was made available online from July 4, 2022 to August 17, 2022. Paper copies were also mailed out and available to the public at the Village office. Any hard copies that were received were entered and compiled online. The purpose was to obtain insight into prioritizing issues/concerns from the public. Major themes extracted from the online survey served to form fundamental principles for the OCP and ZB. Notices of the online survey were posted on the Village's social media accounts throughout the process.

#### 3.1.3. Survey

The Village received strong public feedback from their online survey with a total of 40 participants. 82.5% responded as being a resident of the Village. Surrounding residents were also welcomed to participate. Complete results of the online survey can be found in Appendix B.

#### 3.1.4. Key Themes and Priorities

The following key themes and priorities emerged from the online survey. All of the themes and priorities identified will be used to guide the key principles, objectives, and policies throughout the OCP. These community priorities align with *The Statements of Provincial Interest Regulations*.

#### **3.1.4.1 Small Community Charm**

Undoubtedly the most recurring response to what residents liked most about the Village was their fondness of the small-town environment. This included the friendly people, a peaceful rural-type setting, and a strong sense of community.

#### **3.1.4.2 Increase Business Presence**

Many residents placed importance on encouraging businesses to locate within the Village. Specifically, a restaurant was mentioned more than any other use.

#### **3.1.4.3 Increased Residential Development**

Many residents expressed a desire to attract more residents to the Village. There was also a desire to increase housing supply.

#### **3.1.4.4 Neglected Properties**

Many residents voiced their disapproval around several neglected properties within the Village. Majority of these concerns involved building aesthetics and site cleanliness.

#### **3.1.4.5 Village Infrastructure Improvements**

Many online survey participants voiced the need to repair existing roadways and sidewalks within the Village. To a lesser extent water drainage throughout the Village and lagoon capacity were also concerns.

## 4. Vision, Principles and Growth

### 4.1. Vision Statement

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*The Village of Lipton is a quiet, safe, and vibrant community, focusing on maintaining its small-town charm while, providing education and recreational opportunities for its residents, increasing the local business presence, and adding a range of housing options.*

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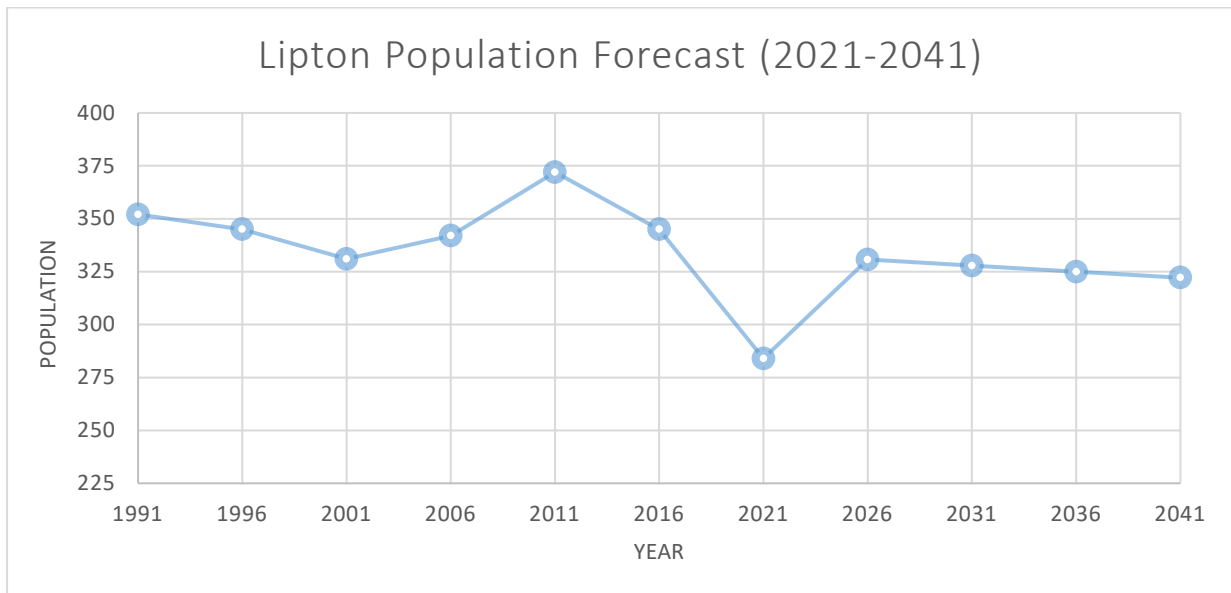
### 4.2. Key Principles

- 1) To diversity the economic base of the community to provide basic services to residents, businesses, and visitors. New commercial developments should be geared towards specific uses that serve both Lipton and surrounding populations.
- 2) To encourage and promote local and seasonal businesses in appropriate locations within Lipton.
- 3) To encourage, promote, and help facilitate community organizations and events within Lipton.
- 4) To maintain the residential character by promoting single-detached homes, but also to provide a residential community for all stages of life.
- 5) To increase the residential population of the Village and increase the amount of residential land available to be developed.
- 6) To maintain and improve the quality of the Village's residential environment through responsible residential planning and management, that will benefit all residents.
- 7) To consider the needs of all age demographics in Village planning matters.
- 8) To improve and maintain existing or new recreational facilities.
- 9) To support the development of land where services and transportation networks already exist or are proposed to a standard acceptable to the Village.
- 10) To ensure the Village has an appropriate amount of land reserves within its boundary. Pursue annexation when necessary to ensure a 20-year supply of land.

- 11) To focus on infrastructure upgrades such as road repairs, sidewalks, walking paths, and lagoon capacity.
- 12) To consider development that will benefit the community and restrict those that will inflict undue hardship on the existing ratepayers.
- 13) To communicate and cooperate with adjacent municipalities and neighbouring communities to ensure land uses and services are coordinated to allow for economies of scale and regional benefits to the residents.
- 14) Work collaboratively with First Nations to promote development opportunities and other initiatives that will enhance services and amenities for the region as a whole.

### 4.3. Population Projection

Based on historic trends, the Village of Lipton is experiencing a negative annual population growth of approximately 0.17%. This would result in a forecast of approximately 322 residents by the year 2041, or a loss of 11 persons over the next 20 years. However, after a period of growth from 2001-2011, the sewage lagoon reached capacity in 2012. This resulted in population loss over the next 10 year period culminating in the 2021 census. The OCP is intended to provide direction and a framework for the future growth of the Village. The population forecast should be updated every 5 years to measure the success of the OCP, as well as to account for infrastructure upgrades (i.e. increased capacity of sewage lagoons) and to determine current population trends.



### 4.4. Future Land Use Requirements

Although the Village of Lipton is experiencing modest population decline, it is important to ensure there is a suitable supply of lands for new residents and businesses to locate in Lipton. Land Use forecasts have been completed for residential, commercial, industrial, and, community service land use requirements. Forecasts have been compared against the amount of existing land in each major land use category to determine whether there is a surplus or deficit of land over a 20 year planning

horizon. The future land use map shows existing land uses as well as the future land use requirements in each land use category. These land use forecasts and population projections should be updated every 5 years to account for the latest trends and changes in population/business growth as a result of the policies within the OCP.

#### 4.4.1. Calculating Land Use Requirements

Table 1 represents the net demand in hectares for residential, commercial, industrial, and community service land uses over the next 20 years. The following assumptions were held:

- Population projection of 322 people in year 2041;
- Average household size of 2.1 persons;
- Average residential lot area of 0.106 ha (1,060m<sup>2</sup>);
- Average commercial land requirement of 0.0045 ha/person (45 m<sup>2</sup>/person);
- Average industrial land requirement of 0.0082 ha/person (82 m<sup>2</sup>/person);
- Average community service land requirement of 0.0349 ha/person (349m<sup>2</sup>/person); and,
- Market contingency factor equivalent to 10 percent of the demand for land to accommodate normal vacancy requirements and provide for normal fluctuations in the pace of economic development relative to the forecast.

**Table 1: Net Estimate of Demand Area by Generalized Land Use Categories (hectares)**

	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Community Service</i>
<b>A. Demand</b>	17.90	1.58	2.89	12.36

#### 4.4.2. Supply of Existing & Future Land

Table 2 shows the net demand and supply in hectares for residential, commercial, industrial and community service land uses based on the existing supply, and future designated lands. The existing land use is the amount of land in each category in the year 2022, while the future land use is the amount of land designated for each land use category on the future land use map.

**Table 2: Net Estimates of Supply and Demand Area by Generalized Land Use Categories (hectares)**

	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Community Service</i>
<b>A. Demand</b>	17.90	1.58	2.89	12.36
<b>B. Supply</b>				
<i>Existing Land Use (2022)</i>	16.82	1.48	2.72	11.62
<i>Future Land Use (2041) - Within Village</i>				

	17.58	1.64	5.47	11.62
<i>Future Land Use (2041) - Outside Village Limits</i>				
	9.61	0.00	0.00	4.62

#### 4.4.3. Deficit/Surplus of Land

Based on the foregoing analysis, Lipton has a net forecast deficit of 0.32 hectares and 0.74 hectares of residential and community service lands respectively; and, a surplus of 0.06 hectares and 2.58 hectares of commercial and industrial lands within current Village limits. As demonstrated in Table 3, the Village has sufficient land to accommodate commercial and industrial land uses for the next 20 years within its current boundaries; however, additional residential and community service lands will need to be dedicated through future annexation.

**Table 3: Net Estimates of Demand, Supply and Surplus Area by Generalized Land Use Categories (hectares)**

	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Community Service</i>
<b>A. Demand</b>				
	17.90	1.58	2.89	12.36
<b>B. Supply</b>				
<i>Existing Land Use (2022)</i>				
	16.82	1.48	2.72	11.62
<i>Future Land Use (2041) - Within Village</i>				
	17.58	1.64	5.47	11.62
<i>Future Land Use (2041) - Outside Village Limits</i>				
	9.61	0.00	0.00	4.62
<b>C. Surplus (Supply - Demand)</b>				
	9.29	0.06	2.58	3.88

#### 4.5. Future Growth

Managing growth and development in an environmentally, socially, and fiscally manner will benefit both the existing and future residents and businesses in Lipton. The Village recognizes that orderly planning will sustain growth, protect the environment, facilitate economic development and population for future generations over the long-term planning horizon. This approach will create a balance between accommodating new development, enhancing existing development, protecting natural ecosystems and the environment, as well as creating a sense of place within the Village.

Unplanned or ad-hoc development will be discouraged within the Village. Future Village boundaries should be planned to ensure efficient use of existing services, compatible land uses, and to avoid land fragmentation. The Village’s existing land use pattern and proposed growth strategy is reflected on the Future Land Use Map in Appendix A and supported by the policies and objectives defined through the OCP. The Future Land Use Map identifies land that can be developed over the next 20 years.

Regular monitoring and amendments may be required to ensure effective planning of both current and future land development.

### 4.5.1. Residential

New residential development should continue to be an extension of the existing residential areas where possible and will be encouraged to locate in proximity to complementary land uses. Affordable quality homes in low-density neighbourhoods, home-based businesses and secondary dwellings units such as secondary suites, garden and garage suites will be supported by Council. In order for residents to age in place and for Lipton to be welcoming to people in all stages of life, it will be important to consider alternative options of housing types, including semi-detached, townhouses, care homes, etc.

New residential lands have been designated on the south-west side of Lipton on lands that are currently vacant. This will result in a deficit of 0.32 hectares of residential land over the 20 year planning horizon. Due to the presence of existing infrastructure and the school, future residential growth is intended to occur to the south of the current Village boundary. This will provide ample land to accommodate alternative housing options mentioned above, as well as a potential population increase as a result of policies within the OCP meant to attract residential growth.

### 4.5.2. Commercial

Future commercial land uses will be located along Main Street and Railway Avenue where there is currently vacant land and will be encouraged to locate near complementary land uses. Developments in these areas should consider the compatibility with adjacent lands, their impact on existing infrastructure and protection of sensitive lands.

The future land use map dedicates a total of 1.64 hectares, which results in a surplus of 0.06 hectares over the next 20 years. This will allow the Village to have multiple options for commercial land uses for potential investors and businesses.

### 4.5.3. Industrial

Future industrial land uses will be located along Railway Avenue and Elevator Road where there is currently vacant land and will be encouraged to locate near complementary land uses. Developments in these areas should consider the compatibility with adjacent lands, their impact on existing infrastructure and protection of sensitive lands.

The future land use map dedicates a total of 5.47 hectares, which is a surplus of 2.58 hectares over the 20 year planning horizon. This will allow the Village to have multiple options for industrial land uses for potential investors and businesses.

### 4.5.4. Community Service

A total of 11.62 hectares of community service lands are dedicated on the future land use map within current Village limits. This remains relatively unchanged from the existing community service land uses. This results in a deficit of approximately 0.74 hectares; however, if the existing school grounds are brought into Village limits this would result in an additional 4.62 ha of community service lands.

## 5. Land Use Policies

### 5.1. General Land Use and Development Policies

The primary focus of this section is to address general policies which apply to a wide variety of different land use types within the Village. These general land use and development policies are encouraged to improve the community’s physical, economic, and social well-being.

The following objectives and policies (Table 4) apply to all areas of development within the Village.

<i>Conformance with the Official Community Plan</i>	The Village shall evaluate all development proposals in conformance with the OCP along with associated maps.
	A proposal that aligns with the vision, goals, and objectives as outlined in the OCP and ZB will be supported.
<i>Conformance with The Statements of Provincial Interest Regulations, 2012 (SPI)</i>	Municipal planning decisions shall be consistent with the SPI.
	Development permit decisions shall be consistent with the SPI.
	Planning decisions will consider the long-term local and regional implications of land use decisions as they relate to economic, social, cultural and environmental objectives.
<i>Comprehensive Planning Review</i>	New Development proposals shall be guided by the objectives, policies, and maps in the OCP.
	New development proposals shall consider land use compatibility and environmental constraints, infrastructure and servicing needs, stormwater management requirements and transportation planning.
<i>Development Levy and Servicing Agreement</i>	Applicants may be required to enter into a Servicing Agreement, Development Agreement and/or Development Levy Agreement with the municipality to address infrastructure, facility, and servicing needs for the proposed development and any other matters related to the development.



<i>Legal and Physical Access</i>	New Developments shall be required to have legal and physical access.
	New single-lot developments shall be encouraged to be located along existing roads.
	Development that requires the use of large or heavy vehicles shall be required to be situated along roadways designed and constructed to accommodate the vehicle activity.
	Required construction or upgrades of any roadway will be at the expense of the applicant.
<i>Source Water Protection</i>	Ensure drinking water is safe to consume for Village residents and business owners.
	All proposed developments must have access to potable water.
	Evaluation of development proposals shall include identifying potential impacts onto the Village's water supply.
<i>Environmental Stewardship and Design</i>	The Village shall promote environmental stewardship by encouraging developers or proponents to include features in their development proposals that present long-term sustainability, enhance the energy efficiency, or reduce negative environmental impacts of waste.
<i>Pedestrian Focused Landscaping</i>	Recommending designs of new residential areas to be pedestrian friendly, walkable, and connected to service pedestrian and cycling traffic in addition to automobile traffic.
	Continue to support and enhance the pedestrian landscape in existing residential and commercial areas by ensuring there are sidewalk and pathway connections throughout the Village.
<i>Consultation</i>	Provincial Ministries, First Nations and Metis Communities,

Municipalities, or other stakeholders shall be consulted as required when evaluating and assessing development proposals.

Planning decisions will balance the interests of stakeholders and examine the implications of development decisions on economic, social, built, and natural environments.

All developments occurring within 90 metres (295 ft.) of Highway 22 require approval and/or a permit from the Ministry of Highways. The Ministry shall be consulted whenever any developments have the potential to cause impacts on provincial highways or future highway upgrades/expansion.

## 5.2. Residential Development

### 5.2.1. Discussion

Future increases in population will be the result of the attractiveness of living in a small community with large lots and lower housing costs. The growing ability and desire to work remotely will also be a key contributor. Located adjacent to a good quality highway appeals to residents working outside of the Village. Proximity to larger urban centres in Regina, Melville, and Yorkton, potash mines to the east, and surrounding agriculture operations provides many different employment opportunities in the surrounding areas. The Village is also near the Qu'Appelle Valley which has multiple provincial parks, numerous small lakeshore developments, and other recreational opportunities.

Village Council will review the considerations above as well as the other provisions of this Official Community Plan and Zoning Bylaw when considering proposals. The Village of Lipton acknowledges the current lack of available residential land, the need to provide an opportunity for a variety of affordable residential housing options, and therefore supports growth of the residential sector. The Village will continue to promote growth in the form of low-density single-detached dwellings; however, also acknowledges the importance of encouraging different housing types such as semi-detached dwellings, townhouses, etc.

### 5.2.2. Objectives

- 1) To provide adequate land for future residential development opportunities, by maintaining a 20 year supply;
- 2) To encourage a variety of housing options to meet the needs of the community, address housing affordability issues, and allow residents to age in place within their own community.
- 3) To minimize the potential for conflict between residential uses and other types of development, through the use of buffers, park space, landscaping, fencing, etc.
- 4) To increase opportunities for residents to conduct compatible businesses at their home;
- 5) To ensure that all residential uses have services and infrastructure that meets municipal standards; and,
- 6) To eliminate and/or reduce the number of vacant residential lots.

### 5.2.3. Policies

- 1) Residential subdivisions are required to be planned orderly and as such will be required to be located adjacent to developed Village roads and be serviced in a manner that meets municipal servicing standards. The cost of such services or expansion to existing services shall be borne by the developer.
- 2) The Village will ensure that new residential development is in areas that are identified as residential on the OCP's Future Land Use Map and on the Zoning District Map in the Zoning Bylaw.
- 3) The Village will encourage residential development in areas that are not predominantly comprised of industrial, commercial or agricultural uses.
- 4) The Village will encourage residential development in areas where there are no natural hazards or safety concerns for residents.
- 5) The Village will encourage the orderly progression of residential development where there is existing roads and civic infrastructure.
- 6) The Village will initiate the subdivision of municipally owned land into residential lots if there is no private development to ensure availability of developed residential lands.
- 7) Council may accommodate rezoning areas for residential development through the Zoning Bylaw amendment process.
- 8) To ensure that new multi-lot residential subdivisions complement existing and future development, the Village may require that a Concept Plan be submitted for Council approval prior to consideration of rezoning or approval of a subdivision application.
- 9) Infill development, and the redevelopment of existing lots will be encouraged over development of new lots.
- 10) All new and existing residential renovations, improvements, and other developments must comply with the Zoning Bylaw, and the National Building Code (NBC), as well as other applicable regulatory laws, requirements and approval processes.
- 11) The Village will update its population projections and future land use requirements every 5 years to ensure there is a sufficient supply of residential lands. When additional residential land is needed, the Town will undertake necessary studies, to determine suitable locations for future residential growth.
- 12) Ensuring that there is a sufficient supply of residential lands that will support a variety of lot styles, and housing types that respond to the needs of different incomes, ages, interests and development flexibility. Development standards and building standards set out in the Village's Zoning Bylaw and National Building Code shall be met. Setbacks shall be adhered to for safety purposes. Required site area, dimensions and building height shall be complied with to maintain the "small-town" atmosphere.

- 13) Supportive housing, such as independent living homes, care homes, and daycare centers, will be facilitated in all compatible areas within Village's boundaries.
- 14) Development of secondary suites, garage suites or garden suites shall be identified as accessory dwellings. The property owner shall consult the Village first for any required permit. Compliance with the Village's Zoning Bylaw and other regulatory laws shall be met.
- 15) Mobile, RTM, and Modular homes are considered discretionary uses, subject to meeting the development standards and conditions set out in the Zoning Bylaw and National Building Code.
- 16) Encouraging energy-efficiency on residential dwellings, wherever feasible. Compliance to any required standards of governmental utility agencies, Zoning Bylaw and National Building Code shall be met.
- 17) Council will support the consolidation of existing lots to achieve larger lot sizes to facilitate new development, to a maximum size as prescribed in the Zoning Bylaw.
- 18) The Zoning Bylaw will provide regulations on the appropriate types of residential uses allowed in each district.
- 19) The Zoning Bylaw will provide regulations for uses that are complementary to residential uses.
- 20) Separation of conflicting land uses will be encouraged. Lands will be zoned into districts according to their future land use and non-residential uses shall be directed to designated business commercial areas to avoid conflict between land uses.
- 21) New residential development shall be located outside of the 457 metre (1499 ft.) sewage lagoon and landfill buffers.
- 22) The Village may apply adequate buffer zones between residential areas, non-residential areas, natural protected areas, highways, railways, and other incompatible uses.
- 23) Home-based businesses shall be accommodated, provided they are clearly secondary to the principal use of the dwelling unit, satisfy the development standards and regulations established in the Zoning Bylaw and other applicable regulatory laws.
- 24) Encourage all residents to actively participate in improving the residential environment of Lipton in order to maintain the Village as a physically attractive place to live and visit.
- 25) To minimize noise and pollution, sound barrier fences may be required along highway or rail corridors that are adjacent to residential neighbourhoods.

### **5.3. Commercial and Economic Development**

#### **5.3.1. Discussion**

The Village encourages businesses to locate within their municipal boundaries, specifically businesses that service the local and surrounding populations. All business development will be required to be

compatible with the surrounding land uses and shall be accompanied by appropriate services and utilities at the cost of the developer.

Opportunities for new commercial development are likely dependent on the growth of the regional population or the disposable income of the region's population.

#### 5.3.2. Objectives

- 1) To encourage appropriate new and expanded business development in the Village that services the local and surrounding population, while maintaining existing businesses.
- 2) To increase the number of businesses operating within the Village.
- 3) To promote and enhance the Village's core area as an attractive and viable location.
- 4) Encourage the business community to actively participate in keeping Main Street attractive.
- 5) To provide adequate land for future commercial development opportunities, by maintaining a 20 year supply;
- 6) To ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- 7) To ensure that any development is serviced to a standard by utilities and infrastructure that meet municipal standards.

#### 5.3.3. Policies

- 1) Development within 90 metres (295 ft.) of Highway 22 will require consultation with the Ministry of Highways.
- 2) The Zoning Bylaw will provide criteria for business development and commercial uses, allowed within the Village, as well as for the processing of development applications.
- 3) The Village will ensure efficient and timely review and decisions regarding development permit, subdivision, and discretionary use applications for existing and new commercial development.
- 4) Similar type businesses will be encouraged to cluster together to reduce land use conflicts.
- 5) Commercial development shall be allowed and shall be encouraged to infill vacant properties within the central business district.
- 6) If a proposed commercial development would best be located outside of the central business district it shall be in a location which offers good access without adversely affecting adjoining land uses.
- 7) Subdivision and development of new commercial areas is allowed where:
  - a) The areas are physically safe and have good drainage;
  - b) Vacant lots are unavailable in existing commercial areas;
  - c) The Village can economically provide for utilities and services;

- d) The commercial development is of a nature that is compatible with existing downtown commercial uses.
- 8) Expansion of the central business district shall proceed in an orderly and continuous fashion as proposed on the Future Land Use Map.
- 9) Council will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.
- 10) Encouraging energy-efficiency, green construction practices and lifestyles, wherever feasible.
- 11) The Zoning Bylaw will contain provisions to allow for residential uses accessory to business developments.
- 12) The Zoning Bylaw will provide for non-residential institutional, cultural, governmental, utility, and intensive recreational uses in commercial areas.
- 13) Council will consider zoning district changes in accordance with the Future Land Use Map which forms part of this Official Community Plan.
- 14) Continue to encourage the maintenance and support of existing businesses within the Village's boundary through delivering municipal services in cost-effective ways along with continuing to build, maintain, and sustainably operate the Village infrastructure.
- 15) The Village shall ensure that tree planting, sign controls, and street cleaning are functions which must be maintained on a continuous basis and at an acceptable level to give the business district an attractive appearance.
- 16) The Village shall ensure that adjacent and easily accessible parking is provided in the central business district and that there is adequate provision for the loading of goods for each business location.
- 17) Consideration may be given to the enhancement of the commercial area through:
  - a) The construction and upgrades of existing and new infrastructure;
  - b) Continued investment in public buildings;
  - c) Public improvements such as streetscaping and public park development;
  - d) The encouragement of public-private partnerships;
  - e) Tax abatement incentives;
  - f) Incentives to promote the use of vacant and underutilized buildings or sites;
  - g) Planning and building permit fee rebates; and/or,
  - h) The promotion of the Village of Lipton as a place for new business development.

- 18) The Village will update its population projections and future land use requirements every 5 years to ensure there is a sufficient supply of commercial lands. When additional commercial land is needed, the Town will undertake necessary studies, to determine suitable locations for future commercial growth.
- 19) Council will promote Lipton as a location for new businesses in conjunction with organizations such as Saskatchewan Tourism.
- 20) Commercial land uses that may generate offensive or noxious nuisances will adhere to the development standards within the Zoning Bylaw.

### **5.4. Industrial Development**

#### **5.4.1. Discussion**

The Village encourages light and medium industrial land uses to locate within their municipal boundaries, specifically businesses that service the local and surrounding populations. All industrial development will be required to be compatible with the surrounding land uses, shall be accompanied by appropriate services and utilities at the cost of the developer, and shall not create a nuisance for residents, visitors, and nearby land uses.

#### **5.4.2. Objectives**

- 1) To encourage appropriate new light to medium industrial development, including agribusiness or value-added agriculture in the Village that services the local and surrounding population, and agricultural community.
- 2) To increase the number of industrial operations within the Village.
- 3) To encourage industrial development along Railway Avenue and Elevator Road.
- 4) To provide adequate land for future industrial development opportunities, by maintaining a 20 year supply;
- 5) To ensure that any development can be served by a road of a sufficient standard to provide the needed level of access to the site.
- 6) To ensure that any development is serviced to a standard by utilities and infrastructure that meet municipal standards.

#### **5.4.3. Policies**

- 1) Development within 90 metres (295 ft.) of Highway 22 will require consultation with the Ministry of Highways.
- 2) The Zoning Bylaw will provide criteria for industrial development allowed within the Village, as well as for the processing of development applications.
- 3) The Zoning Bylaw will define mutual separation distances between existing or planned industrial operations and non-industrial land uses if those uses are deemed to be incompatible with each other.

- 4) New industrial (subdivision) development will be required to submit a Concept Plan to Council for approval before consideration of, if applicable, rezoning, subdivision approval, and issuance of a development permit.
- 5) The Village will ensure efficient and timely review and decisions regarding development permit, subdivision, and discretionary use applications for existing and new industrial development.
- 6) Similar type businesses will be encouraged to cluster together to reduce land use conflicts.
- 7) Industrial development shall be allowed and shall be encouraged to infill vacant properties along Railway Avenue and Elevator Road, away from residential development.
- 8) Subdivision and development of new industrial areas is allowed where:
  - a) The areas are physically safe and have good drainage;
  - b) Requires a minimal amount of clearing and grading;
  - c) Vacant lots are unavailable in existing industrial areas;
  - d) The Village can economically provide for utilities and services;
  - e) Prevailing winds carry away dust, odour, and noise;
  - f) The industrial development is of a nature that is compatible with existing industrial uses.
- 9) Expansion of the industrial area shall proceed in an orderly and continuous fashion as proposed on the Future Land Use Map.
- 10) Council will have the ability to require screening, landscaping or buffering as a condition of approval and in accordance with the criteria in the Zoning Bylaw.
- 11) Encouraging energy-efficiency, green construction practices and lifestyles, wherever feasible.
- 12) The Zoning Bylaw will provide for exterior storage and warehousing uses, bulk fuel and farm chemical depots and industrial or farm machinery dealers and similar uses.
- 13) Agribusiness developments, which directly serve farming activities and either process or store agricultural produce or products shall be allowed on industrial lands.
- 14) Council will consider zoning district changes in accordance with the Future Land Use Map which forms part of this Official Community Plan.
- 15) Continue to encourage the maintenance and support of existing businesses within the Village's boundary through delivering municipal services in cost-effective ways along with continuing to build, maintain, and sustainably operate the Village infrastructure.
- 16) Consideration may be given to the enhancement of the industrial area through:



- a) The construction and upgrades of existing and new infrastructure;
  - b) Continued investment in public buildings;
  - c) Public improvements such as streetscaping and public park development;
  - d) The encouragement of public-private partnerships;
  - e) Tax abatement incentives;
  - f) Incentives to promote the use of vacant and underutilized buildings or sites;
  - g) Planning and building permit fee rebates; and/or,
  - h) The promotion of the Village of Lipton as a place for new business development.
- 17) The Village will update its population projections and future land use requirements every 5 years to ensure there is a sufficient supply of industrial lands. When additional industrial land is needed, the Town will undertake necessary studies, to determine suitable locations for future industrial growth.
- 18) Council will promote Lipton as a location for new businesses in conjunction with organizations such as Saskatchewan Tourism.
- 19) Industrial land uses that may generate offensive or noxious nuisances will adhere to the development standards within the Zoning Bylaw.

## **5.5. Community Service Lands**

### **5.5.1. Discussion**

The Village is fortunate to have many community service and recreational uses, for example the Lipton school with capacity to double in size, and the expansive recreational lands that hosts unique events such as the mud bogs.

It is important to make provisions for adequate recreational facilities and institutional uses in the Village; since they enhance the attractiveness of the community. Continuous planning, improvements and expansion will ensure these amenities remain in place to meet the current and future needs of the local and regional population.

Through the subdivision process Municipal and Environmental Reserve Lands will be required for public use, in accordance with *The Dedicated Lands Regulations*. Council will also have the option to require money-in-lieu of Municipal Reserve, should Municipal Reserve lands not be required or desired at the time of the subdivision.

### **5.5.2. Objectives**

- 1) To ensure that the Village's public and recreational facilities meet the needs of current and future residents, and to ensure that there is an adequate supply of Community Service lands by maintaining a 20 year supply.
- 2) To attract new community and recreational facilities to develop in the Village.

- 3) To maintain and rejuvenate the existing recreational facilities such as the seniors centre, skating rink, curling rink, and recreation grounds.
- 4) To support public service agencies in the provision of services and, where appropriate, to assist in the programming of service to the public.
- 5) Assemble land from subdivisions for the development of new parks, playgrounds, sports or leisure facilities, playing fields, trails and open spaces.
- 6) To support, encourage, and facilitate connectivity and walkability throughout the Village.
- 7) Improve access to natural areas and green space within Lipton.
- 8) Expand recreational opportunities for citizens of all ages, stages of life, and abilities.
- 9) Increase student enrollment at the Lipton school.
- 10) Increase the number of temporary accommodation options for tourists.

### 5.5.3. Policies

- 1) The dedicated lands account funds may be used for municipal reserve development either within the municipality or in adjacent jurisdictions where the development will serve the residents of the Village.
- 2) To have regulations that allow for new community and recreational facilities to develop in the Village.
- 3) At the time of subdivision, the Village will assess whether Municipal Reserve (MR) land is required. If it is not required, money in lieu of Municipal Reserve will be requested.
- 4) The Zoning Bylaw will contain provisions for recreational and community services allowed within each district.
- 5) Duplication of community services and recreational facilities is not financially sustainable, and the Village will work with adjacent and neighboring municipalities to provide appropriate service delivery.
- 6) The Village will continue to support the volunteer organizations that participate in the delivery of services to the community.
- 7) The Village will continue to work with other levels of government in the provision of social, cultural, and recreation programs and opportunities.
- 8) Community facilities, such as places of worship, schools, day care, and care homes may be located within residential areas subject to the development standards identified in the Zoning Bylaw.
- 9) Where feasible the Village will aim to offer recreational activities, festivals, and programs for residents and the regional community to boost the local tourist economy.

- 10) The Village will update its population projections and future land use requirements every 5 years to ensure there is a sufficient supply of recreational lands to meet the demands of Lipton residents. When additional recreational land is needed, the Village will undertake necessary studies to determine suitable locations and types of facilities.
- 11) The Village will encourage extensive participation by volunteer committees, organization clubs, community and public agencies, the RM, neighbouring communities, and residents in the development of recreation and other community facilities.
- 12) The Village will use an accessibility lens and consider input from marginalized groups to better understand potential issues/barriers during the implementation of any new projects, plans, or policies.
- 13) The Village will consult with the Ministry of Education, Conseil des écoles fransaskoises, and the school division concerning the school capacity and opportunities for joint-use facilities.
- 14) The Village will encourage cooperation and communication between service clubs and groups, community service agencies, and other stakeholders in the maintenance and re-development of existing community facilities.
- 15) The preservation of the Village's urban forest through new plantings, as well as the protection and maintenance of existing trees will be encouraged.
- 16) Incorporate vegetation and tree planting in new, existing, and future developments to increase areas for shade and assist with dissipation of heat.
- 17) Ensure natural and built shade features are available at outdoor public spaces to protect residents from UVR/sun exposure.
- 18) Development within 90 metres (295 ft.) of any existing or proposed provincial highway shall require consultation with the Ministry of Highways.
- 19) Lipton constructed a pedestrian crossing across Railway Avenue to increase connectivity from the residential and commercial areas to the recreational lands.
- 20) The Village will facilitate the development of a walkable community, through consideration of the provision of adequate sidewalks, pathways and lighting.
- 21) Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership.
- 22) The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Village's parks, open space, and trail systems shall be encouraged.
- 23) The Village will develop a campground in the northeast corner of Lipton, on the existing community service lands.

## 5.6. Transportation

### 5.6.1. Discussion

As Lipton grows and changes, it will be important to monitor and assess the Village's transportation and road networks, including highway patterns, access points, and internal movements. Planning considerations should explore options to achieve maximum continuity, connectivity, and walkability to better provide for community needs.

### 5.6.2. Objectives

- 1) To provide a safe, efficient, cost-effective, and convenient transportation network for all users.
- 2) To promote land use and development patterns that encourage walking, cycling, and other alternative forms of transportation while ensuring pedestrian and traffic safety.
- 3) To improve pedestrian connectivity throughout the Village and to the recreational areas.
- 4) To ensure that Highway 22 continues to function safely and efficiently.
- 5) Work with the Ministry of Highways to protect lands that may be required for future highway infrastructure within the municipality.
- 6) Provide a network of well-maintained roads, sidewalks, and pathways to allow for movement within the Village, and connectivity to regional transportation networks and neighbouring communities.

### 5.6.3. Policies

- 1) Developments shall be located and designed in a manner which ensures safe and efficient traffic operations.
- 2) The Ministry of Highways will be consulted on all development applications within 90 metres (295 ft.) of any existing or proposed Highway right-of-way.
- 3) Subdivision development shall provide for the expansion of the transportation network and the extension of roadways beyond the area subdivided as necessary.
- 4) All development shall be carried out in conformance with all municipal, provincial, and federal transportation regulations including but not limited to building and sign regulations as well as any regulations regarding sight lines.
- 5) An engineering assessment (Traffic Impact Assessment) may be required to identify traffic impacts of a proposed development to adjacent roadways, including provincial highways. The costs associated with preparing an engineering assessment shall be borne by the developer or proponent.
- 6) Building setbacks shall be applied to new developments along municipal roads and provincial highways to provide a measure of safety for the traveling public, buffer the buildings from roadway nuisances such as noise, vibrations and dust, and minimize issues related to snow drifting.

- 7) Mitigation measures such as buffers, screens and setbacks shall be outlined in the Zoning Bylaw to minimize impacts of road systems and other transportation corridors on surrounding lands, features and residential development.
- 8) The Village shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.
- 9) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions as well as during the planning and designing of street improvements or new roadways.
- 10) The Village will expand and upgrade the network of walkways and pathway facilities where feasible to ensure safe and adequate pedestrian access to public facilities and amenities.
- 11) New walkways and pathways shall be required to be developed with consideration of accessibility requirements for persons of all ages, stages of life, and abilities. Wherever possible, new and upgraded facilities shall be designed with smooth slopes and ramps. Additional measures, such as, but not limited to rails, textured pavements or auditory elements may be required as part of some developments.
- 12) Encourage the development of public wheelchair sidewalk or wheelchair ramp accessibility throughout the Village to accommodate and be inclusive of all users.
- 13) The Village will strive to repair municipal roads and potholes in a timely and efficient manner where feasible.
- 14) The Village will not be responsible for costs associated with the construction, extension or upgrade of any roadway throughout the subdivision development process, unless otherwise mutually agreed in writing by the involved parties.
- 15) Install efficient (green) infrastructure (i.e. solar powered speed limit, green cameras, etc.) to help monitor and enforce traffic safety protocols in all applicable transportation networks.

## **5.7. Environmentally Sensitive Areas, Hazard Lands, and Natural Features**

### **5.7.1. Discussion**

Although the Village does not have any lands currently considered to be environmentally sensitive or hazardous, the village recognizes the role that natural features play in the quality of life and sustainability of the Village. Council acknowledges and recognizes the efforts of the Provincial departments who all work hard to achieve the sustainable management of natural features throughout the province. Council also recognizes that they have a role to play in and a responsibility for special lands such as hazard lands, environmentally sensitive lands and heritage lands at the local level. This Official Community Plan and the accompanying Zoning Bylaw will outline restrictions and requirements for development on lands that may have special designation or have environmental significance. Responsible land use planning, development regulations, and public education will seek to protect and enhance the natural features within and around the Village.

The Village encourages developers and residents to play a role in the protection of the environment and must carry out land development in a sound environmental manner, which includes the implementation of mitigation techniques to address any potential negative impacts of the development on the natural and human environment. Protecting the environment and promoting the sustainable use of natural resources contributes to a strong, healthy economy and society.

### 5.7.2. Objectives

- 1) To avoid, minimize or mitigate development impacts to safeguard the ecological integrity of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands.
- 2) To encourage development practices that can be sustained by the environment without significant pollution, nuisance, or damage to the environmental resources.
- 3) To restrict development in areas where special land considerations exist, such as on hazard land and on environmentally significant lands.
- 4) Ensure that water quantity and quality for human consumptive or hygienic use is not compromised by new development.
- 5) To construct and maintain services and utilities while balancing both environmental and financial considerations.
- 6) To ensure that future development within the Village does not have a negative impact on the water quality, environmental resources and sensitive areas.
- 7) To extend the responsibility for sound environmental and hazard land management to property owners and developers.

### 5.7.3. Policies

- 1) The Zoning Bylaw will contain standards and regulations for development on or near hazard lands.
- 2) The Village will identify provincially designated lands, Crown forests, heritage resources, large wetlands, riparian areas, significant natural landscapes and regional features within the municipality.
- 3) The Village will seek to link and preserve significant natural features, and consider dedicating these lands as municipal reserve.
- 4) Environmentally sensitive areas or natural features to be protected may be used as public open space.
- 5) Council will work with agencies of the provincial government to protect any critical wildlife habitat, or rare or endangered species. Where areas have been identified to Council, Council may delay their decision on the development request until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.



- 6) Service and utility maintenance that is not environmentally sustainable will not be an acceptable practice.
- 7) Adequate surface water drainage will be required throughout the municipality and on new development sites to avoid flooding, erosion and pollution. A professional drainage report may be required where an area has or exhibits potential for poor drainage.
- 8) Development shall not deplete or pollute groundwater resources within the Village. The Village will consider the impacts of development on water bodies, waterways and shore lands and referrals will be sent to applicable agencies and departments, if necessary.
- 9) All major residential, commercial, and industrial development and discretionary uses will be examined to ensure protection of the aquifer from all contaminants.
- 10) 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.
- 11) The Zoning Bylaw will establish appropriate development standards for lands adjacent to pipelines, and other identified human-induced threats.
- 12) The Village may require stormwater management plans for land uses where run-off of spilled contaminants may be hazardous to water supplies.

## **5.8. Agricultural Land and Fringe Areas**

### **5.8.1. Discussion**

The Village is fully surrounded by agricultural land in RM of Lipton No. 217. Additionally, there is approximately 11.71 hectares (28.94 acres) of agricultural land in the Village, north of Highway 22. In areas adjacent to the Village, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements, and that developments within Lipton do not cause adverse effects on the adjacent agricultural lands.

### **5.8.2. Objectives**

- 1) To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near the built-up areas of the Village.
- 2) To regulate development within the vacant areas surrounding the built-up part of the Village to ensure that extension of future urban developments or services are not prejudiced.
- 3) To identify lands which the Village may annex to facilitate future urban growth.
- 4) To accommodate and provide direction on alternative land uses and existing agricultural lands within the Village's boundary.

- 5) The Village will provide opportunities for the growth, diversification, and expansion of agricultural operations and value-added agribusiness.
- 6) The Village will consider the compatibility of new development with existing and planned agricultural operations.
- 7) Non-agricultural development will avoid, minimize, or mitigate fragmentation of agricultural land where feasible.
- 8) Identify fringe lands that are not suitable for agricultural operations and that may be better suited for urban development.

### 5.8.3. Policies

- 1) Land in the Village not required for immediate development, will be designated as urban reserve. The Zoning Bylaw will recognize existing uses and some recreational developments as acceptable uses.
- 2) Prior to rezoning lands from Urban Reserve District to any other district, the developer shall provide to Council a concept plan for the area and identify the following:
  - a) the land proposed for the development;
  - b) the density of development proposed for the area;
  - c) the location of services proposed for the area; and,
  - d) the phasing of development proposed for the area.
- 3) The Village shall continue to work with the RM of Lipton No. 217 to address and resolve issues and concerns of mutual interest.
- 4) Council will discuss with the RM of Lipton. 217 a procedure for reviewing and commenting on developments within 1.5 kilometres of the Village boundary, or Village facilities, to minimize conflicts with future urban requirements.
- 5) All development applications sharing a border with the RM of Lipton No. 217 will be referred to the RM for comments.
- 6) The Future Land Use Map will identify areas within the Village's boundaries that are suitable for existing and future agricultural uses, that do not create a nuisance or are incompatible with adjacent land uses.
- 7) When assessing potential growth areas, the Village will work with the RM to identify the location and classification of agricultural land and agricultural operations within the fringe area. Future growth will be directed towards lands with low agricultural land value and to prevent negative impacts on existing agricultural operations.
- 8) Non-agricultural developments will be directed to lands zoned for the appropriate use (i.e residential, commercial, industrial, etc.) to reduce land use conflicts within the Village.

- 9) The Zoning Bylaw will identify suitable locations, development standards, and application requirements for agricultural and value-added agribusiness land uses within Village limits.

## **5.9. Cultural and Heritage Resources**

### **5.9.1. Discussion**

Heritage lands consist of any site that has architectural, historical, cultural, archaeological, paleontological, aesthetic or scientific value. Currently, the Village has two heritage properties registered with the Canadian Register of Historic Places, and numerous sites and properties with local cultural and heritage significance. Continued growth, nurturing and awareness will sustain the value for the long term. Development within the Village should be consistent with the protection of cultural and heritage resources to recognize the limitations and opportunities these resources offer. Council will encourage opportunities for the reuse, rehabilitation, preservation and/or restoration of historic buildings, when appropriate, even though there is no official heritage designation.

Planning for culture and heritage resources will help shape the community's sense of pride, place and identify, enhance the quality of life, and contribute to the social, cultural, economic and environmental sustainability of the community.

### **5.9.2. Objectives**

- 1) To protect the heritage resources within the Village, and where such protection cannot be achieved, implement appropriate mitigation measures.
- 2) To encourage the conservation of intangible cultural resources including, historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts and trading skills.
- 3) To identify First Nations and Métis cultural and heritage resources within Lipton's boundaries.
- 4) To educate residents and visitors on the significant heritage and cultural resources and landscapes within Lipton.
- 5) To encourage opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings.
- 6) To avoid, minimize or mitigate adverse development impacts to culture and heritage resources.

### **5.9.3. Policies**

- 1) Identify and maintain an inventory and map of the Village's buildings, sites and other unique features of historical significance.
- 2) Collaborate with local First Nations and Métis communities to identify, maintain, and inventory any cultural and/or historical resources, landscapes, traditions, customs, languages, etc. associated with the land within Lipton's boundaries.
- 3) Install historical markers on sites and buildings of cultural, or historical significance.
- 4) The Village shall continue to support heritage and cultural events.

- 5) The Village shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.
- 6) Lipton's land use and development decisions shall be sensitive to the conservation and protection of culture and heritage resources.
- 7) The Village shall consider utilizing the dedicated lands, such as environmental and municipal reserves, to protect and conserve culture and heritage features, where required.
- 8) The Village may consider the development of a *Municipal Culture Plan* that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- 9) Support the designation of provincial heritage and municipal heritage buildings, structures, and sites within the Village's boundary.
- 10) The Village may consider programs, incentives, or flexible tools to encourage the reuse, rehabilitation, preservation, or restoration of historic buildings. This could include contract zoning, exceptions to development standards and discretionary use approvals, and/or property tax exemptions.
- 11) The use of historic buildings for new uses should complement the building's historic character.
- 12) Where practical, the Village shall use the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places in Canada* to guide protection and conservation efforts of heritage places.
- 13) Zoning controls will establish buffers, setbacks, design guidelines and regulation of density and height for development adjacent to or within close proximity of culture and heritage resources.
- 14) Promote and market local culture and heritage resources on the municipal website and/or social media.

## **5.10. Regional Planning and Collaboration**

### **5.10.1. Discussion**

Lipton will continue to strengthen relationships within the region including surrounding rural and urban municipalities, as well as the First Nation and Métis Communities. Inclusion of regional planning and development initiatives is a critical component of the Village's decision-making process, where there are common and active interests. Collaboration between regional partners will promote growth and create opportunities throughout the region as a whole.

### 5.10.2. Objectives

- 1) To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for the Village of Lipton and the abutting region.
- 2) To facilitate intermunicipal, First Nation and Métis Communities and Interjurisdictional cooperation on a regional basis.
- 3) To alter Village limits based on need and to provide for orderly development of land uses and services.
- 4) To establish strong Regional Economic Development in collaboration with regional partners involving municipalities, developers, governmental agencies, business owners, investors, citizens, etc.
- 5) To establish intermunicipal processes for managing land in areas of common interest, and trigger points to initiate the annexation process.

### 5.10.3. Policies

- 1) The Village will pursue agreements and cooperate with neighbouring municipalities, planning commissions, First Nations and Métis Communities, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.
- 2) Lipton will share with the RM of Lipton No. 217 for review and consultation, all development plans within the Village when they border the RM to ensure compatibility with the RM plans and policies.
- 3) Pursue a formalized planning consultation process with the RM to ensure full and timely communication and awareness of development plans, opportunities, and potential conflicts.
- 4) To provide for orderly development in accordance with the development policies contained in the OCP, Council may, from time to time, seek to alter the Village boundaries in a manner that will ensure that sufficient lands are available within the Village limits. Sufficient lands are deemed to exist within the Village if they can accommodate future development for a period of 20 years and if they can be serviced in a practical, cost-effective manner.
- 5) Population projections and land use forecasts will be updated every 5 years to ensure land expectations are accurate. Annexation applications for undeveloped lands will be considered when the available land falls below a 20 year supply.
- 6) The Village shall explore external economic opportunities in the agribusiness sector or any value-added agricultural operations through regional partnership with municipalities that have jurisdictions on identified or potential agricultural lands.
- 7) Lipton will continue to enter into agreements with neighbouring municipalities and users to provide water and sewer services.
- 8) Lipton will offer septic dump services to neighbouring municipalities and users once the lagoon expansion is complete.

- 9) The Village will continue to work with the RM in the implementation of a fire protection agreement, and road maintenance agreement.

## **5.11. Infrastructure**

### **5.11.1. Discussion**

Lipton has positioned themselves well regarding investment in the community and its people for the future. Significant infrastructure development and improvements have occurred and are currently planned for growth and sustainability of the Village. Lipton will seek to maintain and expand existing infrastructure assets in an effort to provide reliable services to all businesses and residents in an efficient and economical way. Effective planning for and managing of public works can lead to stable, uninterrupted service, and reduce long-term costs.

Having recently completed an Asset Management Plan, the Village recognizes that the future success of the community is directly related to the effective management of public infrastructure. A focus on asset management planning will remain a priority for the Village. The Village will strive to provide a high level of service for its residents and businesses.

### **5.11.2. Objectives**

- 1) The Village is committed to providing the basic amenities necessary for creating a positive and sustainable community. The level of service includes:
  - a) Providing drinking water that meets the Saskatchewan Drinking Water Quality Guidelines;
  - b) Providing services that allow for the disposal of municipal solid wastes, sanitary water and grey water;
  - c) Providing transportation routes through the Village, as well as, access to the highway and major routes outside the Village; and,
  - d) Providing primary transportation routes that offers a satisfactory comfort of ride with minimal risk to vehicle damages due to surface defects.
- 2) To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents.
- 3) To extend municipal services in an efficient manner by encouraging infill development on existing serviced lands.
- 4) To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.
- 5) To ensure adequate storm drainage in all parts of the Village by preserving natural holding areas or by other means as may be engineered and constructed.
- 6) To install and maintain high speed internet to service existing business, residents, and remote working.



- 7) The Village will identify future corridors, easements and other land required for public works.
- 8) Increase and expand the sewage lagoon to accommodate residential growth.
- 9) Construct new and maintain existing infrastructure facilities, considering the impacts of climate change and extreme weather events.
- 10) To ensure that the Asset Management Plan is current and consistently updated to guide the decision-making process for the Council of all capital infrastructure priorities and opportunities.
- 11) To ensure that future development contributes to the cost of infrastructure services in a manner which does not create a burden for existing residents, and which does not impede long term growth.
- 12) Within the next two decades and as funds become available the Village plans to upgrade various assets to align with government regulations and the municipality's vision. These upgrades include:
  - a) Separation between the sanitary and storm sewer systems; decommissioning and replacement of old fire hydrants;
  - b) Construction of a new lagoon system to comply with WSA standards; and,
  - c) Upgrades to the water main and roadways.
- 13) Enhance the aesthetics of the community through the proper maintenance of ditches, roadways, and greenspaces.

### 5.11.3. Policies

- 1) Using the Asset Management Plan as guidance in any decision making, the Village shall ensure that public works, capital and infrastructure assets maintain or exceed minimum standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.
- 2) All development shall require direct access to an adjacent road.
- 3) Development will be encouraged where roads and services currently exist.
- 4) Where a subdivision of land will require the installation or improvement of municipal services, Council will enter into a servicing agreement and/or a development agreement with the developer, pursuant to *The Planning and Development Act, 2007* to cover the installation or improvements.
- 5) Utility corridors, easements, and land for public works will be dedicated at the time of subdivision. Excluding easements, land required for public utilities or works will be dedicated as Municipal Utility.
- 6) Where pipelines, utility lines or other transportation facilities cross municipal roads the municipality may apply special standards for their construction that are necessary to protect the municipal interest.

- 7) Council will work with utility service agencies to ensure that proposed utility lines and facilities will not unduly constrain areas proposed for future development. In general, utility distribution lines should follow existing or proposed street alignments.
- 8) The Village will ensure that development can be adequately serviced by infrastructure and utility systems and services.
- 9) The Village will not be responsible for cost associated with the provision of municipal services to new subdivisions, except for Village-owned developments. Where a private development requires municipal services, including drainage, the developer or proponent will be responsible for all costs associated with providing such services.
- 10) All multi-lot subdivisions will require a drainage plan showing where surface water will drain including retention and detention areas, ditches, and any other infrastructure requirements.
- 11) Developers will be responsible for obtaining all off-site drainage easements required by the municipality or an external provincial organization such as the Water Security Agency.
- 12) When Council identifies that the municipality will incur additional costs such as upgrading infrastructure on a proposed development that does not involve the subdivision of land, the applicant may be required to enter into a Development Levy Agreement with the Village to recover the capital costs.
- 13) Continue to monitor population and business growth as it relates to water and wastewater systems.
- 14) Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.
- 15) Pursuing and utilizing available government grant programs and incentives, where applicable. These may include the Communities in Transition Funding, Federal Gas Tax Fund, Investment in Canada Infrastructure Program, and Municipal Revenue Sharing.
- 16) Ensure that municipal services are provided in a planned, orderly manner that conforms to the Future Land Use and OCP policies.
- 17) Establish development and design standards for the construction of new infrastructure.
- 18) Exploring opportunities to increase infrastructure capacities to accommodate new growth; encourage opportunities that will promote or enhance energy efficiency; conserve and sustain resources; and, minimize disturbance to the natural environment.
- 19) Optimize the use of existing water, sewer, and solid waste management infrastructure and capacities, and ensuring that existing utility service are expanded in an efficient and economical manner.
- 20) The Village will encourage citizens and businesses to participate in recycling, composting and other solutions that reduce the amount of solid waste produced and the potential negative environmental impacts.

- 21) Existing and future public work facilities will be located in the Community Service Zoning District.
- 22) Encourage the design of public work facilities with capacity to withstand high intensity weather events.
- 23) Infrastructure and emergency facilities will be located away from areas at risk of extreme weather events.
- 24) During major rehabilitation to the roadway the Village shall consider the evaluation of surface drainage and drainage routes to mitigate overloading the minor drainage system during major rain events.
- 25) Incorporate green infrastructure solutions where appropriate, such as solar energy and wind power generation. The Zoning Bylaw will outline development standards for alternative energy and power solutions.
- 26) The Zoning Bylaw will establish appropriate reciprocal buffers between public works and surrounding land uses, to minimize the negative effects of noise, odours, sight and potential leaching.
- 27) Ensure infrastructure needs and service expectations for new development can be financed and managed in existing budgets, and that they follow the Asset Management Plan.
- 28) During design or rehabilitation of infrastructure, the aesthetic appeal will be integrated into the project.
- 29) The Village shall discuss, evaluate, and determine if the development, repair or rehabilitation of an asset will comply with the level of service objectives outlined in the Asset Management Plan. All decision making must align with the Asset Management Decision-Making Approach outlined in the Asset Management Plan.

## 6. Planning Tools and Strategies

Determining legitimate planning tools and effective strategies are as important as identifying the Village's vision, objectives and goals, and community priorities set out in the OCP. The primary aim of this section is to outline all the planning tools and Strategies that can be utilized to implement the OCP both in the short and long-term.

### 6.1. The Official Community Plan

The Official Community Plan (OCP) will be used by a variety of stakeholders and decision-makers in order to understand the vision of the community as it relates to a wide variety of land uses, transportation networks, maintaining and expanding infrastructure and promoting overall growth and development of the Village of Lipton as the community looks forward for the next 20 years. This Plan may be used to gain a better understanding of the Village of Lipton's current and future goals and the roadmap to achieve these established goals.

The Village shall apply the comprehensive objectives and policies set out in the OCP, through fulfilling applicable duties and responsibilities outlined in *The Planning and Development Act, 2007*. Whereas the Council shall be responsible for ensuring that decisions and actions on the part of the Village align with the OCP and shall cooperate and collaborate with the municipal administration to ensure conformance. Where there are conflicts between the Official Community Plan and any other bylaws, standards, policies, plans and strategies, the OCP shall take precedence, or shall be in consideration for amending the OCP first to accommodate such conflicts. Section 6.1.2 of this Plan contains more details about the process for amending the OCP.

The Official Community Plan is more than a guiding document for the overall growth and development of the Village of Lipton. This document should be read in its entirety, and the relevant policies and overarching goals shall be applied to each situation. When more than one policy is relevant, a decision-maker or stakeholder should consider all the relevant policies to understand how they work together. The OCP should also be read in conjunction with the relevant legislation relating to planning in the Province of Saskatchewan including, but not limited to, *The Planning and Development Act, 2007*, *The Statements of Provincial Interest Regulations*, *The Dedicated Lands Regulations, 2009*, *The Subdivision Regulations, 2014*, *The Condominium Act, 1993*, *The Condominium Property Regulations, 2001*, *The Uniform Building and Accessibility Standards Act*, *The Municipalities Act*, *The Fire Safety Act*, *The Waterworks and Sewage Works Regulations* and any other updated form of these acts or regulations as may be passed and amended by the Province of Saskatchewan throughout the period of validity of this Official Community Plan. More importantly, this Plan should be read simultaneously with the Village's Zoning Bylaw as this provides regulations and development standards to implement the Village's Official Community Plan.

#### 6.1.1. Understanding the Language

When implementing the Official Community Plan, it is important to consider the specific language of the policies. Each policy under a certain topic provides direction on how it is to be implemented, how it is situated within the broader Plan, and how it relates to other policies. Policies set forth in the OCP

could vary in the intended outcome, such as policies established with positive directives, limitations and prohibitions and other policies use enabling or supportive language, such as “shall”, “should” “promote”, and “encourage”. The choice of language is intended to distinguish between the types of policies and the nature of implementation.

### 6.1.2. Amending the Official Community Plan

This plan may be amended by the municipality from time to time to reflect changes in the municipality that result from external factors or based on a specific development proposal. There are two (2) different types of amendments that can be completed, regarding the Official Community Plan. The first type of amendment is a text amendment, which changes a portion of the text within the Plan document. The second type of amendment is a map amendment, which changes any of the OCP Maps including the Future Land Use Map. For both of these types of OCP Amendments to be approved by Council they must complete the public engagement process in accordance with the requirements of *The Planning and Development Act, 2007*.

### 6.1.3. Monitoring Long-Term Performance of the Plan

This OCP is intended to guide planning and development decisions within the Village for the long-term. However, it is also intended to be a living document that can be changed as necessary. As new issues, concerns, and opportunities arise, this document will need to be updated to better reflect the viewpoints of citizens of the municipality and the Future Land Use Map may need to be amended to consider new information. This Plan shall be the subject of a comprehensive review by the Village after five years and before ten years from the date of its adoption by Council to evaluate the stated vision, overarching goals, objectives, and policies as to their relevance.

## 6.2. The Zoning Bylaw

According to *The Planning and Development Act, 2007*, the primary legal and administrative means of implementing an Official Community Plan is a Zoning Bylaw. The Zoning Bylaw will implement the land-use policies contained in this Plan by prescribing and establishing zoning districts for residential, commercial, community service, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

The purpose of a Zoning Bylaw is to manage the use of land by providing regulations for responsible development in conjunction with the health, safety, and general welfare of the residents and business owners in the Village. A Zoning Bylaw permits a Council to set standards for the use and subdivision of land and helps manage the supply of municipal services and resources to new development.

### 6.2.1. Amending the Zoning Bylaw

The Zoning Bylaw is amended regularly by the Village to accommodate development proposals. There are two (2) different types of amendments that can be completed. The first type of amendment is a text amendment, which changes a portion of the text within the Zoning Bylaw document. Some examples are changing a development standard, adding a definition, or removing a discretionary use. The second type of amendment is a map amendment, which changes the Zoning District Map. For both of these types of Zoning Bylaw Amendments to be approved by Council they must complete the public

engagement process, set forth in the Zoning Bylaw, and *The Planning and Development Act, 2007*.

### 6.2.2. Contract Zone

Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires re-zoning. Council may use Contract Zoning to re-zone a site to allow a development proposal and may also restrict uses normally allowed in the zoning district through a contract.

- 1) Where an application is made to Council to re-zone land to permit a proposal with unique elements, a unique ownership structure, or requires a distinct set of development standards, Council may, to accommodate the request, enter into a Contract Zoning Agreement with the applicant according to Section 69 of *The Planning and Development Act, 2007*.
- 2) Council may agree with the applicant setting out a description of the proposal and reasonable terms and conditions concerning:
  - a) The uses of the land and buildings and the forms of development.
  - b) The site layout and external design, including parking areas, landscaping, and entry and exit ways.
  - c) Any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- 3) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- 4) When considering a contract zone the following requirements must be met:
  - a) All requirements described in Section 69 of *The Planning and Development Act, 2007* must be met.
  - b) The proposed development will be of a benefit to the municipality.
  - c) The contract zone shall be based on a zoning district as outlined in the *Zoning Bylaw* and the uses and development standards included shall be in accordance with the intent of the base zoning district.
  - d) The proposed land uses and development standards included in the contract zone will be complementary with adjacent land uses or anticipated adjacent land uses that are legally permitted within the existing or planned future zoning district.
  - e) The contract zone shall specify a specific use or a number of specific uses as either permitted or discretionary.
  - f) The contract zone shall specify any applicable development standards or conditions of development within the area.

- g) The contents of the contract zone shall not undermine or conflict with the *Official Community Plan* or any applicable Provincial or Federal legislation.

## **6.3. Other Implementation Tools**

### **6.3.1. Development Levy**

According to *The Planning and Development Act, 2007*, the Council may establish a schedule of fees for the purpose of accommodating new subdivision and development activities within the Village of Lipton, and abutting areas of influence. The schedule of fees shall be subject to the following conditions:

- 1) Pursuant to Section 169 of the PDA, Council may establish a Development Levy Bylaw, through a separate bylaw, in which development levies are for recovering all or a part of the capital costs for providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. The intent is not to have existing taxpayers subsidize any of the new development activities costs. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.

### **6.3.2. Servicing Agreement**

According to *The Planning and Development Act, 2007*, if there is a proposed subdivision of land, Council may require a developer to enter into a servicing agreement to provide services and facilities that directly or indirectly serve the subdivision. Servicing Agreements shall provide for:

- 1) Specifications for the installation and/or construction of all services within the proposed subdivision as required by the Council;
- 2) For the payment by the applicant of fees that the council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, municipal roadway facilities, or park and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
- 3) Time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the developer and Lipton;
- 4) Provisions for the developer or proponent and the municipality to share the costs of any work specified in the agreement; and,
- 5) Any assurances as to performance that the Council may consider necessary. This may include a bond or an irrevocable letter of credit, and/or any security deposit to be submitted by the developer or proponent to the municipality. The intent is to make the developer or proponent accountable on subdivision services and its development standards which are agreed upon signing the Servicing Agreement.



### 6.3.3. Concept Plan

Council may, as an amendment to the Official Community Plan, adopt a Concept Plan by bylaw for the purpose of providing a framework for subsequent subdivision and development of an area of land. A Concept Plan may describe:

- 1) The land use proposed for the area, either generally or with respect to specific parts of the area;
- 2) The density of development proposed for the area, either generally or with respect to specific parts of the area;
- 3) The general location of services proposed for the area; and,
- 4) The phasing of development proposed for the area.

The Council shall ensure that any Concept Plan is consistent with the Official Community Plan, and any part of a Concept Plan that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent.

### 6.3.4. Building Bylaw

The Town shall use its adopted *Building Bylaw 05-2023* to supplement Provincial and Federal enactments in the regulation of building construction, additions, and alterations. The *Building Bylaw 05-2023*, subject to *The Construction Codes Act*, will provide standards to ensure that new construction and upgrades or improvements to existing buildings are physically acceptable to the community. The *Building Bylaw 05-2023* will control the minimum standard of construction through the issuance of building permits.

### 6.3.5. Community Engagement

In addition to the requirements of *The Planning and Development Act, 2007* provisions for public participation may be initiated, where appropriate and depending on the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies include land use issues, social issues, safety issues, recreation issues, accessibility issues and utility services.

For any situation where the community engagement process applies, the Village will consider the following principles:

- 1) Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values;
- 2) Municipal government decisions must be made in alignment with the Official Community Plan;
- 3) The community engagement process must demonstrate openness, honesty, and transparency of purpose, as well as the communication of the results;
- 4) The community engagement process must engage with people of diverse backgrounds and abilities, particularly vulnerable populations and those living on lower income.

- 5) The process must be respectful of decision-making protocols; and,
- 6) The process must demonstrate a commitment to being time-sensitive and cost-effective.

#### **6.4. Binding**

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

#### **6.5. Definitions**

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

## 7. Effective Date

### **7.1. Ministerial Approval**

The Official Community Plan Bylaw 1-2024 and all Maps shall come into force on the date of final approval by the Minister of Government Relations.