

Yorkton Regional Planning District

District Plan

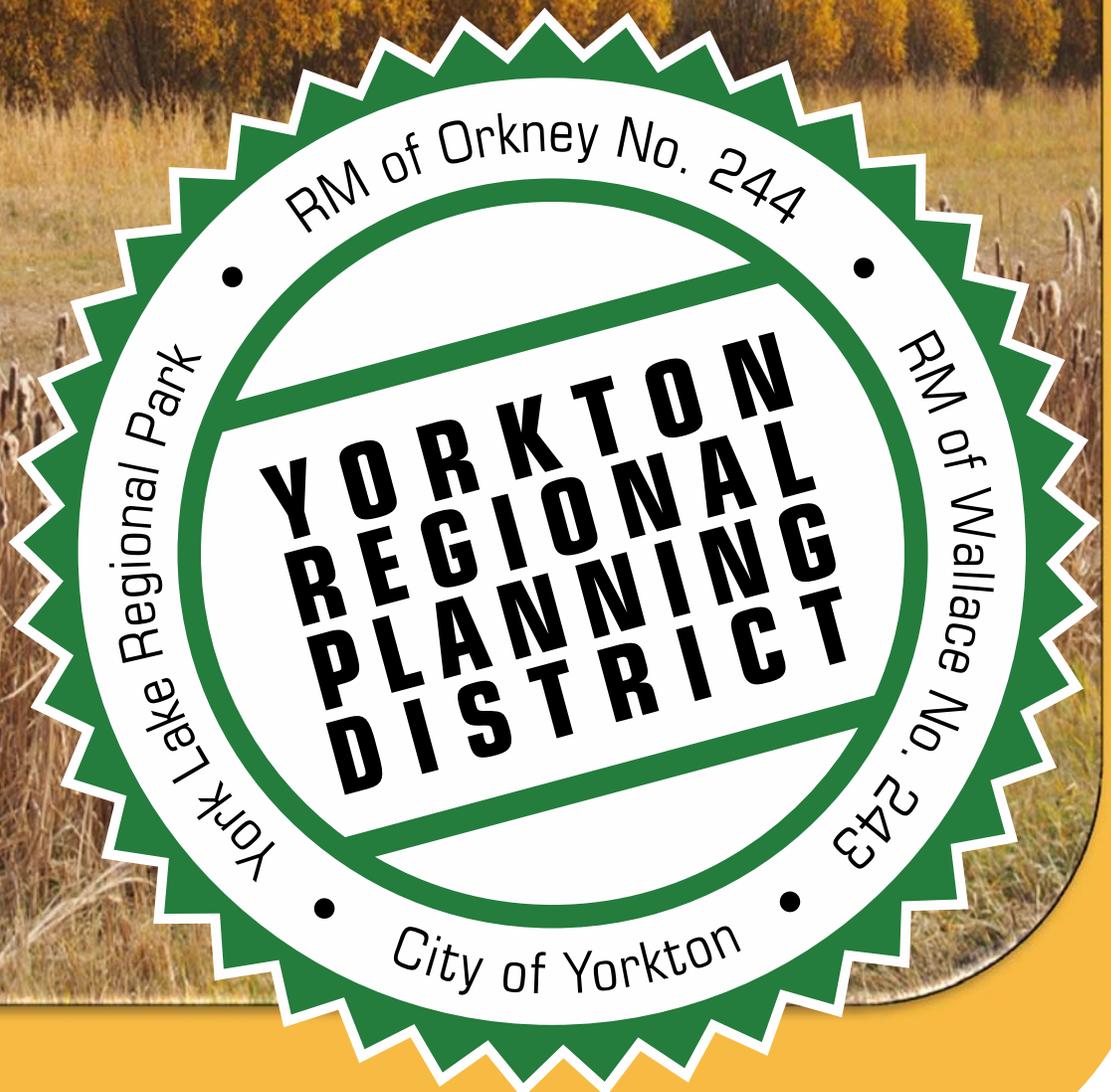


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1.1 Background

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

The Yorkton Regional Planning District comprises the Rural Municipalities of Orkney and Wallace and the City of Yorkton. It also includes the York Lake Regional Park.

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

Shared Values and Goals

The Shared Values of the Municipalities are:

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

The Goals of the Planning District are:

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

1.2 Purpose of this Plan

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



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

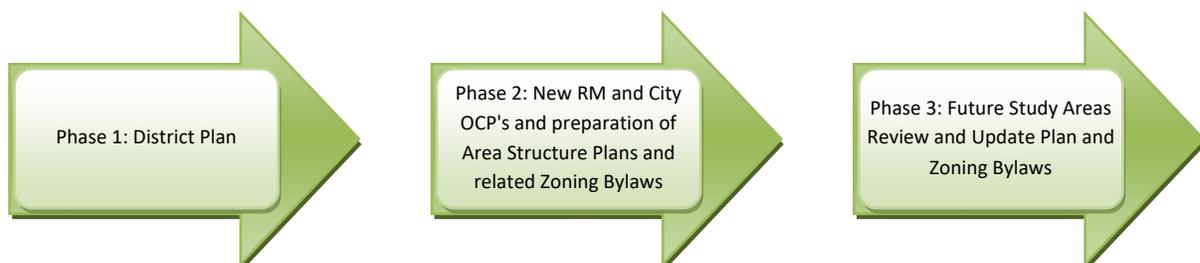
1.3 Authority of the Plan: Enabling Legislation

The Planning and Development Act, 2007, provides the legislative framework for the preparation and adoption of a District Plan. In addition, the Statements of Provincial Interest provide additional planning guidance. This Plan addresses and guides future land use, development and other matters of regional concern affecting lands in the Yorkton Regional Planning District.

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

1.4 Timing of the Plan/Phases

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



1.5 District Planning Process

The Yorkton Regional Planning District was created in response to City and RM's of Orkney and Wallace and the Regional Parks' growth, which was happening rapidly and sometimes in conflict of the neighbouring communities' interests. The Planning for Growth Funding made available to municipalities in the fall of 2010 was a catalyst to establish a Steering Committee and Terms of Reference in 2010, and authorized the preparation of the Yorkton District Plan. In addition, since watershed protection and flooding and drainage are a significant part of the Yorkton Region, The Assiniboine Watershed Association was invited to participate in the formation of the new District Plan.

Open houses were held in all the participating Municipalities in 2014 and the general public and stakeholders were invited to review and provide additional input on the vision for the New Plan, as developed by the planning consultants, administrative staff, and the Planning District Steering Committee.

The Draft District Plan was provided to the Planning District Steering Committee in winter 2014 and was released to the Municipalities and general public in fall 2015. Necessary changes to the Draft Plan were made and the Plan was circulated to adjacent Municipalities and other interested parties and presented at an open house in November 2014. Based on the input collected through public process, final revisions were made to the draft District Plan and public hearings were held in Yorkton late 2015 and early 2016.

1.6 Plan Consistency and Alignment

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

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

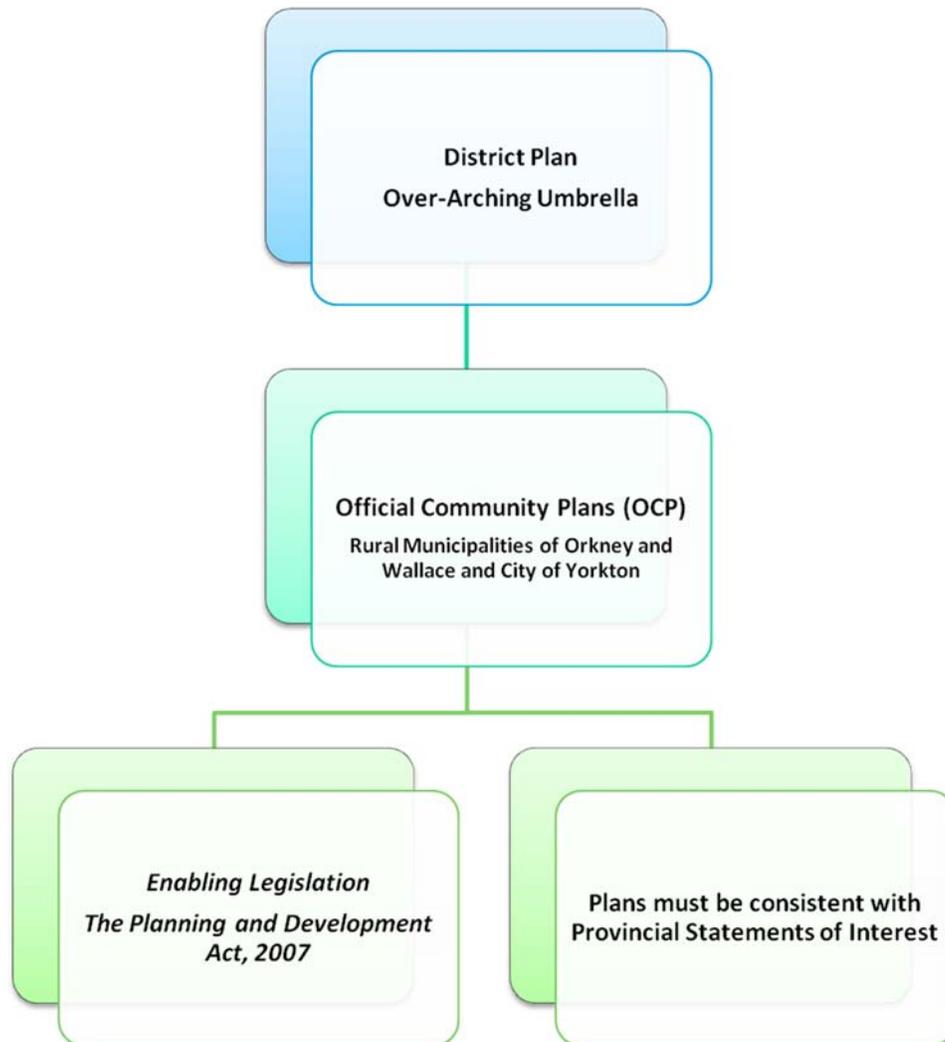
All future municipal planning policies and decisions must be consistent with the District Plan and where a conflict occurs, the policies of the District Plan will supersede other planning policy in the Joint Management Areas.



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

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

1.7 Hierarchy of Planning Documents



1.8 Coordination and Decisions on Growth and Development

It is imperative for the orderly and sustainable development of the Yorkton Regional Planning District that joint development areas are comprehensively and jointly planned by both Municipalities. The purpose of this Plan is to provide a long range planning framework for the development of the Planning District growth areas and to collaboratively determine the most suitable interim and long term use of the lands in both municipalities.



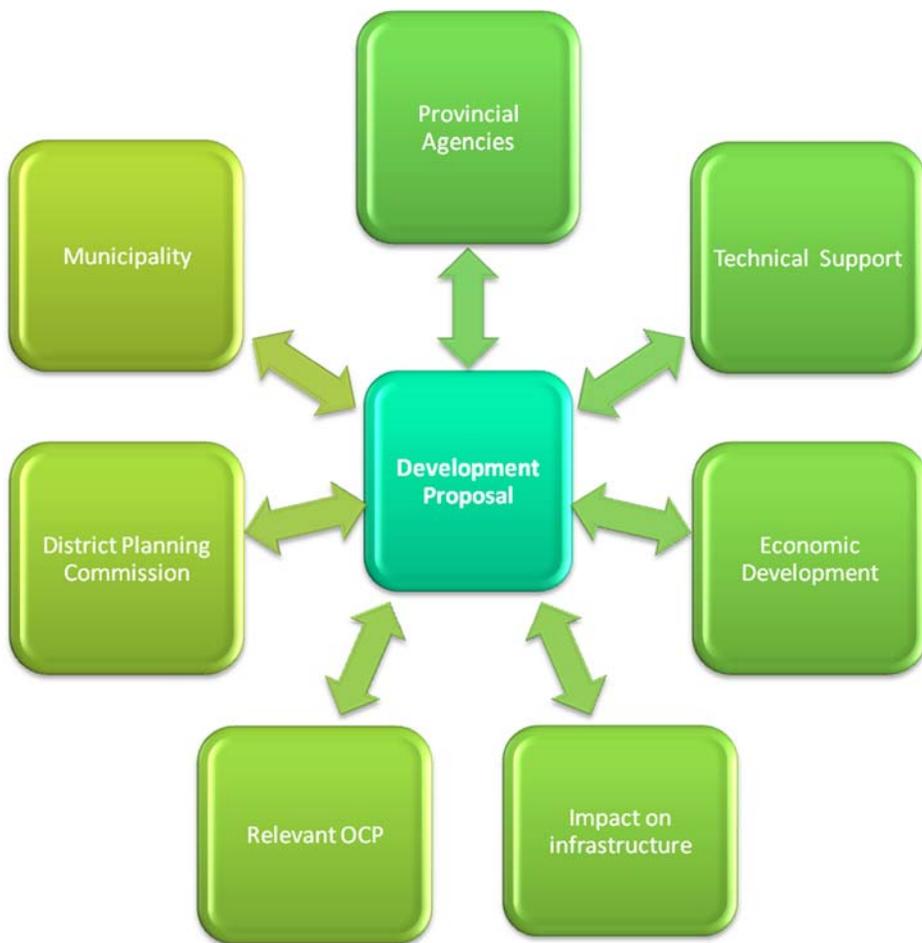
The policies of this Plan apply to all lands in the Planning District. Development will be managed by the municipality of jurisdiction, but any development locating in joint development areas will be referred to the Yorkton Regional Planning District Commission for review and recommendations. Criteria for the subdivision, development and zoning of lands shall be evaluated in the context of the relevant OCP.

The coordination of growth addresses the financial aspects of servicing and infrastructure from areas of existing development to those areas not yet serviced or developed. Lands outside the currently serviced areas shall continue to produce agriculturally until such time that a need for further development triggers expansion of the district's infrastructure. In addition, area structure plans and the areas outlined in the joint management areas form the basis for managing growth for the Planning District.

This Plan provides direction to developers regarding the timing and appropriateness of their applications, to ensure the growth of the Planning District occurs in a logical and efficient manner.

The Growth Areas are intended to provide for concentrated development in specified areas consistent with the respective Official Community Plan policies. The remainder of the lands in the Planning District boundaries shall be administered by the Municipality in their jurisdiction. The growth areas are indicated on the maps which form an Appendix to this Plan, and include the Joint Management Areas developed through the planning exercise and future growth study areas outlined by both municipalities in their respective Official Community Plans.

1.9 General Development Review Referral Input



1.10 Use and Interpretation of the Plan

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

Reference Maps provide supplementary information and may be updated periodically by Bylaw Amendment to DP. All Reference Maps are conceptual, approximate and are subject to change and should not be used to make site-specific decisions.

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

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



Section 2: Regional Context and the Planning District Vision

2.1 Introduction

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

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

2.2 Vision Statement for the Yorkton Regional Planning District



2.3 Regional Context

Located in the eastern part of Saskatchewan, the Yorkton Regional Planning District includes the entire City of Yorkton and the Rural Municipalities of Orkney and Wallace and the York Lake Regional Park. Major industry in the region includes agriculture and value added agriculture is home to major canola crushing operations. The Yorkton district sits geographically in the eastern gateway to the province while providing regional services to the surrounding region and adjacent Manitoba. Founded on agriculture, the region includes an extensive network of grain gathering terminals. This area could be a northern terminus of the "Ports To Plains Corridor".

2.4 Guiding Themes for the Planning District

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

- **Regional Balance of Interests: Natural, Social and Community Capital**
Planning decisions shall consider and balance the effect of development decisions on the cultural, natural, social and economic environments.
- **Commercial/Industrial Connectivity and Synergy**
Foster a regional distinct business community that supports local and regional enterprises and initiatives.
- **Sustainable Regional Services and Infrastructure**
Sustainable planning practices and long term asset management will be undertaken when considering partnerships involving joint facilities, extension of City services, and land development proposals based on regional infrastructure.

- **Efficient Transportation Networks and Nodes**

Existing municipal and provincial transportation infrastructure shall be efficiently and adequately utilized, ensuring provincial highway assets are capable of expansion as the region develops.

- **Environmental Responsibility and Respect**

Growth and development shall be carried out in a manner which minimizes, mitigates, or avoids negative impacts to natural assets, open spaces, farmland, and critical natural environments.

- **Regional Planning Benefits**

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

Section 3: Regional Balance of Interests

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



3.1 Objectives

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

3.2 Over-arching Policies

1. Municipalities shall balance the environmental, economic, infrastructure and quality of life impacts when reviewing planning policies or decisions.
2. Municipalities will require appropriate conditions to minimize, mitigate or avoid negative impacts to neighbouring land uses and protect the natural assets of the District.
3. In determining the appropriateness of a land use or intensity of land use, the Municipalities will consider both the site location and adjacent existing or planned land use conditions or impacts.
4. Municipalities participating in the District will adopt planning documents and make planning decisions which reflect the land use, transportation, and servicing policies of the District Plan.
5. Each municipality will establish criteria for the subdivision of land which indicates under what circumstance a subdivision is required to be guided by concept plans.
6. The Planning District will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases.
7. Existing agricultural and resource uses shall be encouraged to continue throughout the Planning District until such time that there is a demonstrated need for further urban growth or industrial and/or commercial development. Premature fragmentation of agricultural land shall be discouraged.

8. Development shall be phased in such a way as to preserve prime agricultural lands (Class 1 -3 CLI Soils) until all other developable lands have been developed, where possible.
9. The Planning District Commission will review all local official community plans and zoning bylaw amendments proposed by a municipality, in order to ensure complementary policies, where a potential conflict of interest is identified.
10. Regional-scale development proposals, which have an effect on both of the Municipalities, shall be referred to the Planning District Commission for their review and recommendations, as Inter-municipal consultation is a key component to the success of regional initiatives. Generally, these are developments within 500 metres either side of the City's boundary.
11. All re-zoning subdivision proposals in Joint Management and Future Growth Study Areas shall be required to provide the necessary information as referred to the Development Review Criteria in Appendix "D" and the Sample Development proposal in Appendix "E".
12. Each Municipality shall develop an inventory of significant Natural Capital e.g. (creeks, watercourses, hazard lands, significant environmentally sensitive lands, water reservoirs etc.) in its jurisdiction and shall share this information with the other Municipality. Subdivision design should minimize the negative impacts on natural features and shall maximize the value and function of open spaces.
13. Natural resource development (such as potash, aggregate extraction or oil and gas) shall be undertaken in an environmentally sustainable manner and their activities shall be complementary to other uses in the Planning District. Proposals for these activities shall be referred to the appropriate government agencies for their review.



Section 4: Commercial/Industrial Connectivity and Synergy



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

4.1 Objectives

- To establish future growth areas suitable for concentrated patterns of industrial and commercial development.
- To ensure industrial and commercial development is compatible with adjacent land uses and transportation infrastructure.
- To provide for a complementary and compatible transition area from low intensity commercial/industrial uses to urban areas.
- To enable flexibility relating to parcel size, land use, and servicing availability.
- To recognize the economic value of the agriculture.
- To integrate and balance industrial development with the natural environment.
- To identify "Grain Millers Drive" as a value-added agricultural corridor.
- To obtain provincial recognition and potential funding for upgrading Grain Millers Drive to a heavy haul route.

4.2 Policies

1. Industrial and commercial development is encouraged to locate in the areas considered suitable for such land uses in accordance with the Future Land Use Maps in Appendix "A". Future Growth Study Areas and Joint Management Areas are outlined in this Plan and the respective Official Community Plans of the RM's and City.
2. Commercial and industrial development should minimize emissions and be suitable in the context of the environment.
3. Complementary land uses and development shall be planned adjacent to or proximate to one another.
4. This Plan supports the creation of a Marketing Plan for the Planning District to be prepared by the Commission with the Business community.
5. All Commercial and Industrial uses should be compatible with surrounding land uses.
6. The impact on and the relationship of new development to adjacent lands shall be considered throughout the Planning District. Subdivision and development should minimize environmental impacts and fragmentation of land.
7. Concentrated patterns of subdivision and development should be encouraged to increase the efficiency of servicing/infrastructure. Fragmentation of land will only be supported where planned via a concept plan or where directly adjacent to similarly developed sites.

8. Industrial development shall be encouraged to adopt the most efficient technology for reducing air emissions, where applicable.
9. The Planning District supports Industrial development that works collaboratively for the greatest economic gain, while promoting net positive impacts to the surrounding natural environment. Firms choosing to co-locate in a potential eco-industrial setting shall be encouraged to actively promote Best Management Practices on environmental impacts.



Section 5: Sustainable Regional Services and Infrastructure

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



5.1 Objectives

- To support the planning, construction and maintenance of efficient, safe and sustainable utilities in the municipalities and region.
- To promote focused and compact development where recovery and efficiencies in utilities infrastructure cost is achieved.
- To ensure that utility infrastructure does not unnecessarily encroach upon environmentally significant areas.
- To ensure that asset management practices, such as determining appropriate service levels and risk management, are instituted during the development and extension of infrastructure.
- To plan subdivision and development in a fashion that minimizes unnecessary installation of infrastructure.
- To coordinate, where mutually agreed, inter-municipal planning and service provision.
- To promote minimized waste generation and maximize the efficiency of alternative waste use and disposal practices (i.e. green infrastructure).
- To ensure where infrastructure is extended, there are cost recovery and tax sharing models in place.

5.2 Policies

1. Joint investment in infrastructure by both Municipalities shall ensure existing and future servicing is developed or extended in a logical and efficient manner consistent with capacity, accessibility, cost efficiency and provincial requirements.
2. Municipalities shall collaborate with each other where a proposed subdivision or development may impact the other Municipalities' infrastructure and shall endeavor to recoup costs on behalf of the other community where capable.
3. The Municipalities agree to jointly discuss ways to plan and manage their utilities infrastructure system in co-operation with Provincial agencies, utility service providers, and neighboring Municipalities.
4. Each Municipality, in the joint management areas, on an ongoing basis, shall inform the other Municipality of the proposed location and standards for the provision of its infrastructure and services and shall keep this information up to date.
5. Each Municipality shall collaborate with the other in the planning and provision of infrastructure and services that meet at the Municipal boundaries to ensure proper coordination.

6. The Municipalities shall provide the Planning District Commission with all application information received from provincial agencies related to infrastructure in the Joint Management Areas and in any additional areas the Municipality may agree upon from time to time. The Municipality will continue to use the Planning Land Use Review (PRL) Committee to review development in the Joint Management Area and Future Growth Study areas.
7. The Planning District shall work to ensure the available water resources in the Planning District are not over-allocated prior to additional water resources being secured. Existing and future development shall minimize water use through conservation measures.
8. Re-Zoning/Subdivision/Development proposals in the Joint Management Areas should be considered only when serviced piped water is proven to be available. Where applicable, The Water Utility Board will determine serviceability, otherwise proponents will have to proof up water sources.
9. Adequate source water must be available. For development that will require large volumes of surface water withdrawal to support the activity, the water supply shall be confirmed that it can sustain such use.
10. The Planning District shall actively implement/promote integrated waste management systems in the district and shall uphold the environmental stewardship of the region's water resources through the development and implementation of low impact storm water infrastructure where possible, as drainage is a significant issue in the whole area.
11. Water system easements and right-of-way alignments shall be shown on development applications. The alignment and capacity of water servicing infrastructure and associated easement and right of way locations necessary for future water connections may be required and shall be developed to the satisfaction of the Planning District and respective Municipality and the Water Utility Board, if applicable.
12. Easements and right-of-way alignments associated with wastewater conveyance and collection systems shall be prepared in accordance with the Review Criteria attached in Appendix "D". The alignment and capacity of wastewater servicing infrastructure and associated easement and right-of-way locations shall be to the satisfaction of the Municipality.

Section 6: Efficient Transportation Systems & Growth Development Areas

Transportation networks are essential to supporting industrial, commercial, agricultural and residential development. Transportation infrastructure in the Yorkton District is diverse, with access to Provincial Highways, several heavy haul roads, the main rail, a regional airport, and a high quality urban and grid road network. The City of Yorkton manages Highways in its jurisdiction and proudly invests in the Parkway trails system linking different neighbourhoods of the community to recreation facilities, the downtown, and the natural assets of the community. Existing and future transportation systems are provided on Maps in the Appendices, which may be updated from time to time.



6.1 Objectives

- To plan, construct and maintain efficient, safe and sustainable transportation infrastructure.
- To establish common development standards along Highway corridors.
- To ensure that transportation infrastructure does not encroach upon environmentally significant areas.
- To allow for the orderly development of controlled access to the Highways in conjunction with the plans of Saskatchewan Ministry of Highways and Infrastructure and the Urban Highways Connector Program.
- To ensure that land uses are supported by appropriate transportation infrastructure.
- To promote a compact development form in urban areas, to achieve cost recovery and efficiencies in transportation maintenance.
- To promote the efficient use of the rail lines in the Planning District (particularly in the City Limits) that will minimize impact on residents.

6.2 Policies

1. The Planning District shall plan and manage multi-modal transportation systems in cooperation with the Saskatchewan Ministry of Highways and Infrastructure, neighboring Municipalities and other partnerships including private industry.
2. The Yorkton Regional Airport area and related strategic facilities are of common interest and their continued operation and unhindered expansion must be protected from encroaching land uses. This area will be subject of Future Study and an Area Structure Plan.
3. Development will be encouraged to locate in proximity to roads which have been designed and constructed to accommodate their activities.
4. Access issues should be addressed through collaboration with affected landowners and/or the Municipality/ Ministry of Highways and Infrastructure/Railways and subdivision and development processes.
5. Development shall be compliant with the Ministry of Highways and Infrastructure, as per the requirements of the Ministry of Highways and Infrastructure, direct access off of Limited Access Highways will be discouraged. No development including, but not limited to, berming or grading of the lands in the Highway right-of-way, may be undertaken without the consent of the Ministry of Highways and Infrastructure.

6. The City of Yorkton operates provincial highways within its jurisdiction based on local policies in conjunction with the Urban Highway Connector Agreement between the City and the Ministry of Highways and Infrastructure.
7. The functional and visual integrity of Highways intersections in and around the City of Yorkton shall be maintained.
8. Development should ensure the integration of servicing alignments into existing and future transport network right-of-ways. Appropriate setbacks from highways shall be required to enhance visual quality and to protect future right-of-way requirements.
9. Traffic Impact Assessments (TIA) at the time of redesignation or subdivision shall be prepared by a qualified transportation engineer at the sole expense of the developer and should include but is not limited to an analysis and evaluation of:
 - a. The potential impact of a proposed subdivision and/or development on the existing transportation network; and
 - b. A program of future expansions and/or improvements to accommodate the proposed growth and to preserve the function and integrity of the transportation network.
10. Internal roadway design shall consider:
 - a. Direct connection to the Planning District's major points of ingress and egress;
 - b. Safe and efficient routing in the local and regional context;
 - c. Minimal impacts to natural features; and
 - d. Minimal social disturbance.
11. Rail access issues should be addressed through collaboration with affected landowners, stakeholders, Canadian Pacific Railway, Canadian National Railway, the Planning District and the affected Municipality.
12. Development proposals adjacent to the rail line right-of-way shall meet setback and nuisance mitigation standards of the Railway.
13. New development directly adjacent to a railway should be discouraged except where the land use or development would benefit from direct access to the rail line.
14. Roads required to cross rail line right-of-way shall meet all design and safety requirements of the Railways.

Section 7: Environmental Responsibility and Respect for Existing Land Use



The City of Yorkton and RM's of Wallace and Orkney have a long-standing history of preserving, respecting and co-managing the Assiniboine Basin and Yorkton Creek Watershed. As shallow aquifers are the areas source water supply of the City, these assets need to be protected. Other notable features in the Planning District are York Lake Regional Park and several Marsh features and several small-unnamed tributaries which provide corridors for pathways and continuous natural habitat. Through sound development principles these natural features will be preserved and enhanced. Development

throughout the Planning District will continue in such a way as to minimize impacts on the surrounding environment. Maps in the Appendices show known and potential areas of environmental significance in Planning District.

7.1 Objectives

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

7.2 Policies

1. Future development shall preserve natural surroundings, landscape and vegetation, in so far as practical.
2. New development that integrates with existing commercial, industrial, residential, agricultural, or natural resource activities shall be encouraged.
3. Planning documents and decisions will encourage environmentally sustainable development and land management practices which avoid, minimize or mitigate negative effects to natural assets and features including surface and groundwater resources.
4. Development occurring in proximity to water bodies and watercourses shall adhere to setback requirements in the relevant Municipal Zoning Bylaws and negative impacts on wetlands will be mitigated in so far as practical.

5. Municipalities will ensure Environmental Reserve is dedicated to the extent necessary to protect environmentally sensitive areas, natural and riparian habitats, flood prone areas, drainage courses and hazard lands associated with slopes while ensuring continued public access to dedicated lands.
6. Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of Planning Legislation and Statements of Provincial Interest. In some instances the Municipality may consider conservation easements in place of Environmental Reserves.
7. Municipalities will ensure the full amount of Municipal Reserve is dedicated as land, or cash-in-lieu of land, and such lands or funds will be used to provide for public recreation facility or park improvements.
8. The Municipalities will review agreements for Municipal Reserve, pursuant to section 196 of *The Planning and Development Act, 2007*, to co-manage the collection and expenditure of cash in lieu of dedication funds pursuant to section 187. The RM policy currently takes Municipal Reserve Cash in Lieu and provides this as part of its recreation grant to the City of Yorkton.
9. Lands in the 1:500 year floodway elevation shall not be allowed to develop with new buildings.
10. Lands in the 1:500 year flood fringe elevation should not be developed unless wet or dry flood proofing measures are undertaken as a condition of approval.
11. Development conditions will encourage designs and maximize the retention of existing vegetation in flood prone areas.
12. The Municipalities shall require appropriate buffers for the protection of watercourses/wetlands designed to avoid impacts on wetlands and minimize sedimentation from disturbed soils.
13. Environmental Site Assessments shall be required on lands known to have been contaminated or lands that are suspected to have been subject to contamination. The proponent or developer will be responsible for these costs, not the Municipalities. Remediation of contaminated lands shall be required in accordance with the Province of Saskatchewan Environmental Code and relevant legislation.
14. Storm water management should be addressed during all subdivision/development approvals. Site design should maintain as much vegetated surface as possible. The replacement of existing natural areas and wetlands with impervious cover is discouraged, particularly where groundwater recharge or discharge is known to occur. No development will occur unless the proponent's meets regulatory requirements of storing 1:500 flood event on their property and maintaining pre and post flows as equal.
15. The Planning District will encourage regional drainage plans be considered for all the proposed development areas in the Planning District. The regional drainage plans should consider both the nature of the proposed general development and establish a coordinated and logical, long-term management of drainage from both snowmelt and storm water events. These Plans would involve funding from the development sector and senior levels of government.

Section 8: Regional Planning Benefits

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



8.1 Objectives

- To create organized, beneficial and well-planned opportunities for growth throughout the Planning District.
- To ensure that planning efforts of the individual municipalities are organized and aligned to ensure more effective implementation of planning.
- To cooperate in resolving land use issues between Municipalities and other jurisdictions.
- To advocate for provincial partnerships and technical assistance.
- To secure areas for future city expansion and growth in developable (urban) condition.
- To identify areas for rural development not in the path of City expansion.
- To create a mechanism for the York Lake Regional Park to benefit from regional planning and vice versa.

8.2 Area Structure Plans

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

8.3 Joint Management and Future Growth Study Areas

1. Joint-Management policy areas are intended to foster cooperative inter-municipal planning with the lands identified as future development areas in the Planning District to ensure the character of the Planning District is upheld and enhanced.
2. A comprehensive development scheme for lands in the joint management areas should be prepared collaboratively prior to development occurring in these areas. The preparation of the comprehensive development scheme should benefit from consultation with the landowners and stakeholders in these areas.
3. Any development in these joint-managed areas should be carefully considered for their impact on both Municipalities. The Planning District shall provide adequate transitional areas of appropriate uses adjacent to each municipality. The Rural Municipalities and Regional Park will ensure that areas around the City will be designated for complementary development and the City will articulate its Future Growth needs by revisions to their OCP.
4. Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/or densities will be discouraged.
5. Lower intensity industrial development such as office complexes and commercial development shall be the predominant land use near urban areas. There may be the potential for some services to be extended into these urban-rural co-managed areas for light commercial development.
6. Collaboration should occur at Planning District Commission level when determining land uses, built form, and servicing and infrastructure considerations in the joint management areas. Road and pathway alignments connecting potential industrial Planning District alignments with the City should be identified prior to development occurring.

8.4 Inter-Municipal Agreements

1. Inter-Municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach shall be used when dealing with planning matters in the Municipality, or that cross municipal boundaries, including:
 - a. Managing and/or promoting growth and development;
 - b. Managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
 - c. Infrastructure, public service facilities and waste management systems;
 - d. Water servicing, sewage servicing, joint development area service agreement policy, protective services, municipal reserve policies and recreational services;
 - e. Ecosystem, shoreline and watershed related issues;
 - f. Natural and human-made hazards; and
 - g. Population, housing and employment projections, based on regional market areas.
2. Consultation is a key component of the Inter-Municipal cooperation policy and it is expected that all jurisdictions will incorporate realistic growth and land use requirements in their respective Official Community Plans (OCPs) and that they be reviewed with input from all jurisdictions.
3. Inter-Municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services shall be encouraged.

8.5 Revenue Sharing/Funding Agreements

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

8.6 Conflict Resolution

As per District Agreement and Provincial Legislation DISPUTE RESOLUTION / MEDIATION PROCEDURES

Introduction

The dispute resolution process outlined below is a guide as Legislation may change, although this recommended outline relates directly to commonly accepted municipal mechanisms in Saskatchewan, Manitoba and Alberta. The emphasis of the dispute resolution process is mediation at the municipal level prior to an appeal to the Municipal Board. This process is based on an assumption that the two parties have significant differences of opinion and that third-party assistance is necessary to help resolve the disputes.

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

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

- v. Municipal Board Appeal Process(SMB)
 - vi. Courts
- e) In the event of a dispute, the municipality being disputed will not grant approval (i.e. consider second and third reading) to the statutory plan, land use bylaw or amendment thereto until the dispute is past the mediation stage.
- Hold readings till mediation is completed**
- f) The time limitations and legislative requirements as may be specified from time to time in The Municipalities Act will be respected in relation to the administration of this dispute resolution procedure.

Dispute Resolution Process

1. Administrative Review

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

2. PLR Committee Review

- a) Upon the referral of a dispute, the PLR Committee will schedule a meeting and the Administrations of the affected RM and City will present their positions on the matter to the Committee.
- b) After considering the dispute, the PLR Committee may, in the event that a proposal in relation to the dispute is referred to it, schedule a Committee meeting and the administrations of affected Municipalities will present their positions on the proposal.
- c) After consideration of a proposal, the PLR Committee may:
 - provide suggestions back to both administrations with revisions to the proposal making it more acceptable to both Municipalities;
 - if possible, agree on a consensus position of the PLR Committee in support of or in opposition to the proposal, to be presented to both Councils; or
 - conclude that no initial agreement can be reached and that a consensus position of the PLR Committee will not be presented to both participating Councils.
- d) If agreed to by affected Municipalities, a facilitator may be employed to help the PLR Committee work toward a consensus position.
- e) If a proposal cannot be satisfactorily processed following a PLR Committee review, then that proposal will be referred to both Councils.

3. Municipal Councils Review

After receiving the recommendations of the Planning and Land Use Review (PLR) Committee with respect to a particular proposal, the Commission and each Council

will establish a position on the proposal.

If the Commission and affected Municipal Councils support a proposal, then the approval and/or DP amendment processes can be completed. If neither Council supports the proposal, then no further return will be required.

If both Councils cannot agree on a proposal, then the matter may be referred to a mediation process.

In the event that the three Municipalities resort to mediation, the municipality being disputed will not give approval in the form of second and third readings to appropriate bylaws until mediation has been pursued.

Mediation

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

Municipal Board Appeal Process (SMB)

1. In the event that the mediation process fails, the initiating Municipality may pass a bylaw to implement the proposal (e.g. a bylaw amending a land use bylaw).
2. If the initiating Municipality passes a bylaw to implement the proposal, then the responding Municipality may appeal that action to the Municipal Board. The responding Municipality must file a notice of appeal with the Municipal Board and give a copy of the notice of appeal to the initiating Municipality within thirty (30) days of the passage of the disputed bylaw.

Courts

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

Section 9: Planning District Administration

9.1 Adoption of the District Plan

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

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



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

9.2 The Yorkton Regional Planning District Commission

1. An Advisory Planning District was established under Section 97 of The Planning and Development Act, 2007 on April 11, 2013, which provides the legal basis for entering into an agreement to inter-municipally manage land use and other related activities. The revised Planning District Agreement is attached in Appendix "C".
2. The Commission will review development proposals as requested by Municipal Councils and make recommendations based on the considerations of local area needs and the policy statements in this Plan.
3. The Advisory Planning District does not replace any of the powers of the participating Councils, as ultimately the elected council members are responsible for all decision making. This mechanism allows for regional planning and delivery of coordinated services to the participating Municipalities.

9.3 Establish Committees/Authorities/Structures

The Planning District Commission may establish several committees including the Planning Land Use Review Committee (PLR) and a Technical Review Committee, as examples, which may examine the rural water supply, drainage and other infrastructure matters. Further Committees will be established as a result of the Action Plan.



9.4 Review and Amendment

Review

The District Plan is a document intended to guide decision making over the long term and is not a static document that commits the Planning District to inflexible development policies. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by the Planning District Commission to evaluate the stated goals, objectives and policies as to their relevancies. New implementation initiatives may be needed and priorities will require adjustment in response to the varied and changing conditions in the Yorkton Regional Planning District.

Amendment

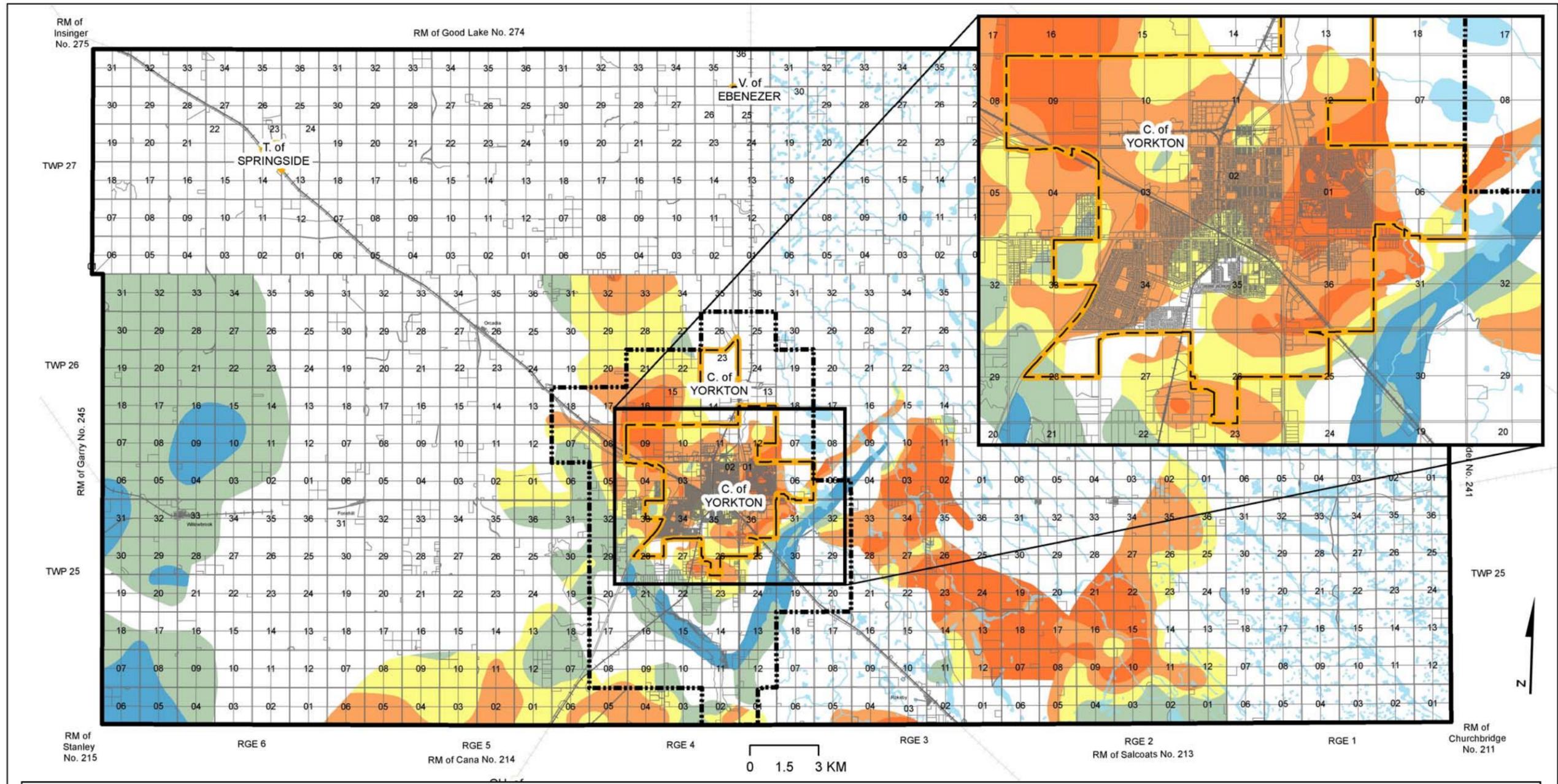
On occasion land uses or developments may be proposed that do not conform to the Yorkton Regional Planning District Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made, the impact of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



Appendix A: Future Land Use, Reference & Joint Management Area Maps

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Yorkton PD Future Land Use Map - Detail Area 2 _____	35



YORKTON PLANNING DISTRICT

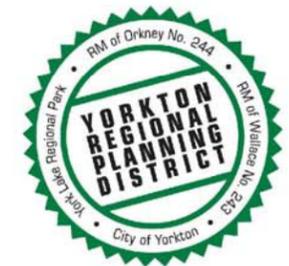
SASKATCHEWAN

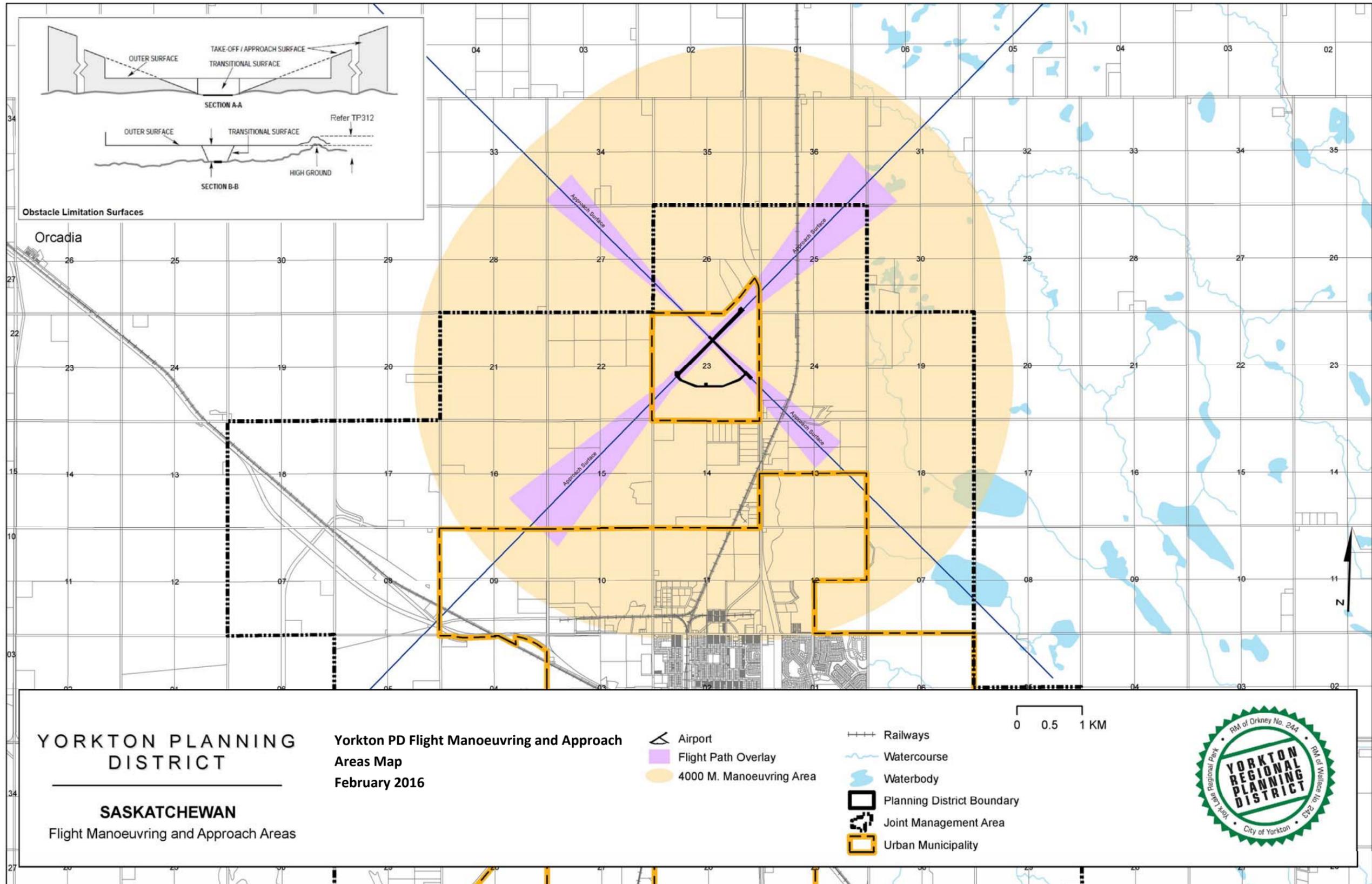
Yorkton PD Aquifer Vulnerability Map
Revised February 2016

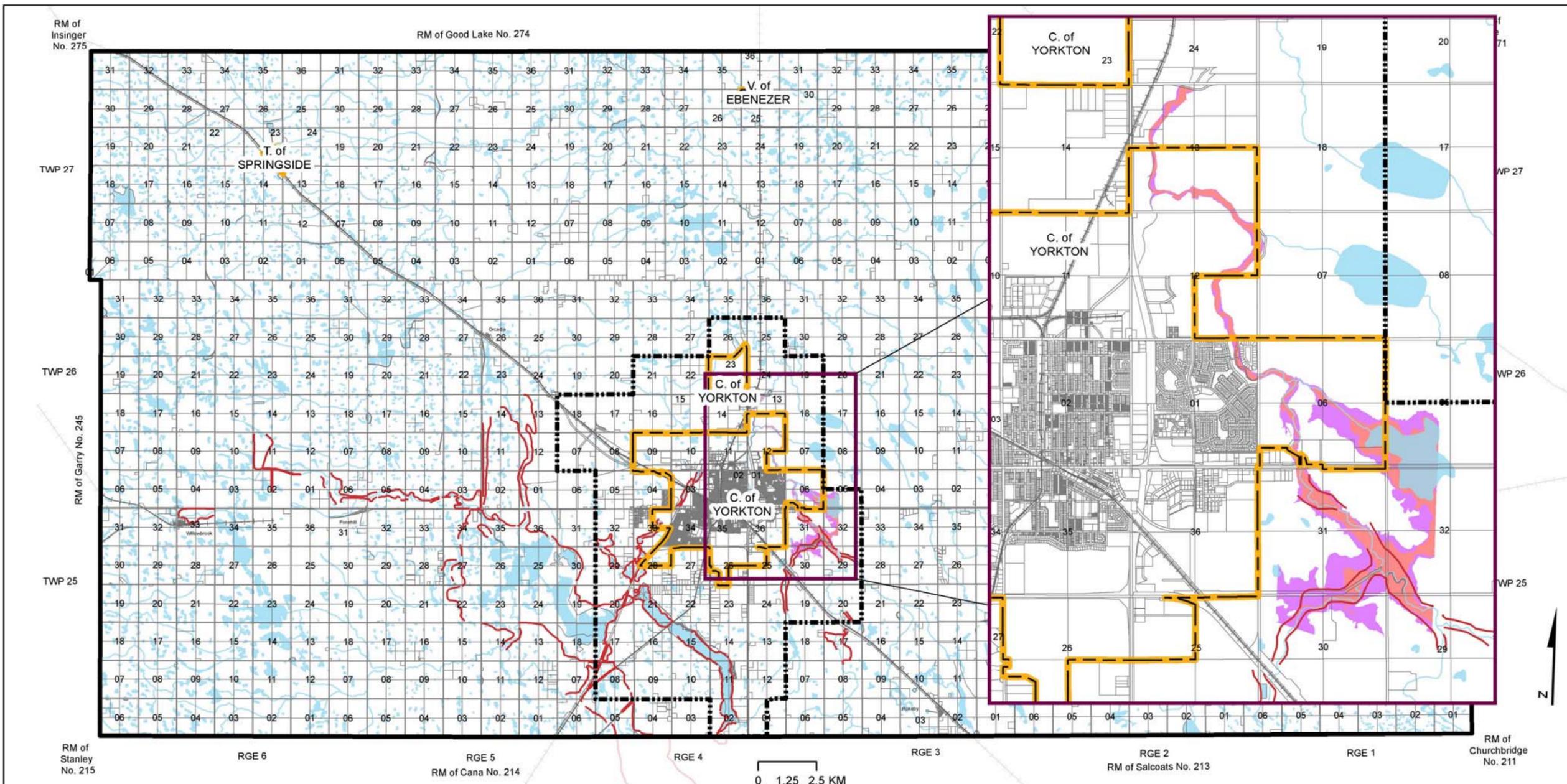
Aquifer Vulnerability

- Extremely High
- High
- Moderate
- Low
- Extremely Low

- Railways
- Watercourse
- Waterbody
- Planning District Boundary
- Joint Management Area
- Urban Municipality







YORKTON PLANNING DISTRICT

Yorkton PD Flood Hazard Map A
Revised February 2016

SASKATCHEWAN

Flood Hazard

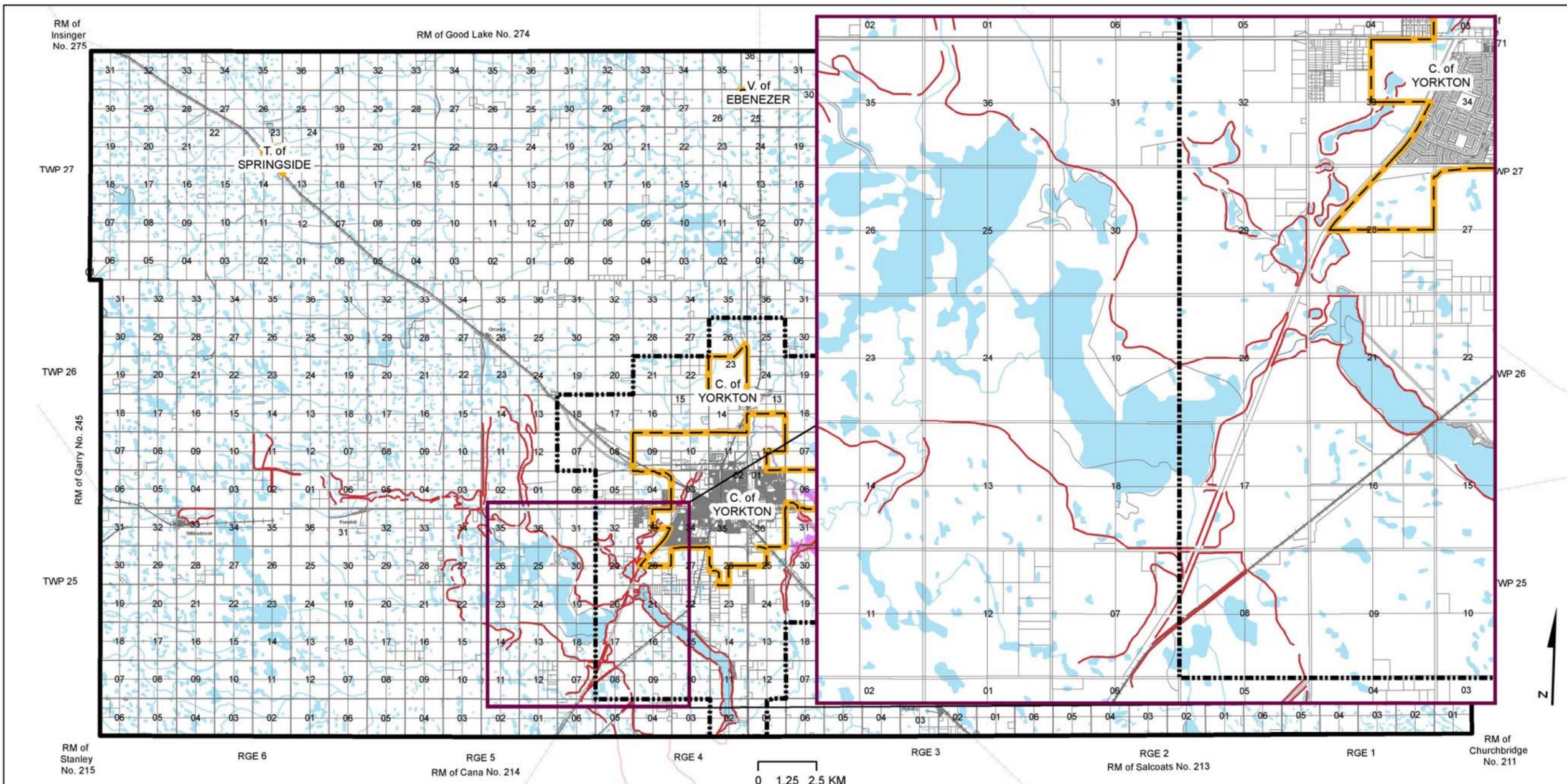
- Flood Fringe
- Floodway
- 2014 Flood Event

- Railways
- Watercourse
- Waterbody

- Planning District Boundary
- Joint Management Area
- Urban Municipality

Flood Fringe and Floodway areas are shown as identified by the Saskatchewan Watershed Authority (Water Security Agency) in 2010 for the Yorkton area.
 The 2014 Flood Event is derived from airphotos taken by the Assiniboine Watershed Stewardship Association during an aerial assessment of the Yorkton area in July 9, 2014.





YORKTON PLANNING DISTRICT
Yorkton PD Flood Hazard Map B
 Revised February 2016

SASKATCHEWAN

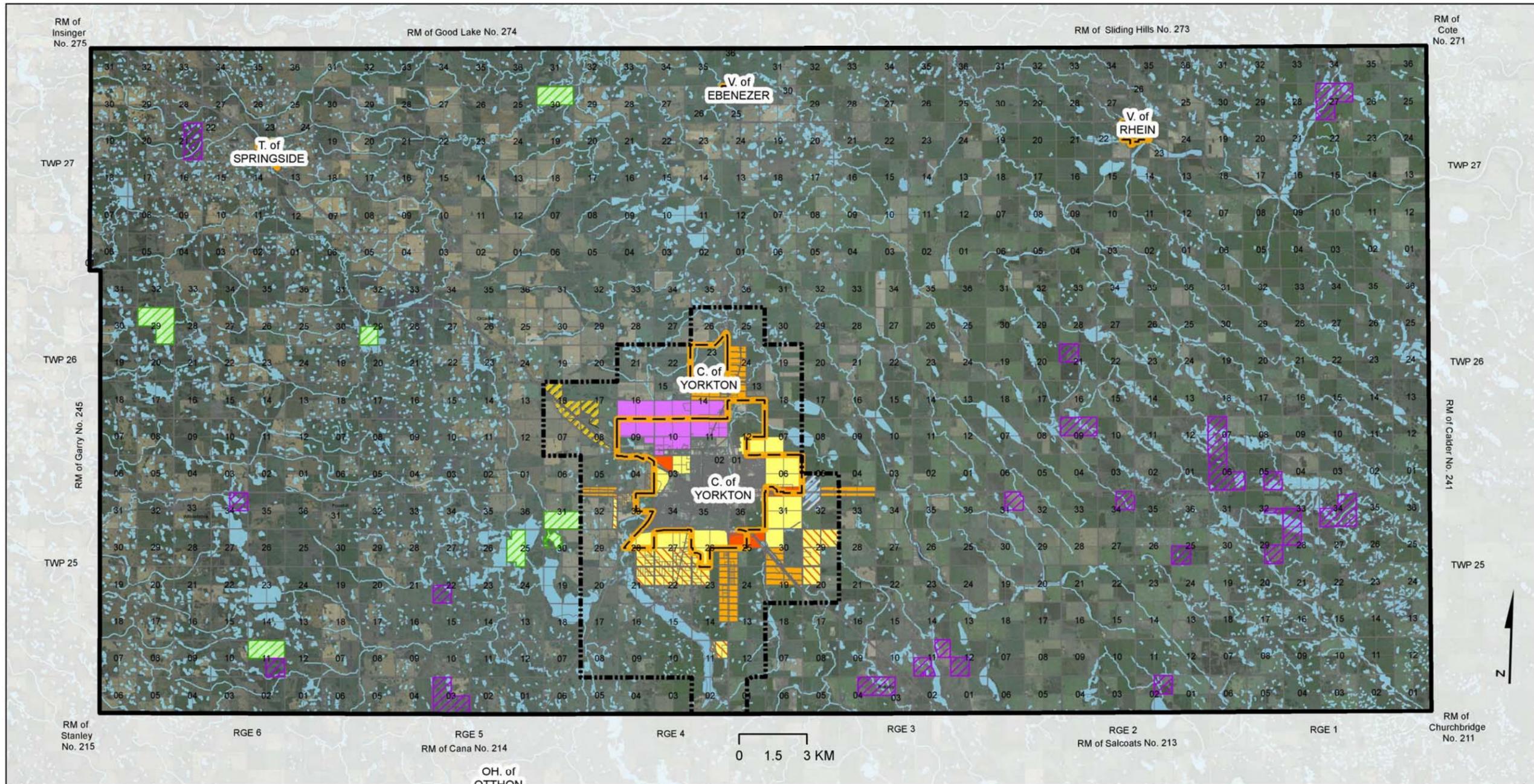
Flood Hazard
 Flood Fringe
 Floodway
 2014 Flood Event

++++ Railways
 ~~~~~ Watercourse  
 Waterbody

Planning District Boundary  
 Joint Management Area  
 Urban Municipality

Flood Fringe and Floodway areas are shown as identified by the Saskatchewan Watershed Authority (Water Security Agency) in 2010 for the Yorkton area. The 2014 Flood Event is derived from airphotos taken by the Assiniboine Watershed Stewardship Association during an aerial assessment of the Yorkton area in July 9, 2014.





**YORKTON PLANNING DISTRICT**

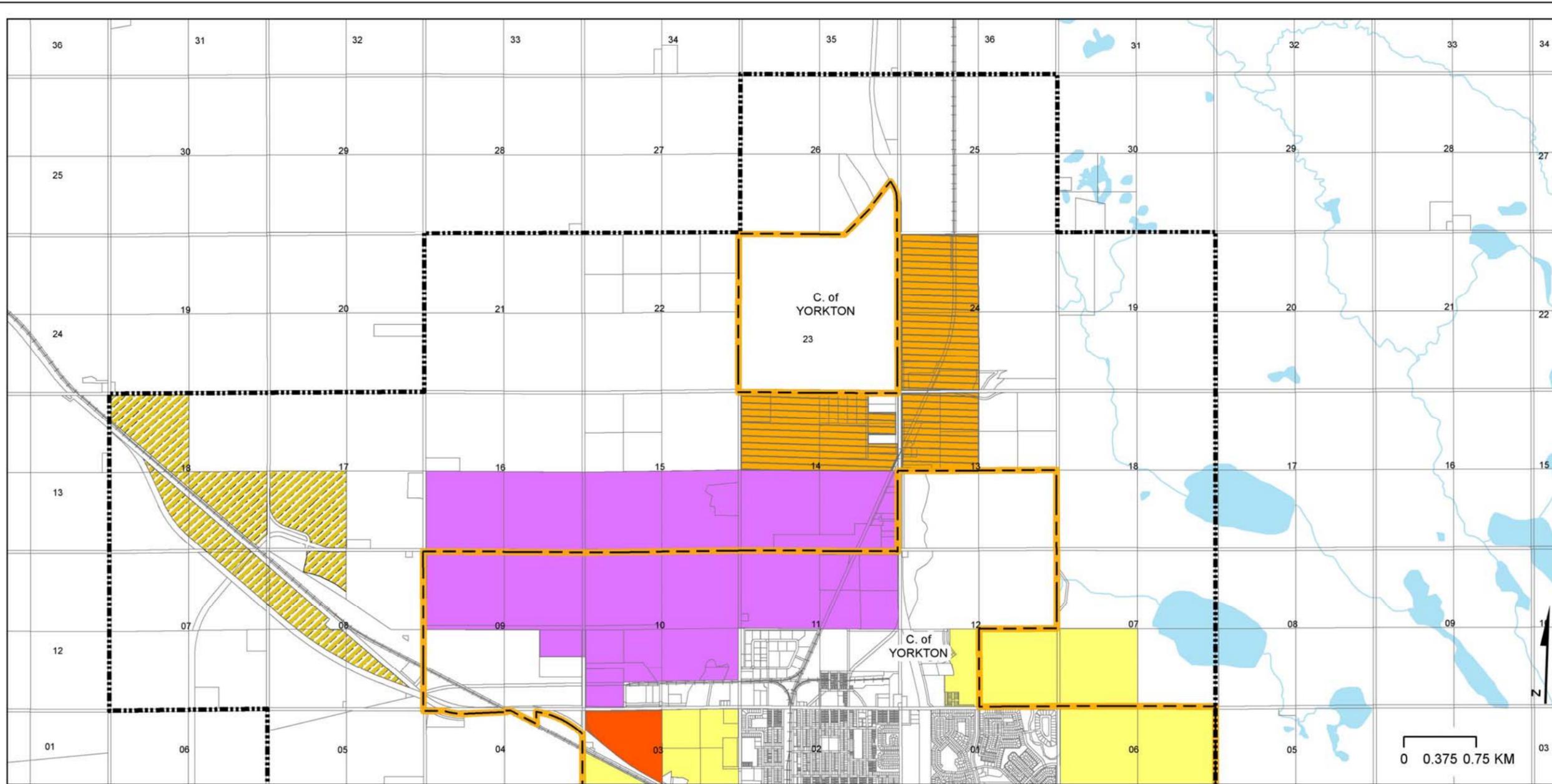
**SASKATCHEWAN**

- Future Commercial Development
- Future Industrial Development
- Future Residential Development
- RM Future Commercial/Industrial
- RM Future Residential
- RM Future Commercial/Industrial - Limited Services
- Future Study Area - First Nations Lands

**Yorkton PD Future Land Use Map**  
Revised February 2016

- Railways
- Watercourse
- Waterbody
- Conservation Easements
- Wildlife Habitat Protection WHPA
- Planning District Boundary
- Joint Management Area
- Urban Municipality





**YORKTON PLANNING DISTRICT**  
**SASKATCHEWAN**

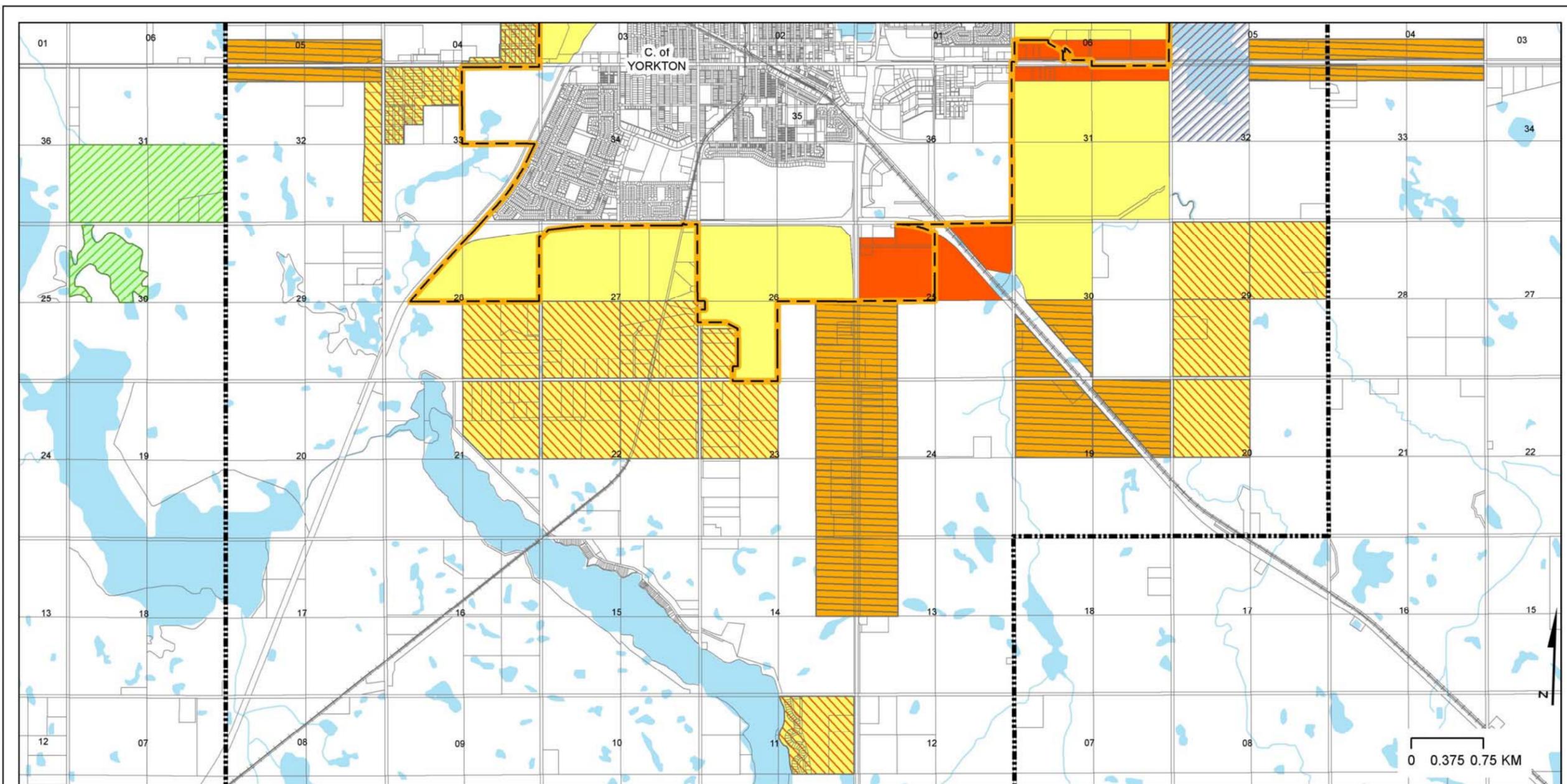
- Future Commercial Development
- Future Industrial Development
- Future Residential Development
- RM Future Commercial/Industrial
- RM Future Residential
- RM Future Commercial/Industrial - Limited Services
- Future Study Area - First Nations Lands

**Yorkton PD Future Land Use Map – Detail Area 1**  
**Revised February 2016**

- Railways
- Watercourse
- Waterbody
- Conservation Easements

- Wildlife Habitat Protection WHPA
- Planning District Boundary
- Joint Management Area
- Urban Municipality





**YORKTON PLANNING DISTRICT**  
**SASKATCHEWAN**

- Future Commercial Development
- Future Industrial Development
- Future Residential Development
- RM Future Commercial/Industrial
- RM Future Residential
- RM Future Commercial/Industrial - Limited Services
- Future Study Area - First Nations Lands

**Yorkton PD Future Land Use Map – Detail Area 2**  
**Revised February 2016**

- Railways
- Watercourse
- Waterbody
- Conservation Easements

- Wildlife Habitat Protection WHPA
- Planning District Boundary
- Joint Management Area
- Urban Municipality



## Appendix B: Action Plans

Plans are only as good as their Implementation. Action Plans provide guidance and a framework for ongoing dedication through inter-municipal cooperation to fulfill this Plan's objectives. Successful implementation of this Plan depends to a large degree on whether its policies can guide local and regional development and action in a variety of contexts over the next ten to fifteen years to advance the Plan's core themes.

The Implementation and Action Plans are essential as a course to ensure the Planning District has the opportunity to fully implement the Planning District Plan over the short and long term. Action Plans have been included to provide a checklist of the key action items that will need to be completed to help the Planning District achieve its goals outlined in this Plan. It is recommended that the Action Plans be reviewed regularly to monitor progress and revised as necessary.

### Action Plans

| Yorkton Regional Planning District Commission Action Items                                                                                                                                                         | Timeline to Complete | Responsibility                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------|
| Secure and develop access to low pressure water for all developers in RM's and Regional Park where there is capacity, to ensure safe potable water for whole district.                                             | Ongoing              | All parties                                |
| Secure and develop access to safe efficient sewage disposal for whole district and finalize Joint Sewage Services Agreement. Potential Construction of Joint Sewage Services Facility (Septage Receiving Station). | Ongoing              | All Parties                                |
| Develop and implement the land/growth forecast for future city and RM growth.                                                                                                                                      | Five year review     | All Parties                                |
| Undertake a Joint Management Plan/Structure Plan for the Airport area.                                                                                                                                             | Ongoing              | All Parties                                |
| Complete the review and implementation of the respective individual OCPs and Zoning bylaws.                                                                                                                        | Spring 2016          | All Parties                                |
| Develop and implement marketing plan for joint development areas and region.                                                                                                                                       | Ongoing              | All Parties & Economic Development Parties |
| Discuss and develop future infrastructure requirements for transportation (i.e. dangerous goods routes, etc.).                                                                                                     | Ongoing              | All Parties & Relevant Agencies            |
| Discuss and Develop district policy regarding recommended developments suitable for rural and urban.                                                                                                               | Ongoing              | All parties                                |
| Review current Fire Protection and Protective Services agreements and Building Inspection Services agreements, and update as required to retain consistencies and address current and future needs.                | Ongoing              | All Affected parties                       |
| Discuss and review recreation funding, including arts and culture.                                                                                                                                                 | Ongoing              | All Parties                                |
| Preparation of a District Recreation Plan (Golf Course, Regional Pathway extensions, Develop and maintain to best of municipalities' abilities an inventory of recreation, arts & culture services, parks, etc.    | Ongoing              | All parties & Interest Groups              |
| Discuss potential for future members of District.                                                                                                                                                                  | Ongoing              | All Parties                                |

| Yorkton Regional Planning District Commission Action Items                                                                                                                                | Timeline to Complete | Responsibility                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------------------------------------|
| Monitor to ensure environmentally sensitive areas are protected in all jurisdictions and ensure development of infrastructure, utilities and services are not detrimental to environment. | Ongoing              | All Parties & Relevant Agencies              |
| Develop and maintain district website with links from/to district members.                                                                                                                | Ongoing              | All Parties                                  |
| Review and ensure joint emergency plan is current and regularly maintained.                                                                                                               | Ongoing              | All Parties & Relevant Agencies              |
| Develop and maintain long term plan for future infrastructure development in joint management areas.                                                                                      | Ongoing              | All Parties & Relevant Agencies & Developers |
| Establishment of District Development Appeals Board.                                                                                                                                      | Ongoing              | All Parties                                  |

# Planning District Agreement



## Yorkton Regional Planning District Agreement

MADE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BETWEEN:

The City of Yorkton of Saskatchewan, hereinafter called  
the "City of Yorkton "

OF THE FIRST PART;

- and -

The Rural Municipality of Orkney No. 244 of  
Saskatchewan, hereinafter called the "RM of Orkney"

OF THE SECOND PART;

- and -

The Rural Municipality of Wallace No. 243 of  
Saskatchewan, hereinafter called the "RM of Wallace"

OF THE THIRD PART;

The Parties named above are entering into an agreement, pursuant to the provisions of *The Planning and Development Act, 2007* (PDA) to establish a planning district to advise the parties and guide development within the entire corporate boundaries of the City of Yorkton, RM of Wallace, and RM of Orkney.

The Parties individually and collectively agree that:

1. The adoption of this agreement, subject to Sections 97, 98 and 99 of the PDA, to establish a planning district; to be known as "The Yorkton Regional Planning District" herein after referred to as "the Planning District", and repeals all previous Planning District Agreements.
2. The area of the Planning District shall encompass all those lands situated within the participating Municipalities and all those lands situated within the York Lake Regional Park Authority, as indicated on the attached map labeled "Schedule A". Furthermore, located within the Planning District, shall be the "Joint Management Area" as indicated on the attached maps labeled "Schedule B".

Page 2 of 10

3. A Planning District Commission (Commission), to be known as "The Yorkton Regional Planning District Commission", is established pursuant to Section 97 of the PDA.
4. The Commission shall consist of up to nine (9), but no less than seven (7), members, to be appointed in the following manner:
  - a. two (2) members shall be appointed by the Council of each participating Municipality. An alternate may also be appointed; and
  - b. in addition to the Municipal appointments, two independent members representing the district interests may be appointed jointly by the Councils of the participating Municipalities. The Commission shall endeavor to appoint at least one member who has knowledge and interests representing drainage and watershed within the district.
5. Pursuant to Section 97(2)(a)(ii)(C), the Commission shall include the participation of the York Lake Regional Park Authority as a participating member. To represent the interests of the Authority, the Commission shall jointly appoint one (1) member representing the York Lake Regional Park Authority.
6. The tenure of office of the members of the Commission shall be as follows:
  - a. subject to Section 4.a., the City of Yorkton, the RM of Orkney and the RM of Wallace, shall appoint two (2) Council members and one (1) alternate, if desired, to the Commission in accordance with the respective Councils practices/policies and those appointees shall be renewed or replaced on an annual basis;
  - b. subject to Section 4.b., the Commission shall jointly recommend two (2) independent members for appointment to the Commission no later than the first regular meeting of the calendar year. The recommended members shall be jointly appointed by the affiliated Municipal Councils and those appointees shall be renewed or replaced on an annual basis;
  - c. subject to Section 5, the York Lake Regional Park Authority Board shall recommend one (1) member for appointment to the Commission no later than their first regular meeting of the calendar year. The recommended member shall be jointly appointed by the affiliated Municipal Councils and those appointees shall be renewed or replaced on an annual basis; and
  - d. where vacancies arise, by reasons other than the expiry of the appointee's term of office to the Commission, the Council or participating members concerned, shall appoint or recommend someone to complete the unexpired term only; and appointees to the Commission shall continue to hold office until a successor is appointed by their respective Municipal Council or jointly appointed by the participating Municipalities.

7. Pursuant to Section 100 of the PDA, the duties and powers of the Commission are to:
  - a. make rules of procedure that are not contrary to law or inconsistent with the PDA or its regulations for the conduct of its business, the governing of its proceedings, the calling of meetings and the requirements for quorum;
  - b. establish procedures for the affiliated Municipalities to permit the holding of joint public hearings for the adoption, amendment or repeal of an official community plan or zoning bylaw;
  - c. appoint any consultants or employees that may be necessary for the exercise of any of its powers or the performance of any of its duties and fix their remuneration; and
  - d. with the consent of any affiliated Municipality, utilize the services of any officer or employee of that Municipality.
8. The Parties agree that:
  - a. at the discretion of the participating Municipalities remuneration for appointed members, if any, will be provided by the respective Municipalities;
  - b. any jointly appointed members of the Commission shall be volunteers; and
  - c. any consultants or employees of the Planning District shall be paid by the Planning District and remuneration shall be fixed by the Commission.
9. The Planning District Commission shall annually appoint a Chairperson and Vic-Chairperson for the Commission, from among the appointed representatives, during the first meeting of the calendar year.
10. The participating Municipalities shall provide an administrative support Secretary to administer and manage the business of the Planning District under the direction of the Commission.
11. The Secretary position shall be:
  - a. responsible for ensuring administration of the Planning District and organizing meetings, hearings, agendas, financial reporting, accounting, advertising, keeping of minutes, issuance of decisions and other business;
  - b. responsible for the hiring and management of other planning district personnel, under the direction of the Commission;
  - c. paid for from the finances of the Planning District; and
  - d. hired by the Commission which shall set out, in writing, any:
    - i. remuneration and related increases;
    - ii. benefits;
    - iii. length or parameters of employment, if by contract; and
    - iv. additional responsibilities of the position.

12. Funds required to meet the expenses of the Planning District and the Commission, as approved by the Councils of the Municipalities, shall be contributed by the Municipalities on an equal shared basis. The York Lake Regional Park Authority may be asked for a contribution to the Commission.
13. Relating to referrals within the Planning District:
  - a. the City of Yorkton agrees to refer all discretionary use development permit applications, subdivision applications and zoning amendment applications within 500 metres of each Municipality's abutting boundaries to the Commission for comment;
  - b. the Rural Municipalities of Orkney and Wallace agree to refer all discretionary use development permit applications, subdivision applications and zoning amendment applications within the Joint Management Area to the Commission for comment;
  - c. Notwithstanding Sections 13.a. and 13.b., the Municipalities agree to refer all development activity within the Planning District that may be of regional significance, including, but not limited to, development permit applications, subdivision applications and zoning amendment applications, to the Commission for comment;
  - d. the Commission shall provide a written recommendation to all Municipalities and the York Lake Regional Park Authority within fourteen (14) days of the referral being presented to the Commission; and
  - e. the Parties agree to withhold an approval decision until comments from the Commission have been received for consideration.
14. In the event that a dispute arises between two or more of the Parties, the Parties shall attempt to resolve the issue by following a progressive dispute resolution process (also laid out in the District Development Plan) by:
  - a. firstly, striking a negotiating committee, consisting of two elected officials and one staff member representing each affected Municipal Council, to negotiate a resolution;
  - b. secondly, hiring a professional mediator to guide discussions to resolve the dispute working with the appointed committee;
  - c. thirdly, seek non-binding arbitration from the professional mediator or a legal professional;
  - d. lastly, voluntarily refer the dispute to the Saskatchewan Municipal Board, in accordance with Section 393 of *The Municipalities Act*, for a binding decision.

15. With regards to amending this agreement:
  - a. the agreement shall only be reviewed and amended upon:
    - i. application from the Council or board of one of the parties to the agreement;
    - ii. adoption of a new official community plan for the Planning District;
    - iii. inclusion of a new Municipality or other party into the Planning District; or
    - iv. the termination of affiliation of a party to this agreement;
  - b. amendments shall be prepared and submitted to each Council by the sitting Commission for the Planning District;
  - c. amendments shall not be submitted for approval to the Minister of Government Relations until each affiliate Municipal Council has signed the new agreement; and
  - d. amendments shall not take effect until an order has been issued by the Minister of Government Relations.
16. Any Municipality or Board wishing to withdraw from the Planning District must:
  - a. provide 60 days written notice to the Commission, stating the reasons for withdrawal from the Planning District; and seek unanimous approval of the Commission members to withdraw from the Planning District; or
  - b. follow the dispute resolution mechanisms provided for under Section 14 of this agreement.
17. Should a Municipality or Board or party terminate its affiliation with the Planning District or should the Planning District be dissolved all assets and liabilities of the Planning District shall be distributed in proportion with the cost sharing model outlined in Section 12 of this agreement.

The Parties hereby affixed their corporate seals, duly attested by the hands of their respective officers, the day and year first above written.

**THE CITY OF YORKTON**

-----  
Mayor

-----  
City Clerk

**THE RURAL MUNICIPALITY OF ORKNEY NO. 244**

-----  
Reeve

-----  
Administrator

**THE RURAL MUNICIPALITY OF WALLACE NO. 243**

-----  
Reeve

-----  
Administrator

The following Incorporated entities hereby agree to participation in the Yorkton Regional Planning District Commission under the Terms of this Agreement and the provisions of the *Planning and Development Act, 2007*.

**YORK LAKE REGIONAL PARK AUTHORITY**

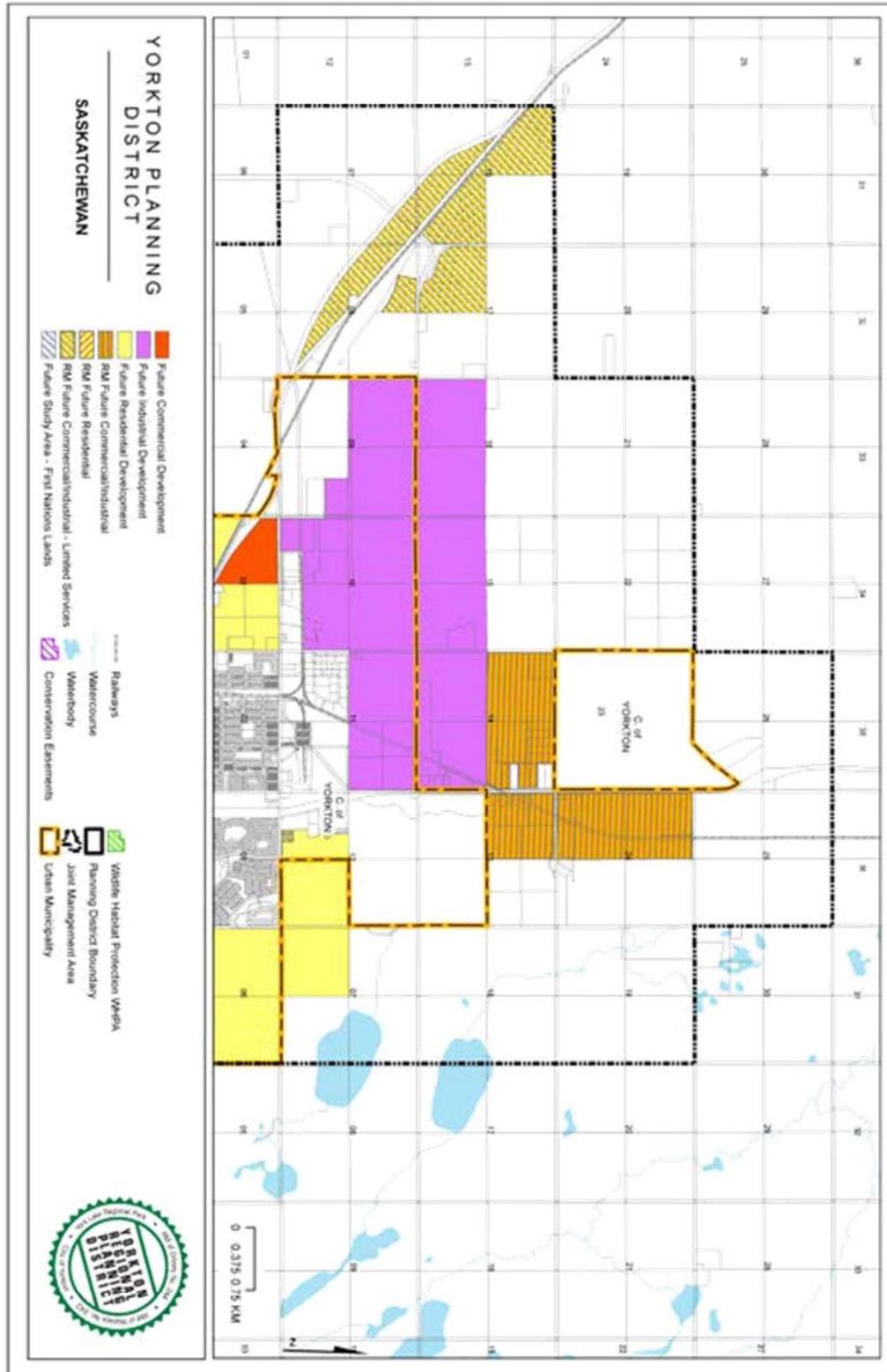
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President

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Administrator

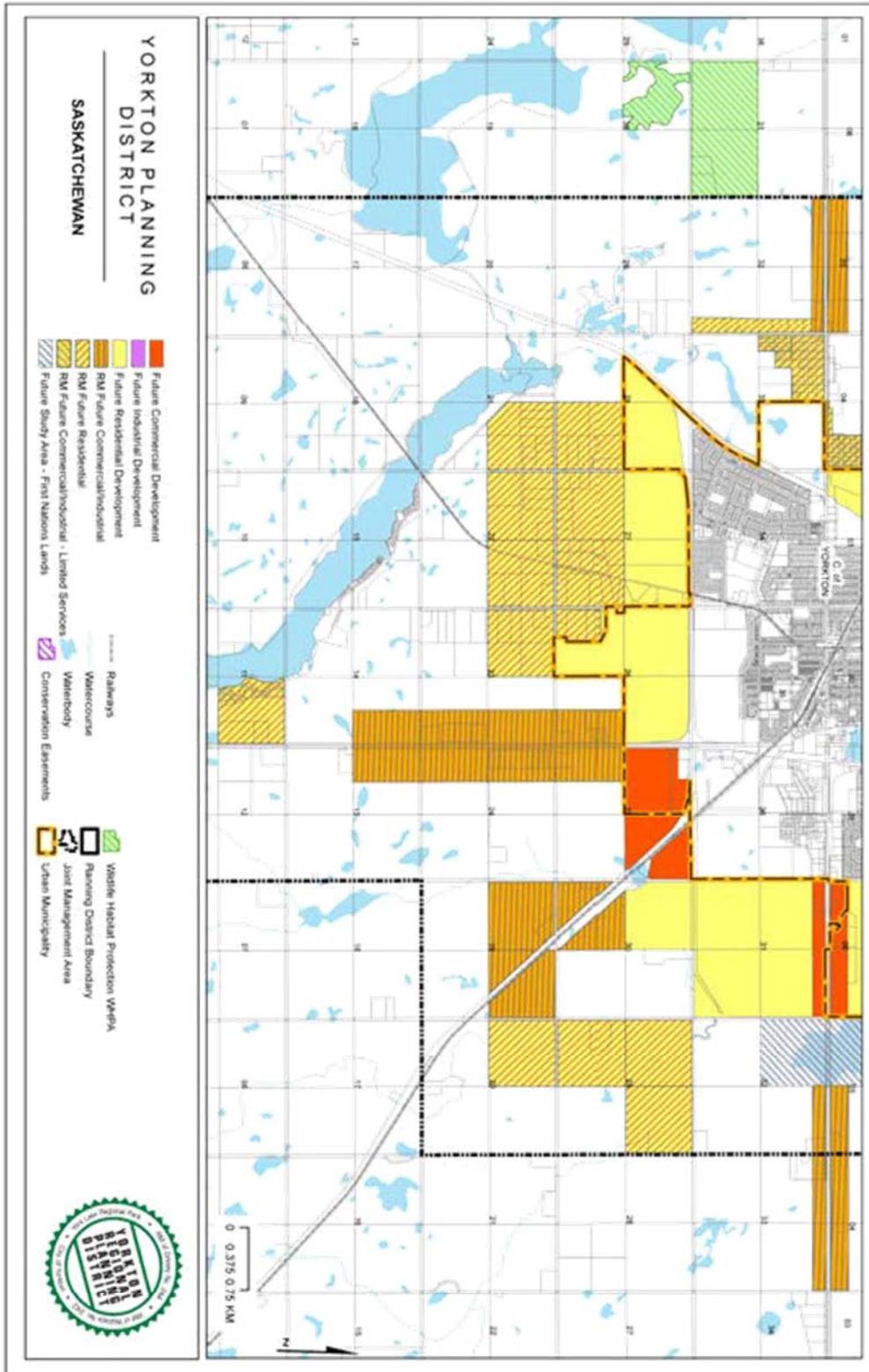
**MINISTER OF GOVERNMENT RELATIONS**



**SCHEDULE B – JOINT MANAGEMENT AREA (DETAIL)**



**SCHEDULE B (CONTINUED) – JOINT MANAGEMENT AREA (DETAIL)**



## Appendix D: Development Review Criteria

### Development Review Criteria

**A. When considering applications to rezone, subdivide, and develop land, Council shall have regard to the following concerns:**

- **Conformity** with the plan goals, objectives, and policies, and the zoning bylaw development standards;
- The viability and **necessity** of the proposed use;
- The degree of **prematurity** (e.g., time, location, servicing, cost, municipal capabilities, etc.);
- The availability of **alternative** sites and buildings to accommodate the proposed development to achieve the intent of this Official Community Plan and the Zoning Bylaw;
- The ability of the Rural Municipality to provide the required **public utilities** and to enter into suitable servicing and development agreements, to ensure the costs do not outweigh the benefits to all parties concerned;
- The **compatibility and suitability** of the proposed use with nearby land uses, existing and preferred public utilities, the character of the area, and the environmental protection goals, objectives, and policies;
- The **effect** of the proposed development on proposed municipal projects identified in this bylaw, including municipal reserve and recreational policies;
- The **effect** of the proposed development on any wildlife habitat, heritage or archaeological sensitive area. Where a proposal is located within an identified environmentally sensitive area consultation with appropriate departments and agencies is required to ensure effective environmental management; and
- Any **additional** reports, studies, development issues, resident concerns, provincial comments, and public hearing submissions.

**B. Prior to the consideration of a development or subdivision proposal, the council may require an area Concept Plan be prepared. Where a Concept Plan is considered necessary, the plan will consider the following:**

- The location of proposed uses in relationship to adjacent and surrounding uses;
- Servicing requirements of the proposed subdivision or development (water quality and quantity, sewage disposal, fire fighting capability, utilities);
- The types of developments proposed;
- Access, and the potential impacts on the road allowance, highway, road, or trail system and traffic safety;
- The agricultural capability of the soils;
- Existing and future uses in the surrounding area;
- Development standards or design criteria which includes such aspects as parking, disturbance of land, reclamation, landscaping, screening, storage, signage, and building design and finish; and
- Any other matters which the Rural Municipal Council considers necessary.

**C. Subdivision and development proposals shall not be approved where the proposal:**

- Is detrimental to the health, safety, convenience, or general welfare of the persons residing or working in the area;

- Is injurious to, or incompatible with, existing or proposed developments or public utilities in the vicinity;
- Involves, in council's opinion, prohibitively expensive public utility construction or municipal maintenance and reclamation costs;
- Involves the refusal of a developer to enter into a servicing or development agreement; and
- Is not located, appropriately arranged or serviced on an environmentally protected site or in an environmentally suitable manner.

**Proposes**

**HEIDELBERG ESTATES**

**MULTI-PARCEL DEVELOPMENT**

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

**SAMPLE**

**Submission**

**Prepared for Rural Municipality of XXXX**

# HEIDELBERG ESTATES MULTI-PARCEL DEVELOPMENT

## INTRODUCTION

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

In 2015 Berlin Developments Ltd. initiated a country residential proposal known as Hamburg Estates. That initiative was proposed in response to a perceived need in the market place for high-end country living. To date this development is over 80% sold.

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

## PROPOSAL SUMMARY

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

With the exception of an increase in traffic on XXXX Avenue, little demand will be added to municipal services.

Impacts of development are minimized by the following:

- Water connection would be to the existing RM of Estevan Low Pressure water line (subject to RM approval);
- Development of a sewage lagoon and sewage removal system would be undertaken and maintained by the developer;
- Power, gas and telephone lines exist in close proximity to the proposed sites;
- Internal roads would be surfaced, built to municipal standard; and
- The proposed subdivisions are on the existing garbage collection and haul route and convenient for similar solid waste removal weekly as in the adjacent urban centres.
- Development of the residences and site would be undertaken by Berlin Developments Ltd.

## MARKET ASSESSMENT

Within the region there exists a sizeable population of the upper income 55+ age group. Within this group there exists considerable demand for country living experience. However, this group is not willing to forego the conveniences of urban amenities and expects a higher level of service than the rural acreage resident. The large numbers of individuals who have expressed interest in this type of development are those who

either feel that a rural acreage home requires too much work or are dissatisfied with high-density urban condominium developments.

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

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

Another aspect of this market is a strong preference for a '**sense of community**', which is even stronger than in the previous Hamburg Estates Developments. Subdivisions that project a sense of community tend to sell quicker, experience a significantly slower turnover rate, and are generally better-maintained properties.

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


 Target Market:  
 Upper Income 55+  
 Age Group

**PROPOSED IMPROVEMENTS**

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

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

**TABLE C2A: MINIMUM DWELLING SIZE**

| HOUSE TYPE | PHASE"                |
|------------|-----------------------|
| Bungalow   | 1,200 Ft <sup>2</sup> |
| Bi-Level   | 1,200 Ft <sup>2</sup> |
| Split      | 1,200 Ft <sup>2</sup> |
| Two-Storey | 1,600 Ft <sup>2</sup> |

- All housing will be single detached dwellings, architecturally controlled;
- All dwellings will feature a minimum two car attached garage;

- Vinyl siding or stucco will be a minimum requirement; and
- Accessory buildings will require Developer approval.

## PROJECT PHASING

**TABLE C2B: PROPOSED DEVELOPMENTS**

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

| DEVELOPMENT PHASE                     | PROPOSED DATE |
|---------------------------------------|---------------|
| Development Approval                  | Summer 2016   |
| Lot Sales                             | Post Approval |
| Road Grading/Street Surfacing         | Summer 2016   |
| Power, Natural Gas (to each lot)      | Summer 2016   |
| Water Connections                     | Summer 2016   |
| Sewage Lagoon and System Construction | Summer 2016   |

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

## IMPACT ASSESSMENT

It is anticipated that given the location, proximity to amenities, and services, impact to the Rural Municipality and adjacent land owners will be positive, as the hard surface road development on XXXX Avenue has mitigated concerns over dust and improved adverse weather road conditions.

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

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

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

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

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

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

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

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

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

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

## **MARKETING STRATEGY**

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

- A prominent sign on the corner of the development;
- A sales office will be opening adjacent to Berlin Developments' principal residence. The sales office/show room will be staffed from 1 p.m. to 5 p.m., seven days per week during peak seasons;
- A visual rendering in the show home will outline the proposed development in its fully developed stage;
- Brochures and advertising as in all Berlin Developments;
- Individual signs will be erected on site indicating relevant information;
- Financing for individual purchasers will be made available;
- A broad promotion campaign involving television, radio and print media will continue;
- Sales would be open to members of the area Real Estate Board's multiple listing service; and
- Refunds will be provided if construction is not initiated within one year.

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

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

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

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

## SERVICING COSTS

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

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

**TABLE C2C: SUMMARY COST ESTIMATE**

|                                      |                       |
|--------------------------------------|-----------------------|
| WATER DISTRIBUTION                   | \$70,760.00           |
| SANITARY SEWER                       | \$62,320.00           |
| SANITARY FORCEMAIN & LIFT STATION    | \$94,240.00           |
| BUILDING SERVICES                    | \$34,860.00           |
| WATER SUPPLY LINE                    | \$95,000.00           |
| SEWAGE LAGOON                        | \$230,000.00          |
| ROUGHGRADING                         | \$14,700.00           |
| ROAD CONSTRUCTION                    | \$148,830.00          |
| UTILITIES (TELEPHONE, ELECTRIC, GAS) | \$99,000.00           |
| STREET LIGHTS                        | \$22,400.00           |
| SUB-TOTAL SERVICING                  | \$872,110.00          |
| ENGINEERING AND CONTINGENCY (15%)    | \$130,816.50          |
| <b>TOTAL DEVELOPMENT COST</b>        | <b>\$1,002,926.50</b> |

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

**TABLE C2D: DETAILED COST ESTIMATE**

|                                                             |                                                            |                     |                    |
|-------------------------------------------------------------|------------------------------------------------------------|---------------------|--------------------|
| <b>Water Distribution System</b>                            | 150 dia Water main                                         | 835 x \$56.00       | \$46,760.00        |
|                                                             | Fitting, Bends and Valves                                  | L.S.                | \$5,000.00         |
|                                                             | Hydrant c/w Tees, Leads and Thrust Blocks                  | 6 each x \$2,500.00 | \$15,000.00        |
|                                                             | Tie in to Proposed Water Supply Line                       | L.S.                | \$1,000.00         |
|                                                             | Pressure Test                                              |                     | <u>\$3,000.00</u>  |
| <b>Sub-Total Water Distribution System</b>                  |                                                            |                     | <b>\$70,760.00</b> |
| <b>Sanitary Sewer System (Based on 3.5 - 4 metre depth)</b> | 200 dia PVC                                                | 760 L.M. x \$57.00  | \$43,320.00        |
|                                                             | Manholes (complete with bases, barrels, frames and covers) | 8 x \$2,000.00      | \$16,000.00        |
|                                                             | Television Inspection                                      | L.S.                | <u>\$3,000.00</u>  |
|                                                             | <b>Sub-Total Sanitary Collection System</b>                |                     |                    |
| <b>Sanitary Force Main System</b>                           | Sewage Pumping Station                                     | L.S.                | \$65,000.00        |
|                                                             | Tie in to Pumping Station                                  |                     | \$1,000.00         |
|                                                             | 100 mm Sewage Forcemain                                    | 765 L.M. x \$26.00  | \$19,890.00        |
|                                                             | Pressure Test                                              | L.S.                | \$3,000.00         |
|                                                             | Fittings                                                   | L.S.                | \$300.00           |
|                                                             | Air Release Valve                                          | 1 Each              | \$500.00           |
|                                                             | Roadway Crossing (by Coring Method)                        | 25 L.M. x \$130.00  | \$3,250.00         |
|                                                             | Chain Link Fencing for Pumping Station                     | L.S.                | <u>\$1,300.00</u>  |
| <b>Sub-Total Sewage Forcemain System</b>                    |                                                            |                     | <b>\$94,240.00</b> |

**TABLE C2D: DETAILED COST ESTIMATE**

|                                      |                                                                     |                                |                     |
|--------------------------------------|---------------------------------------------------------------------|--------------------------------|---------------------|
|                                      | 19 mm Copper                                                        | 440 L.M. x \$14.00             | \$6,160.00          |
|                                      | Fitting (main stop, curb stop, curb box and rod and marker)         | 44 Each x \$160.00             | \$7,040.00          |
|                                      | Sanitary Services 150 mm PVC                                        | 435 L.M. x \$40.00             | \$1,750.00          |
|                                      | Sewer Fitting (saddle & plugs)                                      | Saddle 44 Each x \$40.00       | \$660.00            |
| <b>Building Services</b>             | Trenching and Compaction                                            | 440 L.M. x \$40.00             | \$17,600.00         |
|                                      | <u>Services to Recreation Centre</u>                                |                                |                     |
|                                      | Water (50 mm PE) Service                                            | 40 L.M. x \$5.00               |                     |
|                                      | Fitting (main stop, curb stop etc)                                  | L.S.                           |                     |
|                                      | Sanitary (150 PVC) Service                                          | 40 L.M. x \$10.00              |                     |
|                                      | Sewer Fittings (saddle & plugs)                                     | Saddle - 1 Each                | \$35.00             |
|                                      |                                                                     | Plug - 1 Each                  | \$15.00             |
|                                      | Trenching and Compaction                                            | 40 L.M. x \$40.00              | \$1,600.00          |
|                                      | <b>Sub-Total Building Services</b>                                  |                                | <b>\$34,860.00</b>  |
| <b>Water Supply Line</b>             | (150 HDPE) (1,900 Metres Length)                                    | 1,900 L.M. x \$50/m            | \$95,000.00         |
|                                      | <b>Sub-Total Water Supply Line</b>                                  |                                | <b>\$95,000.00</b>  |
| <b>Sewage Lagoon Construction</b>    | 1 L.S.                                                              |                                | \$230,000.00        |
|                                      | <b>Sub-Total Sewage Lagoon Construction</b>                         |                                | <b>\$230,000.00</b> |
| <b>Rough Grading</b>                 | 44 Homes x \$300.00/Lot                                             |                                | \$13,200.00         |
|                                      | 1 Centre x \$1,500.00                                               |                                | \$1,500.00          |
|                                      | <b>Sub-Total Rough grading</b>                                      |                                | <b>\$14,700.00</b>  |
| <b>Road Construction</b>             | Topsoil Stripping                                                   | 13,500 m x \$0.60              | \$8,100.00          |
|                                      | 300 dia C.S.P. Culverts Installation                                | 40 L.M. x \$80.00              | \$3,200.00          |
|                                      | Common Excavation                                                   | 10,000 m <sup>3</sup> x \$2.50 | \$25,000.00         |
|                                      | Sub grade Preparation                                               | 7,500 m <sup>2</sup> x \$0.50  | \$3,750.00          |
|                                      | 150 mm Sub base                                                     | 7,400 m <sup>2</sup> x \$2.80  | \$20,720.00         |
|                                      | 150 mm Base                                                         | 7,000 m <sup>2</sup> x \$5.00  | \$35,000.00         |
|                                      | Asphalt Primer                                                      | 6,500 m <sup>2</sup> x \$0.50  | \$3,250.00          |
|                                      | 50 mm Hot Mix Asphalt                                               | 6,500 m <sup>2</sup> x \$6.00  | \$39,000.00         |
|                                      | Manhole Adjustment c/w Slurry Mix Backfill                          | 8 Each x \$450.00              | \$3,600.00          |
|                                      | Valve Adjustment c/w Slurry Mix Backfill                            | 7 Each x \$250.00              | \$1,750.00          |
|                                      | Finish Grading of Topsoil Seeding                                   | 6,400 m <sup>2</sup> x \$0.65  | \$5,460.00          |
|                                      | <b>Sub-Total Road Construction</b>                                  |                                | <b>\$148,830.00</b> |
| <b>Utility Servicing to 45 Units</b> | SaskTe1 (400/Lot), SaskPower (1,300 Lot), SaskEnergy (500/Lot) L.S. |                                | \$99,000.00         |
|                                      | <b>Sub-Total Utility Servicing</b>                                  |                                | <b>\$99,000.00</b>  |
| <b>Street Lights</b>                 |                                                                     | 16 x \$1,400.00                | \$22,400.00         |
|                                      | <b>Sub-Total Street Lights</b>                                      |                                | <b>\$22,400.00</b>  |

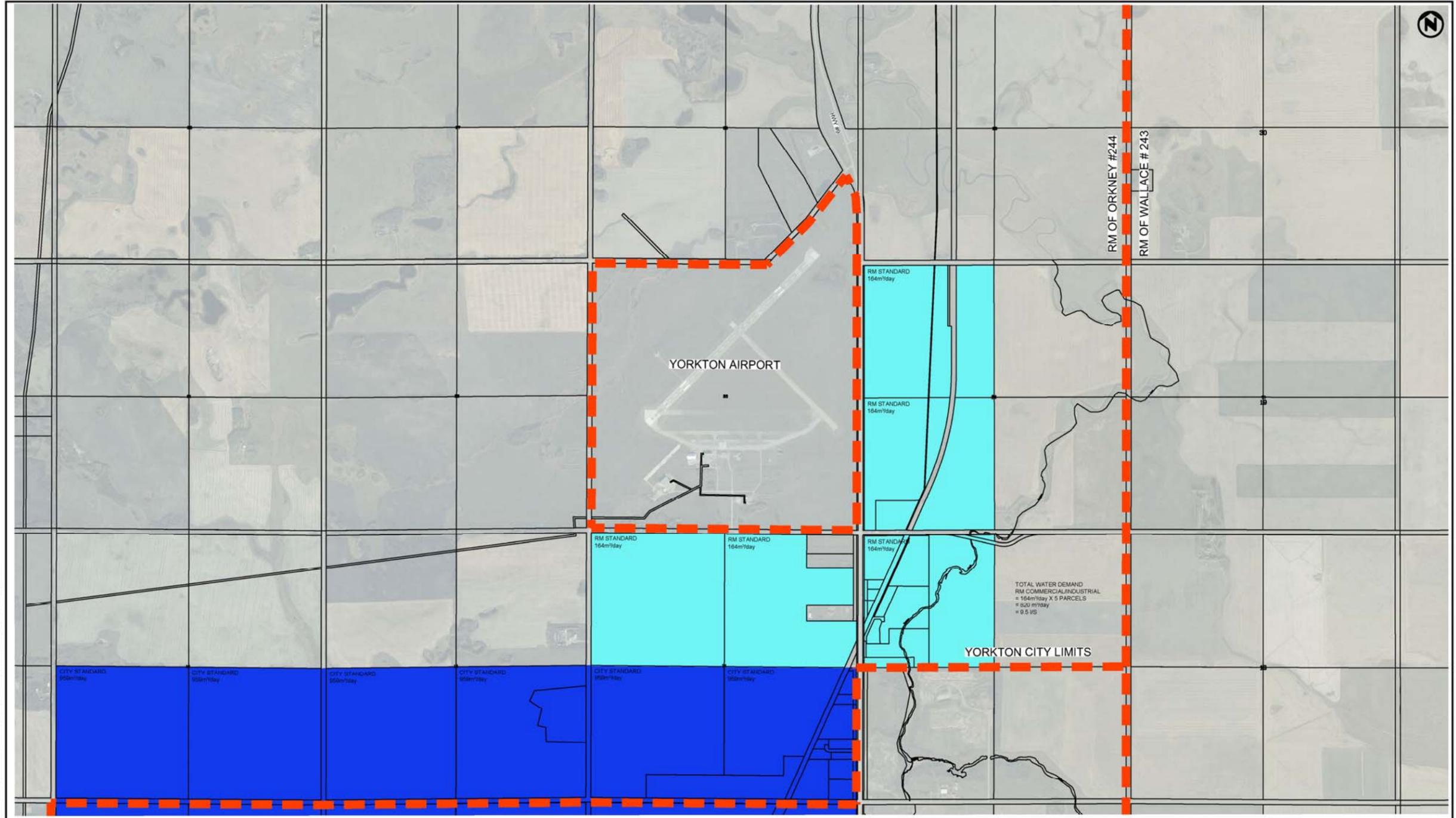
## Appendix F: Servicing Analysis and Servicing Map

### Appendix Contents

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 February 18, 2016 GANTON MACDOUGALL



**LEGEND:**

- MUNICIPAL BOUNDARY
- FUTURE RESIDENTIAL DEVELOPMENT
- FUTURE COMMERCIAL DEVELOPMENT
- FUTURE INDUSTRIAL DEVELOPMENT

RM FUTURE RESIDENTIAL   
 RM FUTURE COMMERCIAL/INDUSTRIAL   
 NOTE: RM COMMERCIAL/INDUSTRIAL AREA'S ARE NOT SERVICEABLE  
 IN THE IMMEDIATE FUTURE UNLESS THE CITY PROVIDES  
 INFRASTRUCTURE TO THE AIRPORT.

**SECTOR "A"**  
 AS NOTED

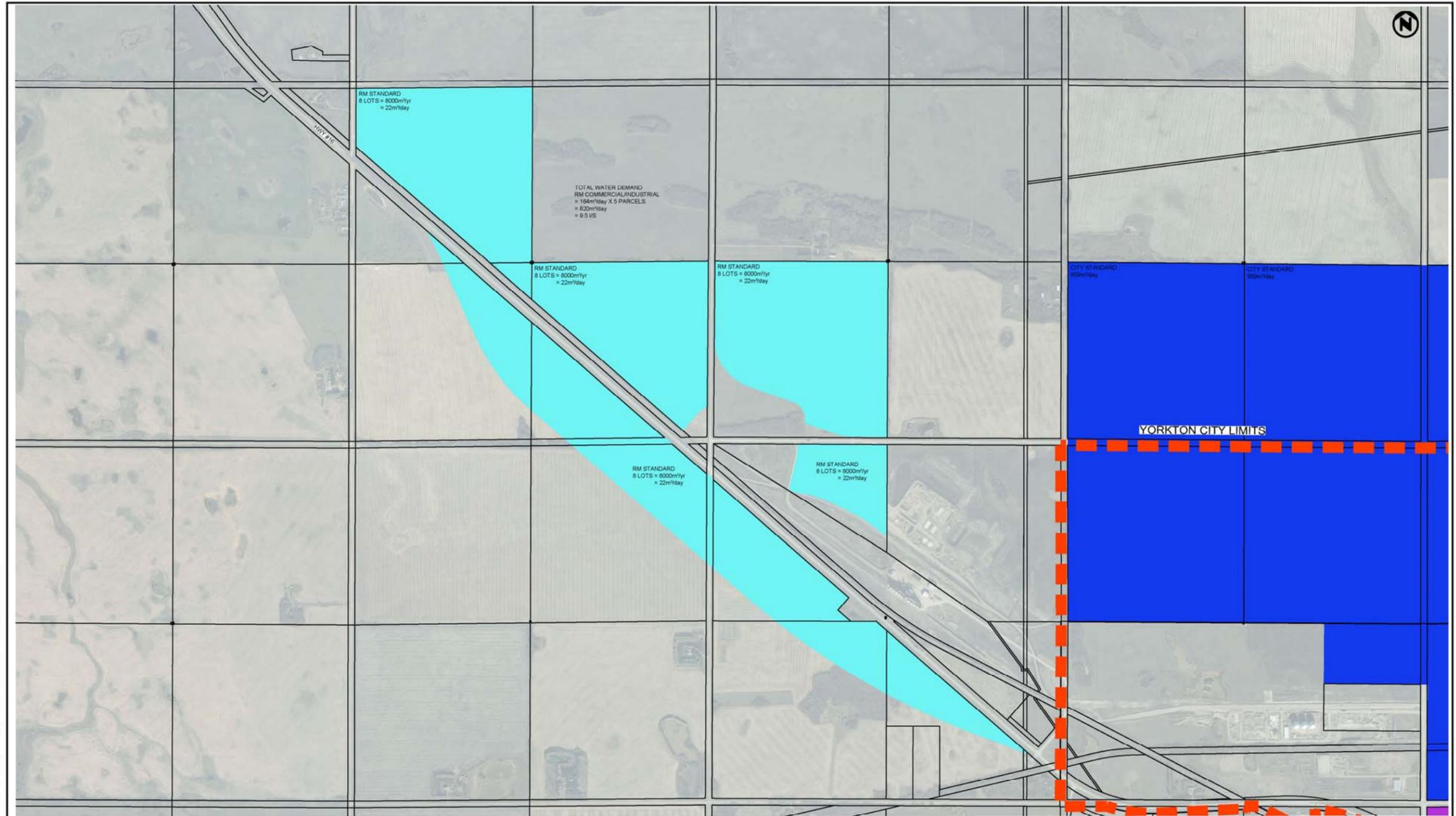
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| DATE      | CHECKED BY  | PROJECT NUMBER |                                                                                                                        |
| JUNE 2014 | N/A         | P2014048       | CITY OF YORKTON, YORK LAKE COMMUNITIES<br>RM OF WALLACE #243 & RM OF ORKNEY #244<br>RM LAND AROUND THE YORKTON AIRPORT |



**WALKER PROJECTS**  
 Consulting Engineers • Project Managers

|           |        |
|-----------|--------|
| SHEET NO. | LU-SK2 |
| SHEET     | 2 of 7 |

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 February 12, 2016, QANTON MACDONALD



**SECTOR "B"**  
 AS NOTED

**LEGEND:**

- MUNICIPAL BOUNDARY
- FUTURE RESIDENTIAL DEVELOPMENT
- FUTURE COMMERCIAL DEVELOPMENT
- FUTURE INDUSTRIAL DEVELOPMENT

- RM FUTURE RESIDENTIAL
  - RM FUTURE COMMERCIAL/INDUSTRIAL
- NOTE: RM COMMERCIAL/INDUSTRIAL IS A LONG TERM PROJECTION  
 (NOT SERVICEABLE IN THE IMMEDIATE FUTURE).

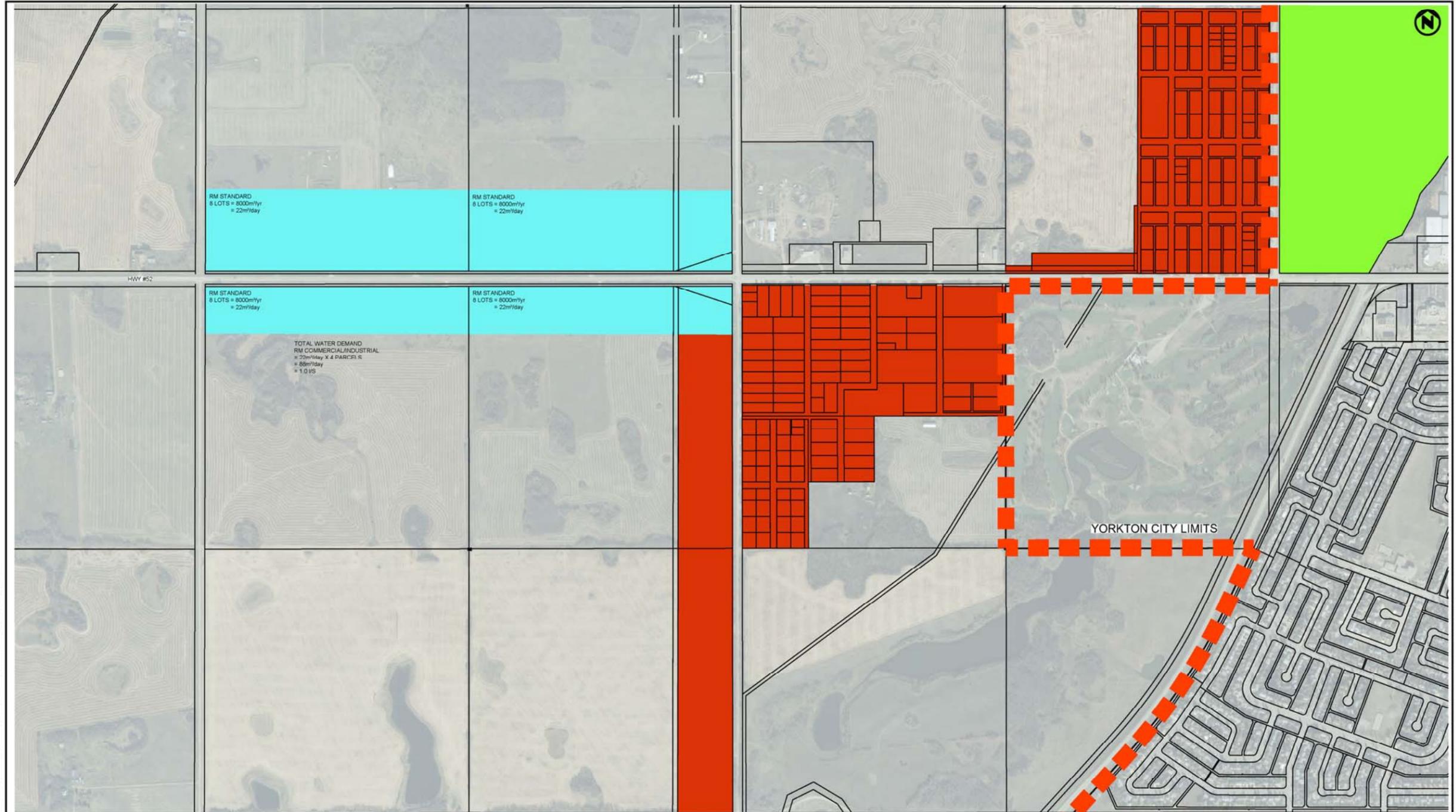
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|-----------|-------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| SCALE     | DESIGNED BY | DRAWN BY       | DRAWING TITLE                                                                                                                                  |
| 1:7500    | N/A         | QLM            | YORKTON AREA LAND USE<br>CITY OF YORKTON, YORK LAKE COMMUNITIES<br>RM OF WALLACE #243 & RM OF WALLACE #244<br>RM LAND NW OF YORKTON ON HWY #16 |
| DATE      | CHECKED BY  | PROJECT NUMBER |                                                                                                                                                |
| JUNE 2014 | N/A         | P2014048       |                                                                                                                                                |



**WALKER PROJECTS**  
 Consulting Engineers • Project Managers

|           |        |
|-----------|--------|
| SHEET NO. | LU-SK3 |
| SHEET     | 3 of 7 |

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 February 19, 2016 GANTON MACDOUGALL



RM STANDARD  
8 LOTS = 8000m<sup>2</sup>/yr  
= 22m<sup>3</sup>/day

RM STANDARD  
8 LOTS = 8000m<sup>2</sup>/yr  
= 22m<sup>3</sup>/day

TOTAL WATER DEMAND  
RM COMMERCIAL/INDUSTRIAL  
= 20m<sup>3</sup>/day X 4 PARCELS  
= 80m<sup>3</sup>/day  
= 1.0 LIS

YORKTON CITY LIMITS

**SECTOR "C"**  
AS NOTED

**LEGEND:**

- MUNICIPAL BOUNDARY
- FUTURE RESIDENTIAL DEVELOPMENT
- FUTURE COMMERCIAL DEVELOPMENT
- FUTURE INDUSTRIAL DEVELOPMENT

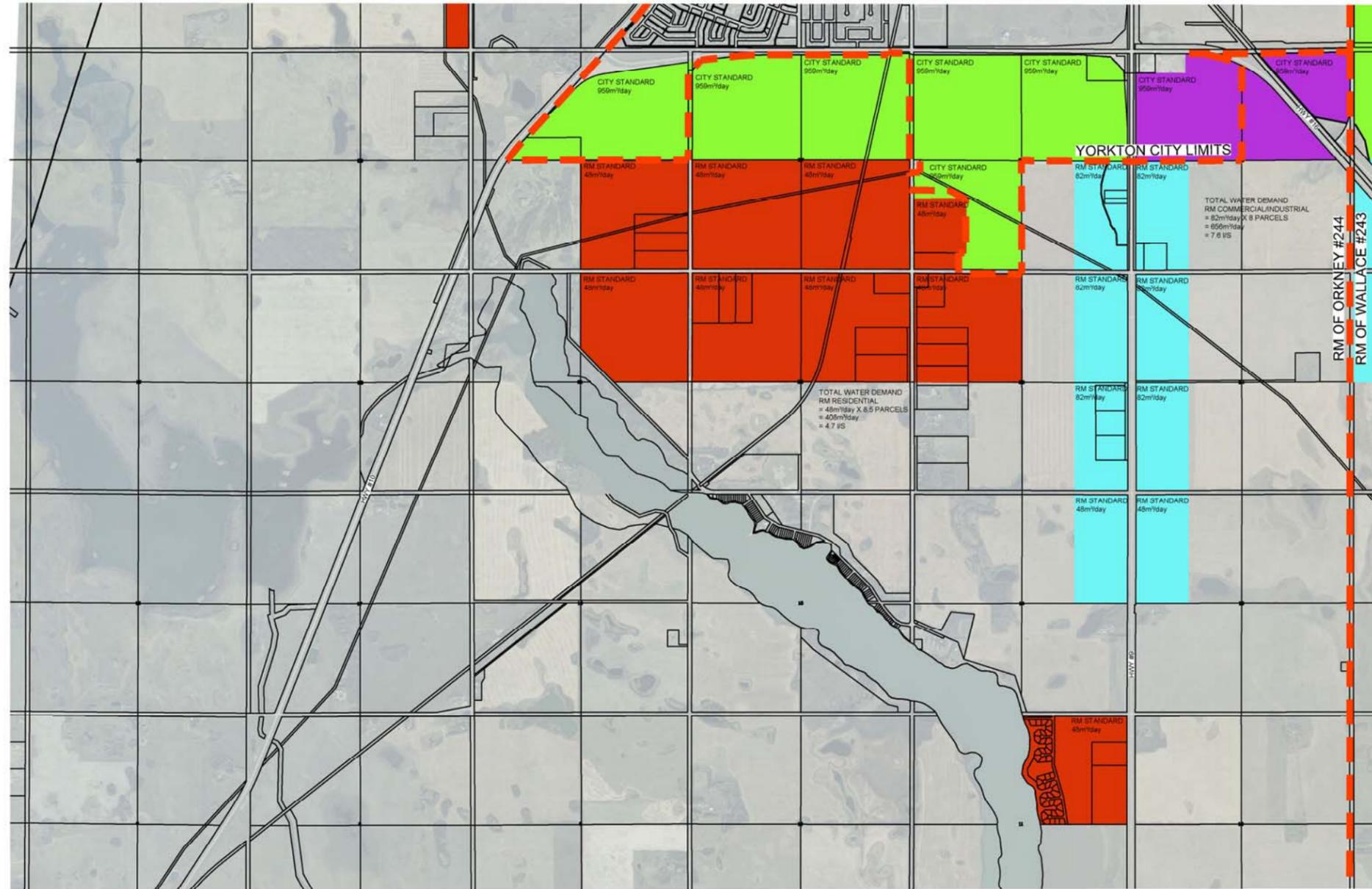
- RM FUTURE RESIDENTIAL
  - RM FUTURE COMMERCIAL/INDUSTRIAL
- NOTE: RM COMMERCIAL/INDUSTRIAL IS A LONG TERM PROJECTION  
(NOT SERVICEABLE IN THE IMMEDIATE FUTURE).

|           |             |                |                                                                                                                        |
|-----------|-------------|----------------|------------------------------------------------------------------------------------------------------------------------|
| SCALE     | DESIGNED BY | DRAWN BY       | DRAWING TITLE                                                                                                          |
| 1:5000    | N/A         | QLM            | YORKTON AREA LAND USE                                                                                                  |
| DATE      | CHECKED BY  | PROJECT NUMBER |                                                                                                                        |
| JUNE 2014 | N/A         | P2014048       | CITY OF YORKTON, YORK LAKE COMMUNITIES<br>RM OF WALLACE #243 & RM OF ORKNEY #244<br>RM LAND WEST OF YORKTON ON HWY #52 |



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|           |        |
|-----------|--------|
| SHEET NO. | LU-SK4 |
| SHEET     | 4 of 7 |



**SECTOR "D"**  
AS NOTED

**LEGEND:**

- MUNICIPAL BOUNDARY
- FUTURE RESIDENTIAL DEVELOPMENT
- FUTURE COMMERCIAL DEVELOPMENT
- FUTURE INDUSTRIAL DEVELOPMENT
- RM FUTURE RESIDENTIAL
- RM FUTURE COMMERCIAL/INDUSTRIAL

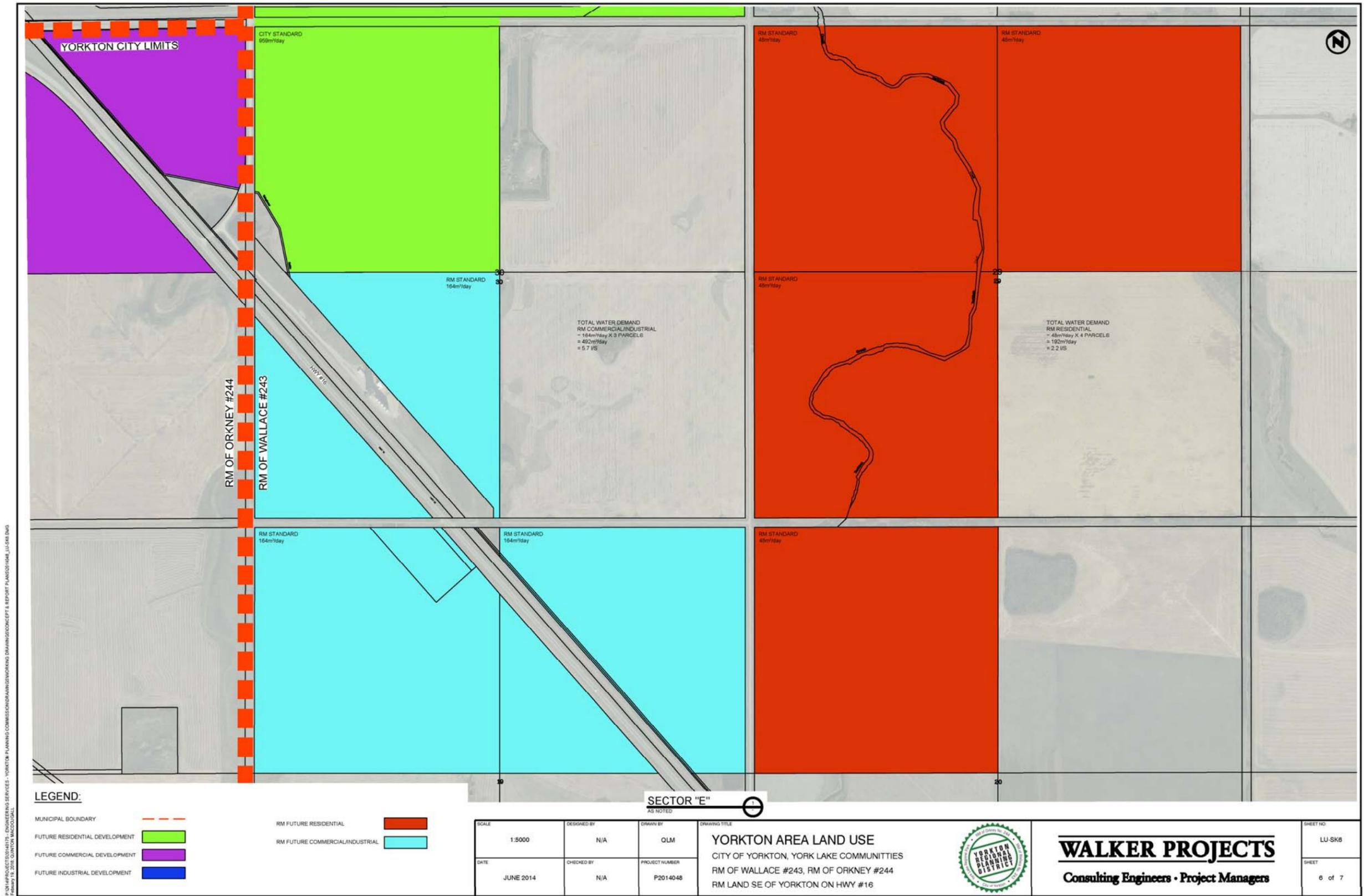
|           |             |                |                                                                                                                |
|-----------|-------------|----------------|----------------------------------------------------------------------------------------------------------------|
| SCALE     | DESIGNED BY | DRAWN BY       | DRAWING TITLE                                                                                                  |
| 1:15000   | N/A         | QLM            | YORKTON AREA LAND USE                                                                                          |
| DATE      | CHECKED BY  | PROJECT NUMBER |                                                                                                                |
| JUNE 2014 | N/A         | P2014048       | CITY OF YORKTON, YORK LAKE COMMUNITIES<br>RM OF WALLACE #243 & RM OF ORKNEY #244<br>YORK LAKE AREA COMMUNITIES |

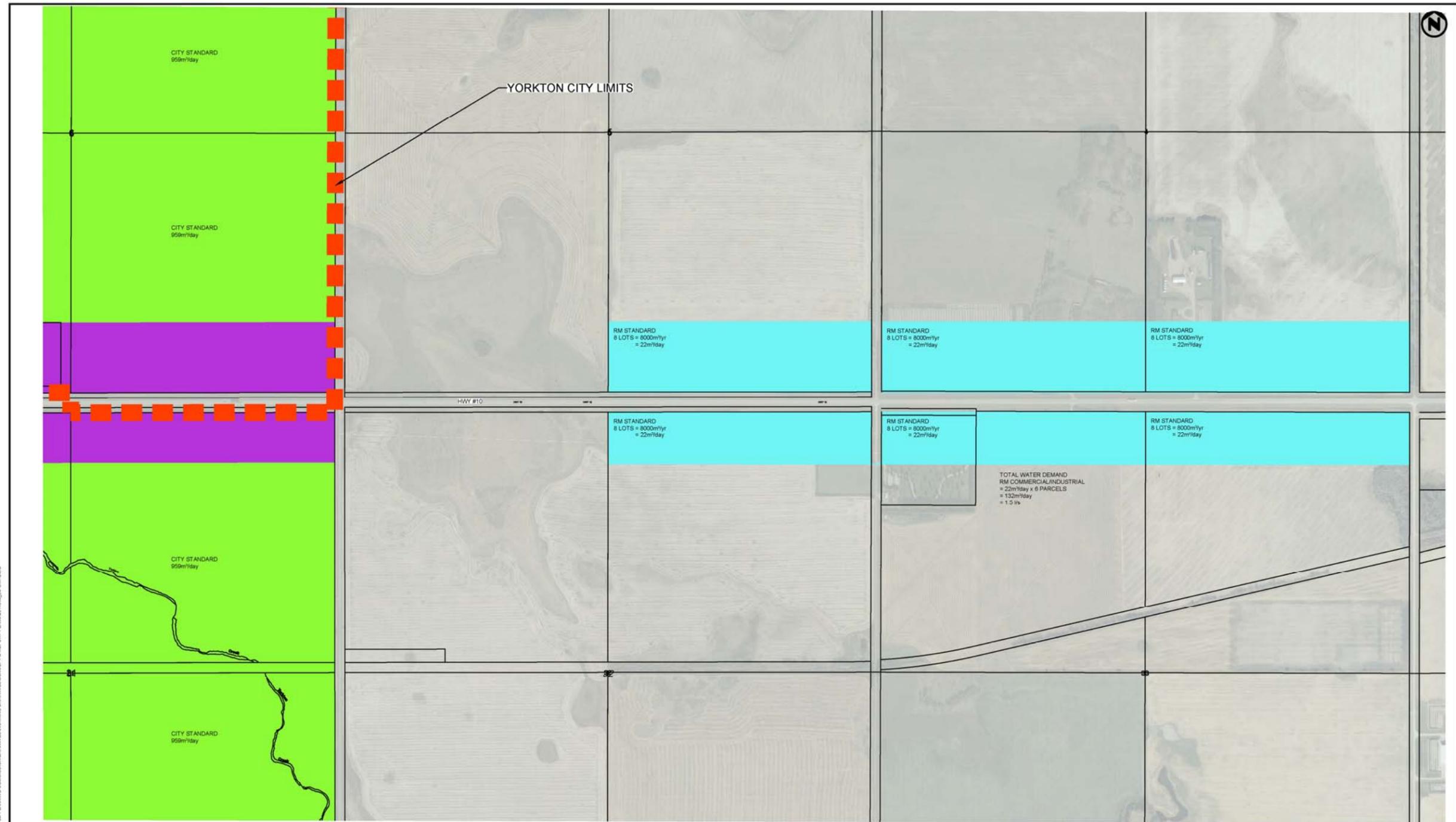


**WALKER PROJECTS**  
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|           |        |
|-----------|--------|
| SHEET NO. | LU-SK5 |
| SHEET     | 5 of 7 |

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February 18, 2016 JANTON MACDOUGALL





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 February 18, 2016 GUYTON MACDOUGALL

**LEGEND:**

- MUNICIPAL BOUNDARY
- FUTURE RESIDENTIAL DEVELOPMENT
- FUTURE COMMERCIAL DEVELOPMENT
- FUTURE INDUSTRIAL DEVELOPMENT
- RM FUTURE RESIDENTIAL
- RM FUTURE COMMERCIAL/INDUSTRIAL

**SECTOR "F"**  
AS NOTED

|           |             |                |                                                                                                                                                      |
|-----------|-------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| SCALE     | DESIGNED BY | DRAWN BY       | DRAWING TITLE                                                                                                                                        |
| 1:5000    | N/A         | QLM            | <b>YORKTON AREA LAND USE</b><br>CITY OF YORKTON, YORK LAKE COMMUNITES<br>RM OF WALLACE #243, RM OF ORKNEY #244<br>RM LAND EAST OF YORKTON ON HWY #10 |
| DATE      | CHECKED BY  | PROJECT NUMBER |                                                                                                                                                      |
| JUNE 2014 | N/A         | P2014048       |                                                                                                                                                      |



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|           |        |
|-----------|--------|
| SHEET NO. | LU-SK7 |
| SHEET     | 7 of 7 |