

# TOWN OF BATTLEFORD

## OFFICIAL COMMUNITY PLAN

Prepared for:

THE TOWN OF BATTLEFORD

Prepared by:

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LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING  
SASKATOON, SK

MAY 2016



**The Town of Battleford**

Bylaw No. \_\_\_\_\_

A Bylaw of the Town of Battleford to adopt an Official Community Plan.

The Council of the Town of Battleford in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Battleford hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 08-2005, the Official Community Plan, and all amendments thereto are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

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

\_\_\_\_\_  
(Mayor)

SEAL

\_\_\_\_\_  
(Chief Administrative Officer)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the \_\_\_\_\_ day of \_\_\_\_\_, of the year \_\_\_\_\_



**THE TOWN OF BATTLEFORD**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. \_\_\_\_\_  
of the Town of Battleford

\_\_\_\_\_  
(Mayor)

SEAL

\_\_\_\_\_  
(Chief Administrative Officer)



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# 1 INTRODUCTION

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## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Town of Battleford has prepared and adopted this Official Community Plan to provide the Town with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

The Province of Saskatchewan adopted the Statements of Provincial Interest Regulations effective 29 March 2012 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with the Statements of Provincial Interest Regulations.

In general the Statements of Provincial Interest Regulations address:

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

## 1.2 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Town of Battleford as well as other matters related to its physical, social and economic development. The policies are intended to provide the Town of Battleford with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Town.

This Plan is intended to guide the growth and development of the Town of Battleford approximately for the next 15-20 years.

All development within the incorporated area of the Town of Battleford shall conform to the objectives and policies contained in this Official Community Plan.

## 2 PROPOSED GOALS

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The planning goals for the Town of Battleford are as follows:

- (1) To support economic development and growth as a means of enhancing the quality of life for the current and future residents of Battleford.
- (2) To direct the development and growth of Battleford in a manner that is sustainable, consistent with the values of the community, orderly and cost-efficient.
- (3) To promote and encourage innovative and sustainable development within the community.
- (4) To encourage housing development in a variety of forms and locations to address the diverse needs of residents specifically including issues of housing affordability.
- (5) To encourage the provision of an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.
- (6) To promote and encourage an attractive and thriving downtown and a safe and aesthetically pleasing highway commercial corridor.
- (7) To protect and promote the significant historical, cultural and heritage resources in the Battleford area.
- (8) To facilitate a safe and up-to-date transportation network including safe and inviting linkages for walking and other active transportation.
- (9) To ensure that the Town's current and future infrastructure requirements are planned and developed in a manner which facilitates growth in an environmentally and financially sustainable manner.
- (10) To ensure that land use planning is fully integrated with the Town's long term strategic, financial, infrastructure, transportation, environmental and capital asset planning initiatives.
- (11) To market and promote the Town of Battleford as a regional destination centre that features an active agricultural service centre with a vibrant manufacturing sector, that benefits current and future generations.
- (12) To encourage healthy and active lifestyles among Town residents.
- (13) To work with other local and senior governments to strengthen regional partnerships and initiatives.
- (14) To ensure that the Town maintains its commitment to an open, consultative and transparent planning and decision making process.
- (15) To support and complement the Statements of Provincial Interest Regulations in the realization of the goals and objectives of this plan.



## 3 OBJECTIVES & POLICIES

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### 3.1 RESIDENTIAL

#### 3.1.1 Residential Findings

- Battleford, with a (2011) Statistics Canada population of 4,065 experienced an annual population growth of 0.62% between 1996 and 2006. This rate increased between 2006 and 2011 to 1.96% per year (10.3% overall), suggesting that economic growth in the region will continue to have a positive impact on Battleford’s population.
- Statistics Canada reports that there were 1,593 total private dwellings in Battleford in 2011. Other forms of residential development include mobile homes (located in two distinct parks within Town) and multiple unit dwellings – including condominiums, duplexes, and apartment-style dwellings.
- As of the summer of 2015, there were of 25 Town-owned serviced and 30 privately owned serviced undeveloped residential lots in the Town. Areas need to be identified for future residential development in the medium and long term.
- Using an average annual growth rate of 1.0%, an additional 35.5 ac (14.4 ha) of land will be needed by 2026 to accommodate new residential development. Given an average annual growth rate of 3.0%, this number increases to 130.8 ac (52.9 ha) that will be required by 2026. Both of these projections account for the existing 25 serviced residential lots in the Town. By 2031 it is projected that an additional 87.75 – 321.0 acres (35.51 – 129.9 ha) will be required to accommodate residential growth. It is imperative for the Town of Battleford to identify appropriate areas for both short and long-term residential development.
- The Town of Battleford does not currently permit secondary suites, garage or garden suites as a secondary form of housing. If development pressure increases throughout Battleford, alternative forms of secondary housing, such as secondary suites, garage and garden suites could be an option for the Town. Other municipalities within the province are exploring the idea of permitting these types of suites to contend with the increased demand for housing and to provide more affordable housing for both the renter and the rentee in the form of a mortgage helper. Providing for secondary suites, garden and garage suites in appropriate areas in the Town are options the Town may wish to consider going forward.
- The Statements of Provincial Interest Regulations provides the following statement concerning residential development, which is addressed in the objectives and policies that follow:
  - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*

#### 3.1.2 Residential Objectives and Policies

##### **Objective 3.1.2.1: Future Residential Land Use**

To identify the areas, within Battleford and outside of the Town's current boundaries (if applicable), that are most suitable for future residential development in order to provide adequate land for future residential development.

- Policy (a)** The Town will ensure that new residential development locates in the areas noted on Map 1 – Future Land Use Concept as “**Future Residential**” or, subject to policy (e), “**Future Mixed Use.**” At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in

these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.

- Policy (b)** If and when sufficient land is no longer available to accommodate additional residential development, the Town will ensure that new residential development shall locate in the areas noted as “**Potential Residential**” on Map 1 – Future Land Use Concept. Prior to the build-out of land identified as Potential Residential, noted herein, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate residential development for the next 15-20 years.
- Policy (c)** Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as “Potential Residential” within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- Policy (d)** Support residential subdivision development in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.
- Policy (e)** Lands designated on Map 1 – Future Land Use Concept as “**Future Mixed Use**” are intended to accommodate a mix of residential, commercial, recreational, community service, and other appropriate uses at a relatively high density that are conducive to building complete and walkable communities. The Town will ensure that lands designated as “Future Mixed Use” accommodate a reasonable balance of uses over time, and do not become dominated by a single land use type.

### **Objective 3.1.2.2: Housing Diversity**

To provide a variety of housing options to address the needs of residents of the community and to address housing affordability issues.

- Policy (a)** The Zoning Bylaw shall contain residential zoning districts which will facilitate a wide range of residential uses. These districts will provide appropriate development standards to address building forms and dwelling unit densities. Certain community facilities will be permitted in all residential districts.
- Policy (b)** The Town will continue to promote and support programs and opportunities to provide affordable and attainable housing.
- Policy (c)** Supportive housing, such as care homes and day care centres will be facilitated in all areas of the Town. The Zoning Bylaw will contain development standards for these uses.

**Policy (d)** The Town will accommodate affordable and alternative housing opportunities for residents by facilitating the development of secondary suites, garden suites, and garage suites. The Zoning Bylaw will include appropriate standards to ensure that these uses are not detrimental to the residential character of the areas where they are located.

**Policy (e)** The Town will consider policies that focus on life and health safety code issues in order to accommodate the legalization of existing suites.

**Objective 3.1.2.3: Infill Development**

To ensure that infill developments support and enhance Battleford's existing residential neighbourhoods.

**Policy (a)** In order to enhance the viability of the downtown and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential and mixed-use residential/commercial developments in proximity to the downtown. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

**Policy (b)** In order to facilitate access to downtown commercial services by seniors or others with mobility constraints, seniors housing, community services and other essential services should be encouraged to locate in close proximity, or a reasonable walking distance, to the downtown.

**Policy (c)** In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential developments in appropriate locations in existing neighbourhoods. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

**Objective 3.1.2.4: New Residential Areas**

To ensure that new residential neighbourhoods are designed in a manner which provides a high quality living environment and a range of housing options.

**Policy (a)** New neighbourhoods shall be designed to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.

**Policy (b)** Residential uses shall be properly buffered from incompatible uses, railways, and major roadways.

**Policy (c)** The design of new neighbourhoods should consider passive and active solar opportunities.

**Policy (d)** New neighbourhoods should contain a variety of housing forms, including single detached dwellings, semi-detached and two unit dwellings, secondary suites, special needs housing, and townhouse and apartment style multiple unit dwellings, to accommodate a range of users including attainable and affordable housing, seniors' housing, and rental housing.

**Policy (e)** Multiple unit dwellings should generally be located with satisfactory access to neighbourhood entrance points and should be sited to minimize potential conflicts with other residential uses.

- Policy (f)** Ensure that new residential neighbourhoods connect to and complement existing and future developments, by requiring that concept plans be submitted to the Town for approval prior to consideration of rezoning applications associated with formal subdivision applications.

#### **Objective 3.1.2.5: Home Based Businesses**

To facilitate economic development and foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

- Policy (a)** Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.
- Policy (b)** The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- Policy (c)** Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.
- Policy (d)** Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.
- Policy (e)** The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

#### **Objective 3.1.2.6: Compatible and Complementary Land Uses**

To provide for certain complementary land uses within residential neighbourhoods.

- Policy (a)** The predominant use of land within neighbourhoods shall be residential. Neighbourhoods shall also permit a range of complementary institutional and community-oriented uses that are compatible with a residential environment. Examples may include places of worship, schools, community centres, public parks and recreation facilities, health services, other institutional uses, and neighbourhood convenience commercial. These activities shall be compatible with the use and scale of the neighbourhood, shall provide a needed service, and shall appropriately address issues of transportation, parking, and land use conflicts.



**Objective 3.1.1.7: Redevelopment of Manufacture Home Parks**

To facilitate the orderly redevelopment of the existing manufactured home parks in the Town of Battleford to alternate forms of development.

- Policy (a)** A separate manufactured home zoning district, for manufactured homes and compatible development, will be established in the Zoning Bylaw.
- Policy (b)** Consideration shall be given to proposals to convert existing manufactured home parks to alternate forms of development. The alternate form of development shall be compatible with nearby land uses and shall be capable of being economically serviced. Redevelopment of manufactured home parks shall take place in an orderly and planned manner which may include phasing of the redevelopment where appropriate. The redevelopment of individual lots or sites within an existing mobile home park to another type of housing shall not be permitted.
- Policy (c)** Prior to the redevelopment of any existing manufactured home park, consultations should be undertaken with affected residents, the Town, and other appropriate stakeholders to develop strategies to mitigate any hardships associated with the redevelopment.



## 3.2 COMMERCIAL

### 3.2.1 Commercial Findings

- Commercial development within the Town of Battleford is located primarily around 22<sup>nd</sup> Street, 1<sup>st</sup> Avenue and 2<sup>nd</sup> Avenue. Highway commercial development (larger scale, better suited for highway adjacency and oriented towards vehicles) is concentrated along Highway 4, mostly north of 22<sup>nd</sup> Street.
- The Town of Battleford has a distinct downtown core and as the community continues to develop and grow, it is important to continue to enhance and encourage appropriate development in this area, for it to remain the “heart” of the community. In addition to the commercial development in the downtown, important community services are also located here, including the post office, child and family services, Golden Year’s lodge, the Fred Light Museum, Town Office, Courthouse, Baseball Museum Hall of Fame, and grocery store among others.
- Highway commercial development consists of a newly constructed Tim Horton’s and Co-Op gas bar on the west side of Highway #4, south of 29<sup>th</sup> Street. A ready-to-move (RTM) home business, RV storage, and a greenhouse are present on the east side of Highway #16, south of 35<sup>th</sup> Street.
- There are currently four privately owned commercial lots and 23 privately owned highway commercial lots available for development. Identification and designation of appropriate areas for both short-term and long-term future highway commercial and downtown commercial development are important considerations for the Town as it grows.
- The continued revitalization of Battleford’s downtown area will play an important role in meeting future economic and social challenges and will help the Town benefit from new business opportunities as it grows.
- Downtown areas can be effectively “right-sized” (i.e. increasing residential and other uses in the downtown, creating a critical mass of people to support business) by locating recreational and cultural projects within the area, and by planning for significant residential development in downtown zones; new residents of all ages provide important potential customers to existing and future businesses.

### 3.2.2 Downtown and General Commercial Objectives and Policies

#### Objective 3.2.2.1: Downtown Strength

To promote and enhance the attractive and viable downtown commercial area of the Town of Battleford, centered around the existing commercial development on Main Street.

**Policy (a)** The downtown shall continue to be prioritized as a **primary** location for retail activity, professional services, government functions and cultural activities in the community.

**Policy (b)** The character of the downtown may be enhanced by:

- encouraging development with minimal front yard setbacks, grade level direct entrances to the sidewalk, and clear glazing at pedestrian level;
- encouraging residential/commercial mixed-use and small- to mid-scale commercial developments to locate in the downtown.

**Policy (c)** Consideration may be given to the enhancement of the downtown commercial area through:

- the construction of infrastructure;
- investment in public buildings;
- public realm improvements such as streetscape enhancement, public art, and public park development;

- encouragement of public-private partnerships;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilised buildings or sites;
- planning and building permit fee rebates; and
- the promotion of the Town of Battleford as a place for new business development.

**Policy (d)** In order to enhance the viability of the downtown and to optimize the use of existing infrastructure and services, consideration will be given to higher density residential and mixed-use residential/commercial developments in proximity to Battleford’s core. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

### **Objective 3.2.2.2: Commercial in Mixed-Use Areas**

To promote complete and walkable neighbourhoods in Battleford with a balanced mix of appropriate uses in designated areas.

**Policy (a)** Lands designated on Map 1 – Future Land Use Concept as “**Future Mixed Use**” are intended to accommodate a mix of residential, commercial, recreational, community service, and other appropriate uses at a relatively high density that are conducive to building complete and walkable communities. The Town will ensure that lands designated as “Future Mixed Use” accommodate a reasonable balance of uses over time, and do not become dominated by a single land use type.

**Policy (b)** Commercial uses on mixed-use lands should be encouraged to adopt a similar development character to that of the downtown area, including minimal front yard setbacks, grade level direct entrances to the sidewalk, and clear glazing at pedestrian level.

### **3.2.3 Highway Commercial Objectives and Policies**

#### **Objective 3.2.3.1: Highway Commercial Corridors**

To enhance the visual and functional quality of the highway commercial corridors in the Town.

**Policy (a)** The Town, in consultation with the Ministry of Highways and Infrastructure, affected business and property owners, and other stakeholders, shall initiate a review of the highway commercial corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.

**Policy (b)** Ensure that a high standard of landscaping and screening is provided to achieve aesthetically appealing gateways.

#### **Objective 3.2.3.2: Highway Commercial Zoning Districts**

Highway commercial development will accommodate uses, which by virtue of their scale or locational requirements are not readily suited to a downtown location.

**Policy (a)** The Zoning Bylaw shall contain commercial districts that provide for an appropriate range of uses and development standards.

**Objective 3.2.3.3: Highway Commercial Land Use**

To ensure that sufficient land is designated along Highway 16 and Highway 4 for the development of Highway Commercial or Shopping Centre uses.

**Policy (a)** Ensure new Highway Commercial development locates in the areas noted as "**Future Highway Commercial**" on Map 1 – Future Land Use Concept. Prior to the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for commercial use. Prior to such rezoning, development in these areas will be regulated to prevent development of uses that would conflict with the long term use of these areas.

**Policy (b)** If and when sufficient land is no longer available to accommodate additional commercial development, new commercial development will be encouraged to locate in the areas noted as "**Potential Highway Commercial**" on Map 1 – Future Land Use Concept. Prior to the build-out of land identified as "Potential Commercial," noted herein, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate commercial development that will be required over the next 15-20 years.

**Policy (c)** Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Commercial**" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for highway commercial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for highway commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

**3.2.4 Residential Commercial Objectives and Policies**

**Objective 3.2.4.1: Neighbourhood Commercial Development in Residential Areas**

To facilitate neighbourhood convenience commercial developments in new residential areas.

**Policy (a)** Residential commercial convenience developments may be provided for in new residential areas. The scale of development shall be appropriate to complement the residential character and to serve the daily convenience needs of the residents of the area.

**Policy (b)** Residential commercial convenience developments should be strategically located adjacent to arterial or collector roadways, in close proximity to neighbourhood entrance points.



## 3.3 INDUSTRIAL

### 3.3.1 Industrial Findings

- Industrial development is generally located in the southwest end of Town, west of Highway 4. Some development follows the old railway, but the majority of Battleford's industry is located in a large industrial park south of 22<sup>nd</sup> Street / Highway #40.
- Industrial development in Battleford largely consists of construction (including electrical, plumbing and heating, etc.), automotive, concrete, asphalt, landscaping, and excavation and storage services. Battleford businesses also provide products and services to the agricultural sector, including individual farmers and farm service businesses, over a larger area.
- There are currently six privately owned serviced, undeveloped industrial lots in the Town. Identification of areas for both short-term and long-term future industrial is needed as the Town moves forward. Providing opportunities for industrial development within Battleford will assist the Town in capitalizing on new and existing economic opportunities in the region.

### 3.3.2 Industrial Objectives and Policies

#### Objective 3.3.2.1: Industrial Land Use

To ensure that sufficient land is designated within the Town to accommodate Industrial development opportunities.

- Policy (a)** The area shown as "Industrial", on the Future Land Use Concept will be zoned for industrial uses and compatible development.
- Policy (b)** If and when sufficient land is no longer available to accommodate additional industrial development, new industrial development will be encouraged to locate in the areas noted as "**Potential Industrial**" on the Future Land Use Concept. Prior to the build-out of land identified as "**Potential Industrial**" on the Future Land Use Concept, noted herein, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate industrial development which will be required over the next 15-20 years.
- Policy (c)** Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Industrial**" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for industrial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- Policy (d)** In order to accommodate a range of economic development opportunities, the Zoning Bylaw will make provision for light industrial, heavy industrial, and other compatible forms of development.
- Policy (e)** New industrial developments will be required to connect to and complement existing and future development in Battleford through the requirement of a concept plan, submitted for

Council approval prior to consideration of rezoning applications associated with formal subdivision applications.

**Policy (f)** All industrial developments will be serviced by water and sanitary sewer and any other appropriate services which are available.

#### **Objective 3.3.2.2: Industrial Development Opportunities**

To attract new light and heavy industrial operations to Battleford.

**Policy (a)** Ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Town of Battleford. Industrial activities shall be directed generally to the west of Highway 4 in Battleford, where existing industrial is presently located as identified on Map 1 - Future Land Use Concept.

**Policy (c)** Promote and encourage new industrial development with actions and tools including but not limited to:

- the construction of infrastructure;
- investment in public buildings and public realm improvements such as streetscaping;
- encouragement of public-private partnerships; and,
- tax abatement incentives;

#### **Objective 3.3.2.3: Land Use Conflicts and Development Design**

To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing industrial areas.

**Policy (a)** Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible land uses.

**Policy (b)** Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources.

**Policy (c)** Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from residential areas and from highways and other entrance ways into the Town.

**Policy (d)** Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.

**Policy (e)** Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.

**Policy (f)** New industrial developments will be required to connect to and complement existing and future development in Battleford through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent



with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council.

**Objective 3.3.2.4: Servicing Capacity**

To ensure that the locations and types of industrial development proposed for the Town of Battleford are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

**Policy (a)** In the Zoning Bylaw, those industrial uses that have the potential to use significant volumes of water or contribute significant flows to the sanitary sewer system as a result of industrial processing operations will be listed as discretionary uses.

**Policy (b)** Prior to the approval of a discretionary use application in an industrial zoning district or for an industrial development, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such feasibility shall be borne by the applicant.



## 3.4 TRANSPORTATION & INFRASTRUCTURE

### 3.4.1 Transportation and Infrastructure Findings

- Primary access to Battleford is provided via Provincial Highway #4 from North Battleford to the north and Poundmaker Indian Reserve to the south, Highway #40 to the west from the Sweetgrass Indian Reserve, and #16 to the northwest which connects the Town to the City of Lloydminster.
- The Town of Battleford provides potable water and sanitary sewer services to Town residents. A Waterworks System Assessment report was prepared by Catterall & Wright Consulting Engineers in 2011 and again in 2015. Since 2011, upgrades were made to increase the capacity of the wells, and the Town addressed distribution system upgrades for the highway commercial area in the northwest, along 15<sup>th</sup> Street in the south, and in the Battleford West Subdivision.
- The WTP is well maintained and was expanded in 2009, providing the ability for treatment capacity for the next twenty years.
- The Town's lagoon is designed for a population of 5,766 people, and as such, should provide capacity for the medium term. The Town plans to upgrade the lagoon over the medium term, in order to address long term growth of the community.
- The Town of Battleford provides garbage pickup on a weekly basis. Additionally, the recycling depot, located behind the Alex Dillabough Centre, offers single stream recycling. Compost containers are available for a fee and allow residents to put grass clippings, garden refuse and leaves directly into compost containers. Compost pickup occurs on a weekly basis starting at the end of April, through to the beginning of November. The Town utilizes the City of North Battleford's landfill to deal with its solid waste disposal on a user fee basis.
- The Town currently utilizes a Tangible Capital Asset Register to contribute to the effective and efficient management of its assets. The Town plans to develop an Asset Management Plan in the short to medium term future, in order to continue to manage assets over the long term, and to assist with calculating appropriate development levies and fees.
- The Statements of Provincial Interest Regulations provides the following statements concerning public works and transportation:
  - *The Province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.*
  - *The Province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

### 3.4.2 Integrated Decision Making

#### **Objective 3.4.2.1      Integrated Infrastructure Planning**

To integrate planning, finance and engineering to effectively manage existing and new infrastructure in a sustainable, innovative and cost effective manner.

- Policy (a)**      The Town will continue to inform their decision making processes by preparing and coordinating strategic planning, financial planning, asset management and other similar initiatives.
- Policy (b)**      The Town will continue to pursue innovative opportunities to enhance municipal service delivery.
- Policy (c)**      The Town shall undertake comprehensive infrastructure and transportation studies, as necessary, to plan for changes or improvements to the Town's infrastructure systems to

meet current engineering standards, accommodate growth and improve operational efficiency.

- Policy (d)** The Town will ensure that development can be adequately serviced by infrastructure and utility systems and services by understanding the Town's infrastructure needs and the costs associated with those needs by using the most up to date information available.

### **Objective 3.4.3 Asset Management**

To ensure a clear picture of the current state of the Town's municipal infrastructure in order to manage it effectively over the long-term.

- Policy (a)** Continue to utilize and implement the Town's Tangible Capital Asset Register in order to sustainably provide an appropriate level of service to residents and visitors.
- Policy (b)** Ensure consistency between all long term planning documents going forward including this Official Community Plan, the Town's Tangible Capital Asset Register, Long Term Financial Plans, and others.
- Policy (c)** Utilize Asset Management Plans going forward, and ensure that they are kept up to date and improved to get the best performance out of municipal assets, realize the greatest return on infrastructure investment and to support infrastructure investment decisions.

## **3.4.4 Transportation Objectives and Policies**

### **Objective 3.4.4.1: Battleford's Transportation Network**

To provide a safe, efficient, cost effective and convenient transportation network for all users.

- Policy (a)** A street hierarchy of arterial, collector and local streets should be established to promote orderly and efficient street systems. New developments and roadways will be planned and designed with regard to their role in this hierarchy. Service roads, lay-bys and similar structures are encouraged where appropriate.
- Policy (b)** Developments shall be located and designed in a manner which ensures safe and efficient traffic operations.
- Policy (c)** Subdivisions shall provide for the expansion of the transportation network and the extension of roadways beyond the area being subdivided as necessary.
- Policy (d)** The Town shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.
- Policy (e)** Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify traffic impacts. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary transportation changes or improvements may be negotiated by the Town and the affected developers based on the extent to which the impacts of the proposed development necessitate the need for the improvements.

**Objective 3.4.4.2: Active Transportation**

To promote land use and development patterns that encourage walking and cycling while ensuring pedestrian and traffic safety.

- Policy (a)**      Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.
- Policy (b)**      Opportunities should be provided for the development of walking and cycling facilities within the Town by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas.

**Objective 3.4.4.3: Highways**

To ensure that Highway 16 and Highway 4 continue to function in a safe and efficient manner for the residents of Battleford and the travelling public.

- Policy (a)**      The Town, in consultation with the Ministry of Highways and Infrastructure, affected business and property owners, and other stakeholders, shall initiate a review of the highway corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.

**3.4.5 Infrastructure Objectives and Policies**

**Objective 3.4.5.1: Infrastructure Costs**

To ensure that future development contributes to the cost of infrastructure services in a manner which does not create a burden for existing residents and which does not impede long term growth.

- Policy (a)**      Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- Policy (b)**      The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.

**Objective 3.4.5.2: Infrastructure Capacities**

To optimize the use of existing Town water, sewer, solid waste, and stormwater management infrastructure and capacities, ensuring that development remains within the area serviceable by the existing system for as long as possible and minimizing municipal costs in the provision of services to areas that pose special servicing problems.

- Policy (a)** Ensure that development in Battleford can be adequately serviced by infrastructure and utility systems and services by understanding the Town's infrastructure needs, and the costs associated with those needs, by using the most up-to-date information available to the Town.
- Policy (b)** Continue to monitor population and business growth as it relates to water, wastewater and other infrastructure systems.

**Objective 3.4.5.3: Stormwater Management**

- Policy (a)** Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (b)** The Zoning Bylaw will require development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will be encouraged. Additionally, Council may require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred neighbourhood character.

## 3.5 ECONOMIC & TOURISM DEVELOPMENT

### 3.5.1 Economic Development Findings

- The Town of Battleford is strategically located at the junctions of Highway #16 and Highway #4 which effectively services Western Saskatchewan.
- The Town of Battleford prides itself as providing excellent quality of life for employees and their families while offering access to healthcare and education facilities.
- Together with the City of North Battleford, there is a well-established manufacturing, processing and transport sector in the region.
- Nestled between the North Saskatchewan and Battle Rivers, the Town of Battleford provides ample facilities and amenities for residents and tourists. The historic and scenic location of the Town, along with amenities such as the National Historic Sites located within, provides endless potential for the community to continue to provide tourism and recreation opportunities, and to be a destination site for visitors to the region.
- In March of 2010, an update of the Battlefords River Valley Master Plan was released to the public. Providing further direction for the overall management of the river valley from the original plan (1989), the update reflected existing development initiatives and a strategy for future development priorities. Along with regional partners, the protection of the North Saskatchewan River Valley, by the Town of Battleford will continue to provide countless opportunities for tourism and economic development for the region.
- The Statements of Provincial Interest Regulations provides the following statement concerning tourism: *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing an actively promoting recreation and tourism opportunities.*

### 3.5.2 Economic Development Objectives and Policies

#### **Objective 3.5.2.1: Relationship Building**

To enhance, develop and implement strategies and tactics designed to improve and nurture the Town's relationship with the local and regional business community with a view towards attracting and retaining business and making Battleford a welcoming place to live, work and play.

**Policy (a)** The Town will be attentive to businesses' needs.

**Policy (b)** The Town will give high consideration to the impacts its policies and practices have on the prosperity of the business community.

#### **Objective 3.5.2.2: Economic Promotion**

To attract investment and foster economic and population growth by promoting the benefits of living and working in the Town of Battleford, and through marketing the Town as the destination of choice for commercial and industrial development, tourism and culture, education, health care, and community services.

**Policy (a)** The Town, in partnership with other stakeholders, will pursue opportunities to market and promote Battleford's investment properties, events, services, culture, heritage and the tourism industry in general.

- Policy (c)** Where appropriate, the Town will continue to support existing and pursue new town-wide special events.

**Objective 3.5.2.3: Economic Development**

To attract investment and foster economic and population growth within the Town.

- Policy (a)** Capitalize on potential growth of the community through collaboration with businesses, organizations and government groups and agencies in realizing economic development initiatives in the Town and region.
- Policy (b)** Continue to encourage the maintenance and support of existing businesses in the Town of Battleford through delivering municipal services in more cost effective ways along with continuing to build, maintain and operate Town infrastructure in a manner that is sustainable.
- Policy (c)** Support and recognize the importance of regional cooperation in expanding the regional economy through coordinated land use, infrastructure and long range planning.
- Policy (d)** The Town of Battleford will continue to collaborate in providing tourism amenities and opportunities for the region, and seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of tourism in the region.
- Policy (e)** The Town of Battleford will continue to be a participating partner in implementing the initiatives and development priorities, as set out in the Battlefords River Valley Master Plan.



## 3.6 COMMUNITY SERVICES AND RECREATION

### 3.6.1 Community Service and Recreation Findings

- The Town of Battleford provides its residents with a host of services including elementary and high school education, police protection (joint partnership with the City of North Battleford RCMP), fire protection, town library, and a variety of recreational facilities, clubs and organizations.
- Notable recreation services include the Battleford tot lot, Eiling Kramer Campground, Battleford Library, Saskatchewan Baseball Hall of Fame and Museum Inc., Fred Light Museum, Battlefords Flats Park; the Battleford Arena; and, Fort Battleford National Historic Site. The Alex Dillabough Centre is a multi-use facility in the Town of Battleford that can accommodate weddings, conferences, meetings, banquets, and sports events including volleyball, basketball and badminton.
- Health Care services are provided in Battleford by a family medical clinic on 22<sup>nd</sup> Street, as well as the Battlefords District Care Centre in the southeast corner of Town, which is a long-term care facility. The Town has a full complement of Doctors including two General Practitioners and one Specialist. The Centre is administered by the Prairie North Health Region. Other health care services consist of pharmacies, massage therapy services, an eye doctor and eye surgeon.
- The Town of Battleford has six churches. There are also two cemeteries located within the Town of Battleford: one behind the Fred Light Museum at the end of 19<sup>th</sup> Street, and the other located to the north of town along Highway #16.
- Educational services are administered by the Living Sky School Division, No. 202 and facilities in the Town include Battleford Central School (Kindergarten to Grade 6), St. Vital Catholic Schools (Kindergarten to Grade 6) and Heritage Christian School provides services for Kindergarten to grade 12. Grades 7 to 12 are provided via bus service to North Battleford at John Paul Collegiate, North Battleford Comprehensive, and Sakewew High School.
- Post-secondary education is provided by the Post-secondary education is offered at the North West Regional College at the Battleford Campus in the City of North Battleford. A number of post-secondary educational options are provided including: trades; diplomas and certificates; industry training; academic upgrading; first and second year University courses; general interest courses; computer courses; and, online training.
- The Statements of Provincial Interest Regulations provides the following statement concerning recreation: *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing an actively promoting recreation and tourism opportunities.*

### 3.6.2 Community Service and Recreation Objectives and Policies

#### **Objective 3.6.2.1: Community Service Management**

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Town and region and, where appropriate, to assist in the programming of services to the public.

**Policy (a)** The Town will continue to support the volunteer organizations that participate in the delivery of services to the community.

**Policy (b)** The Town will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities.

- Policy (c)** The Town will consult with the Living Sky School Division No. 202 and the Light of Christ Catholic Schools Division with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.
- Policy (d)** Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.
- Policy (e)** The Town will encourage extensive participation by service clubs, community and public agencies, developers, the RM of Battle River, the City of North Battleford, and other interested groups, in the development of recreation and other community facilities. The Town will facilitate the cooperation and communication needed in the development of community facilities and programs.
- Policy (f)** The Town will examine, from time to time, the feasibility of expanding the types of programs and facilities in the community in accordance with town demographics and population growth by monitoring shifts in population structures and demands for recreation and culture needs.

**Objective 3.6.2.2: Youth Engagement**

To facilitate youth engagement in community activities and support opportunities to retain and attract young people to Battleford.

- Policy (a)** The Town will continue to work with community groups and agencies to support youth activities and will pursue programs and activities to specifically engage and include the youth in the Community.

## 3.7 AMENITIES AND DEDICATED LANDS

### 3.7.1 Findings

- In 1991, the Town of Battleford retained Hilderman Witty Crosby Hanna & Associates to develop the Government Ridge Master Plan. This document makes a series of recommendations concerning the management and operations of the site, the treatment of heritage resources and concludes with recommendations in terms of vehicle access and circulation, an area-wide trail system, the development of interpretive trails, and a landscape development/restoration program. Telegraph Flats and Colonel Otter Park also play a role in the Master Plan.
- Battleford possesses rich cultural heritage, which is evident in the numerous historic buildings and sites that remain today.
- The North Saskatchewan and Battle River Valleys are also a tremendous resource to the Town of Battleford, in terms of scenic attributes as well as providing potential for tourism and recreation to residents and visitors to the region. An update of the Battleford River Valley Master Plan completed in 2010, provides direction for the continued development and management of the North Saskatchewan River Valley for all regional partners including the Town of Battleford.
- Developing healthy, sustainable communities requires land use planning approaches and infrastructure designs that avoid or minimize environmental degradation, and that maximize the benefits of maintaining essential ecological services. Unrestricted use of the riverbank areas by ever increasing numbers of people could lead to major damage of these potentially sensitive areas.
- Emphasis should be placed on the Town being a clean and beautiful place with thriving natural systems, ample parks, trails, green spaces and healthy neighbourhoods. This is integral to the healthy growth of the Town going forward.
- The Statements of Provincial Interest Regulations provides the following statement concerning Saskatchewan's biodiversity, unique landscapes and ecosystems: *The Province has an interest in biodiversity and natural ecosystems for present and future generations.*

### 3.7.2 Amenities and Dedicated Lands Objectives and Policies

#### Objective 3.7.2.1

To safeguard and enhance Battleford's amenity spaces in order to contribute to the wider objectives of sustainable community development, while maintaining the character of Battleford, including its historic buildings, pleasant residential setting, urban scale and scenic values.

- Policy (a)** The Town shall ensure the protection and enhancement of green space, open natural areas and other amenities within the community through the use of restricted development zoning districts that significant natural, cultural and visual resources in the Town.
- Policy (b)** The Town will encourage types of, and provide locations for, industrial and commercial development that do not negatively affect the character of the Town.
- Policy (c)** New development areas in the Town, as illustrated on the Future Land Use Concept (Map 1), will be located to complement the cultural, natural and visual resources in Battleford.
- Policy (d)** The Town of Battleford will use the Battleford River Valley Master Plan and the Government Ridge Master Plan to guide decisions regarding land use and development in the areas considered in these two reports.

**Objective 3.7.2.2**

To make provision for municipal reserves when land is subdivided.

**Policy (a)** The following factors shall be considered in making decisions on the provision of municipal reserves:

- (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
- (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.

**Policy (b)** Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for a design period of no longer than a twenty-four hour period after a storm event. Areas that are designed to store or retain water for more than twenty-four hours after a storm event shall be classified as storm water management facilities and shall be identified as "utility parcels" on subdivision plans.

**Objective 3.7.2.3**

To support, encourage and facilitate connectivity and walkability throughout the Town.

**Policy (a)** The Town will pursue opportunities to link natural areas, parks, destination sites such as Battleford's river valleys and the Town's many cultural and historic sites, and walking and cycling facilities in a continuous open space system. Consideration shall be given to the direction provided by the Battelfords River Valley Master Plan.

**Policy (b)** The Town will facilitate the development of a walkable community, through consideration of the provision of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

**Objective 3.7.2.4**

To support the equitable access of community parks and open spaces to all residents and provide park space suitable for all community needs.

**Policy (a)** The Town will encourage extensive participation by service clubs, neighbourhood residents, community and public agencies, and other stakeholders in the development of parks, green space and trail systems throughout the community.

## 3.8 BIOPHYSICAL CONSIDERATIONS & HAZARDS

### 3.8.1 Findings

- The Town of Battleford is constrained, in terms of development, due to the presence of both the North Saskatchewan River Valley and the Battle River.
- The Town of Battleford currently limits development on hazard land through the use of Zoning Districts which provide appropriate development standards in order to prevent injury and minimize property damage within the flood hazard area and unstable slopes of the North Saskatchewan and Battle Rivers.
- Preliminary slope stability assessments have not been prepared as part of this Official Community Plan, however, portions of the North Saskatchewan River have experienced landslides and these areas should not be developed. Slopes with no evidence of landslides may be susceptible to landslides upon the commencement of development and should have a geotechnical investigation and assessment before any development proceeds.
- Flood hazard mapping for the North Saskatchewan and Battle Rivers was completed as part of the Canada – Saskatchewan Flood Damage Reduction Program.
- The Town also has several natural occurring springs and seepage zones throughout the community. Evidence of this has been seen in the West Park development area as well as in some more established areas north of the Town Hall. Development along seepage zones or natural spring areas is potentially hazardous.
- The Town is also constrained, in terms of development, due to the location of the Town’s sewage lagoon due to the requirement of a 457 metre setback for residential and commercial subdivision, as per *The Subdivision Regulations*. The lagoon is located at the south end of the community adjacent to the Battle River.
- To avoid development in hazardous areas within the town, policies discouraging development on potentially hazardous land due to flooding, contamination, erosion, soil subsidence, slope instability, and other hazards are required.
- The Town of Battleford relies on ground water for their raw water supply. A total of four raw water wells are located along the shores of the North Saskatchewan River, east of the Town of Battleford and adjacent to the Town of Battleford’s Flats Park. Protecting Battleford and region’s source water includes protection of the North Saskatchewan River and well as local aquifers located along the river valley.
- The Town of Battleford is located in the Battle River Planning Unit of the North Saskatchewan River Watershed. In 2008, the North Saskatchewan Watershed Source Water Protection Plan was completed by the Saskatchewan Watershed Authority – North Saskatchewan River Basin Council. Recommendations and key actions were identified respecting water conservation, climate change, ground water protection, surface water quality, apportionment of interprovincial water flows, surface water quality and protection of natural habitat. The approved watershed plans are now being implemented by all participating agencies.
- There are no known contaminated sites within the Town of Battleford, apart from the Town’s old landfill, which has not been decommissioned. All other lands within the Town that were previously contaminated have been remediated.
- The Town has implemented an Emergency Management Plan to deal with weather related events, transportation related events, water concerns and other emergencies, and is administered by the Deputy Fire Chief, who also serves as the Emergency Management Officer for the Town.
- The Statements of Provincial Interest Regulations provides the following statement concerning public safety: *The Province has an interest in ensuring the safety and security of individuals, communities and property from natural and human induced threats.*

### 3.8.2 Biophysical Constraints Objectives and Policies

#### Objective 3.8.2.1 Hazard Lands

To discourage inappropriate development in areas with potentially hazardous site conditions and to ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

- Policy (a)** Urban development will be directed to areas believed to be capable of supporting such development. The Town shall continue to utilize a restricted development zoning district in order to protect potentially hazard lands from being developed inappropriately.
- Policy (b)** The Town will ensure that the subdivision of land or the development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. Any required hazard report shall be prepared by a qualified professional at the cost of the proponent of the proposed development.
- Policy (c)** The Zoning Bylaw will contain standards for development on or near hazard lands.
- Policy (d)** Environmentally sensitive areas shall be used for public open space.
- Policy (e)** Ensure future development is consistent with the 457 m lagoon setback, as per *The Subdivision Regulations* or a different setback as required by the Ministry of Environment.

#### Objective 3.8.2.2: Flooding

To protect development against the risks of flooding and other biophysical hazards

- Policy (a)** The Town will work with the Water Security Agency, the RM of Battle River, and the rural community, as necessary, on potential flood protection issues in the municipality and the broader region, including ensuring development near natural springs and seepage zones is avoided.
- Policy (b)** As per the Statements of Provincial Interest, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited (see Map 2 – Flood Hazard Areas).
- Policy (c)** As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed (see Map 2 – Flood Hazard Areas).

#### Objective 3.8.2.3: Hazardous Material

To ensure the safe handling, storage and transportation of hazardous material in the Town of Battleford.

- Policy (a)** Continue to ensure appropriate storage and handling of hazardous materials.
- Policy (b)** Continue to ensure appropriate transportation routes are used for the movement of dangerous goods throughout the Town of Battleford.

**Objective 3.8.2.4: Emergency Measures**

To ensure public safety during emergency situations.

**Policy (a)** The Town of Battleford shall continue to work toward community preparedness for emergency situations by continuing to implement the community's Emergency Management Plan.

**Objective 3.8.2.5: Source Water Protection**

To protect ground and surface water resources from contamination, to ensure a safe supply of drinking water.

**Policy (a)** Ensure that development does not deplete or reduce the quality of water resources in the broader region and protect Battleford's ground water resources from contamination, by restricting development near source water.

**Policy (b)** Work with the Water Security Agency and the North Saskatchewan River Basin Council in implementing the North Saskatchewan Watershed Source Water Protection Plan.

**Policy (c)** Work proactively with provincial, regional and municipal neighbours, citizens and non-profit groups by participating in activities and supporting organizations that work towards maintaining the integrity of the North Saskatchewan River Watershed.

**Objective 3.8.2.6 Contaminated Sites**

To ensure safe development on brownfields and contaminated sites.

**Policy (a)** Ensure identified contaminated sites are remediated to a level suitable for the intended use or for site suitability prior to redevelopment, to the satisfaction of the Approving Authorities.





## 3.9 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

### 3.9.1 Findings

- Many outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As a part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status.
- The Town of Battleford is situated at the intersection of Highways 4, 16 and 40, immediately across the North Saskatchewan River from the City of North Battleford. Other communities in the region include the Town of Cut Knife, the Town of Wilkie, and the Village of Denholm.
- First Nation Reserves in the area include the Poundmaker Indian Reserve, the Sweetgrass Indian Reserve, the Little Pine Indian Reserve, the Red Pheasant Indian Reserve and the Mosquito Grizzly Bear's Head Lean Man Indian Reserve.
- The Statements of Provincial Interest Regulations provide the following statement concerning inter-municipal cooperation: *The Province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

### 3.9.2 Intermunicipal & Interjurisdictional Cooperation Objectives and Policies

#### Objective 3.9.2.1

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Battleford and the region.

**Policy (a)** The Town will pursue opportunities to take advantage of federal and provincial programs which will benefit Battleford and the region.

#### Objective 3.9.2.2: Regional Cooperation

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

**Policy (a)** The Town will pursue agreements and cooperation with neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.

#### Objective 3.9.2.3: Urban Reserves

To maintain the financial integrity of the Town, its tax base and its municipal services while ensuring compatible and enforceable land use and development standards in any Urban Reserve that may be established in Battleford.

**Policy (a)** Ensure an agreement is sought pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Town, and will be based on the objective noted above.

**Objective 3.9.2.4: Annexation**

To alter the Town limits based on need and to provide for orderly development of land uses and services.

**Policy (a)** In order to provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they can accommodate future development for a period of twenty years and if they can be serviced in a practical, cost-effective manner.

**Policy (b)** The Town will support requests for alteration of Town boundaries which are consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Town.

**Objective 3.9.2.5: Communication and Referral Process**

To provide greater certainty for land use decisions where impacts cross municipal boundaries.

**Policy (a)** The Town shall work collaboratively with the RM of Battle River to develop plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors, lands within the Town that are adjacent to RM boundaries and other areas of mutual interest.

**Policy (b)** Council will work with the RM of Battle River when designating or amending future urban growth areas that are located within the RM, on the Town's Future Land Use Concept.

## 3.10 AGRICULTURAL LAND & FRINGE AREAS

### 3.10.1 Findings

- The Town of Battleford is surrounded by the Rural Municipality of Battle River, No, 438 to the northwest, west and south. The North Saskatchewan River borders the Town on the northeast and east sides. The City of North Battleford is located immediately across the river, to the north and northeast.
- In areas adjacent to the Town, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure future growth can occur in an orderly and planned fashion, the Town may need to identify future development areas outside of current Town boundaries for long term growth. Creating a mutually beneficial partnership with the RM of Battle River will be vital in ensuring complementary development occurs in future growth areas.
- As the Town of Battleford and City of North Battleford share common interests, it will be important to frame the same, or similar zoning standards, as the City where at all possible.

### 3.10.2 Agricultural Land and Fringe Areas Objectives and Policies

#### Objective 3.10.2.1

To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.

**Policy (a)** The Town shall continue to work with the Rural Municipality of Battle River to address and resolve issues and concerns of mutual interest.

**Policy (b)** Intensive livestock operations (ILOs) shall not be permitted within the Town.

#### Objective 3.10.2.2

To safeguard municipal services from incompatible land uses.

**Policy (a)** The Zoning Bylaw will identify areas suitable for development within the corporate limits of the Town not immediately required for urban development as a "Future Urban Development" district and will identify land use restrictions and development standards so as not to jeopardize or otherwise unduly restrict future development.



## 3.11 NATURAL AND CULTURAL HERITAGE RESOURCES

### 3.11.1 Heritage and Natural Resource Findings

- The Town of Battleford is located within the Lloydminster Plain Landscape Area of the Aspen Parkland Ecoregion of the Prairie Ecozone along the shore of the North Saskatchewan River.
- The North Saskatchewan River Valley is a tremendous resource to the Town of Battleford, in terms of scenic attributes as well as providing potential for tourism and recreation to residents and visitors to the region. An update of the Battleford River Valley Master Plan completed in 2010, builds upon the management objectives and policies, and proposed development concepts for future development of the North Saskatchewan River Valley that were put forth in the original document (1989). The master plan and associated policies has a significant connection to the policies and standards that form the Town's Official Community Plan and Zoning Bylaw.
- There are currently nine Designated Municipal Heritage Properties within the Town of Battleford. The properties consist of the District Court House; Former Bank of Montreal Building; Fred Light Museum; Gardiner Church; Former Land Titles Building; St. George's Anglican Church; St. Vital Church; Station Building; and, Town Hall / Opera House. The sheer number of Designated Municipal Properties illustrates the historic importance of the Town of Battleford. The Municipal Heritage Designation affords special protection under *The Saskatchewan Heritage Property Act* on all designated properties.
- There are currently two Designated Provincial Heritage Properties within the Town of Battleford. The properties consist of Government House and the Battleford Land Registry Office. These sites are of Provincial importance and designation has allowed for preservation of these historic properties in trust for the people of Saskatchewan. The Provincial Heritage Designation also affords special protection under *The Saskatchewan Heritage Property Act* on designated properties.
- There is one National Historic Site located in the Town of Battleford. Fort Battleford National Historic Site was designated as a National Historic Site in 1951. The site commemorates the role of the North-West Mounted Police at the fort from 1876 to 1885 in extending the Canadian government's interests in the west. The Town of Battleford has established an RD-2 District (Restricted Development District) which provides appropriate development standards in order to protect the established heritage values associated with critical views from the Fort Battleford National Historic Site. It will be important to ensure that the critical views from the Fort Battleford National Historic Site are maintained going forward. Some changes to the uses in the RD-2 District could be amended going forward to provide for appropriate development that is restricted in height to ensure these views are not impacted.
- It is possible that many more historic sites are locally known, but are not yet recorded and recognized by the Heritage Conservation Branch as Heritage Property. Therefore it is recommended that public consultations be held prior to the onset of any development should it be located adjacent or on any of these locally-known sites.
- The Statements of Provincial Interest Regulations provides the following statements concerning source water protection, heritage and culture, and shore lands and water bodies:
  - *The Province has an interest in the protection of water sources that provide safe drinking water.*
  - *The Province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.*
  - *The province has an interest in ensuring Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.*

### **3.11.2 Heritage Resources Objectives and Policies**

#### **Objective 3.11.2.1 Cultural and Heritage Resource Protection**

To protect the heritage resources within the Town, and where such protection cannot be achieved, to implement appropriate mitigation measures.

- Policy (a)** Support the designation of provincial heritage and municipal heritage buildings and sites within the Town.
- Policy (b)** Ensure that the subdivision of land on potentially heritage sensitive parcels (Map 3) occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Resource Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development.
- Policy (c)** The Town's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.
- Policy (d)** The Town shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.
- Policy (e)** Insofar as practical, the Town shall use the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places* to guide protection and conservation efforts of heritage places.

#### **Objective 3.11.2.2: Cultural and Heritage Resource Promotion**

To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts and trading skills.

- Policy (a)** The Town may consider the development of a Cultural Strategy that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- Policy (b)** The Town shall continue to support heritage and cultural events.
- Policy (c)** The Town shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.
- Policy (d)** The Town shall continue to build upon its listing of heritage resources, with collaboration from local residents.

### **3.11.3 Natural Resource Objectives and Policies**

#### **Objective 3.11.3.1: Riverbank Stewardship**

To protect and enhance the North Saskatchewan and Battle River Valleys for the maximum benefit of Battleford residents.

- Policy (a)** For the purpose of protecting and conserving the natural, historical and recreational features of the North Saskatchewan River and Battle River Valleys, the riverbank areas shall remain primarily an area of unstructured, low intensity and passive recreation, and shall be dedicated, insofar as possible, as Municipal or Environmental Reserve under the provisions of *The Act*.
- Policy (b)** Work in partnership with local, regional and provincial organizations, as well as with neighbouring municipalities in conserving, protecting, restoring and enhancing the North Saskatchewan and Battle River Valleys for their ecological, recreational, aesthetic, educational and natural resource value.
- Policy (c)** When Town owned facilities must be located within or adjacent to the North Saskatchewan and Battle River Valleys they will be located, designed and operated in a way that mitigates ecological impacts.
- Policy (d)** Support the key recommendations put forth in the Update of the Battlefords River Valley Master Plan.
- Policy (e)** Ensure that development protects and sustains the river valleys, wetlands, groundwater and riparian systems in the Town and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Town is satisfied that specific development projects will sustain these areas.





## 4 IMPLEMENTATION

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### 4.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith.

#### 4.1.1 Purpose

The purpose of the Town's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Town of Battleford.

#### 4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

#### 4.1.3 Amending the Zoning Bylaw

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

#### 4.1.4 Zoning by Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Contract Zone to rezone a site to allow a

proposed development, but may also restrict uses normally allowed in the zoning district through a contract.

- (3) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (4) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) the uses of the land and buildings and the forms of development;
  - (b) the site layout and external design, including parking areas, landscaping and entry- and exit-ways;
  - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (5) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (6) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
  - (a) limiting the uses within a zoning district will avoid land use conflict;
  - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

#### **4.1.5 Use of the Holding Symbol "H"**

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

#### **4.1.6 Bonus Provisions**

To facilitate a degree of flexibility for optimal site utilization as well as encourage certain desirable elements not normally proposed in the development process, the Zoning Bylaw may provide for adjustments to specific development standards in exchange for commensurate facilities, services or matters as specifically set out in the Zoning Bylaw.

In this regard, the Zoning Bylaw may provide for adjustment to density limits, parking standards, building height, number of principal buildings on a site or other similar standards for the provision of supportive housing units, community facilities which are owned by a non-profit corporation or

public authority, the conservation of important natural areas, the provision of enclosed parking, and the designation of designated heritage properties.



## 4.2 OTHER IMPLEMENTATION TOOLS

### 4.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

### 4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have *unstable or flood-prone areas* set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to The Act, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

### 4.2.3 Building Bylaw

- (1) Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

### 4.2.4 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision. The schedule of fees will be based on the identification of overall

services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. The negotiation of service fees for individual developments will be based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

## 4.3 OTHER

### 4.3.1 Updating the Official Community Plan

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

### 4.3.2 Further Studies

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Town of Battleford.

### 4.3.3 Community Engagement

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

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

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

### 4.3.4 Cooperation and Inter-Jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

### 4.3.5 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

### 4.3.6 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

**4.3.7 Binding**

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

**4.3.8 Definitions**

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



## 5 MAPS

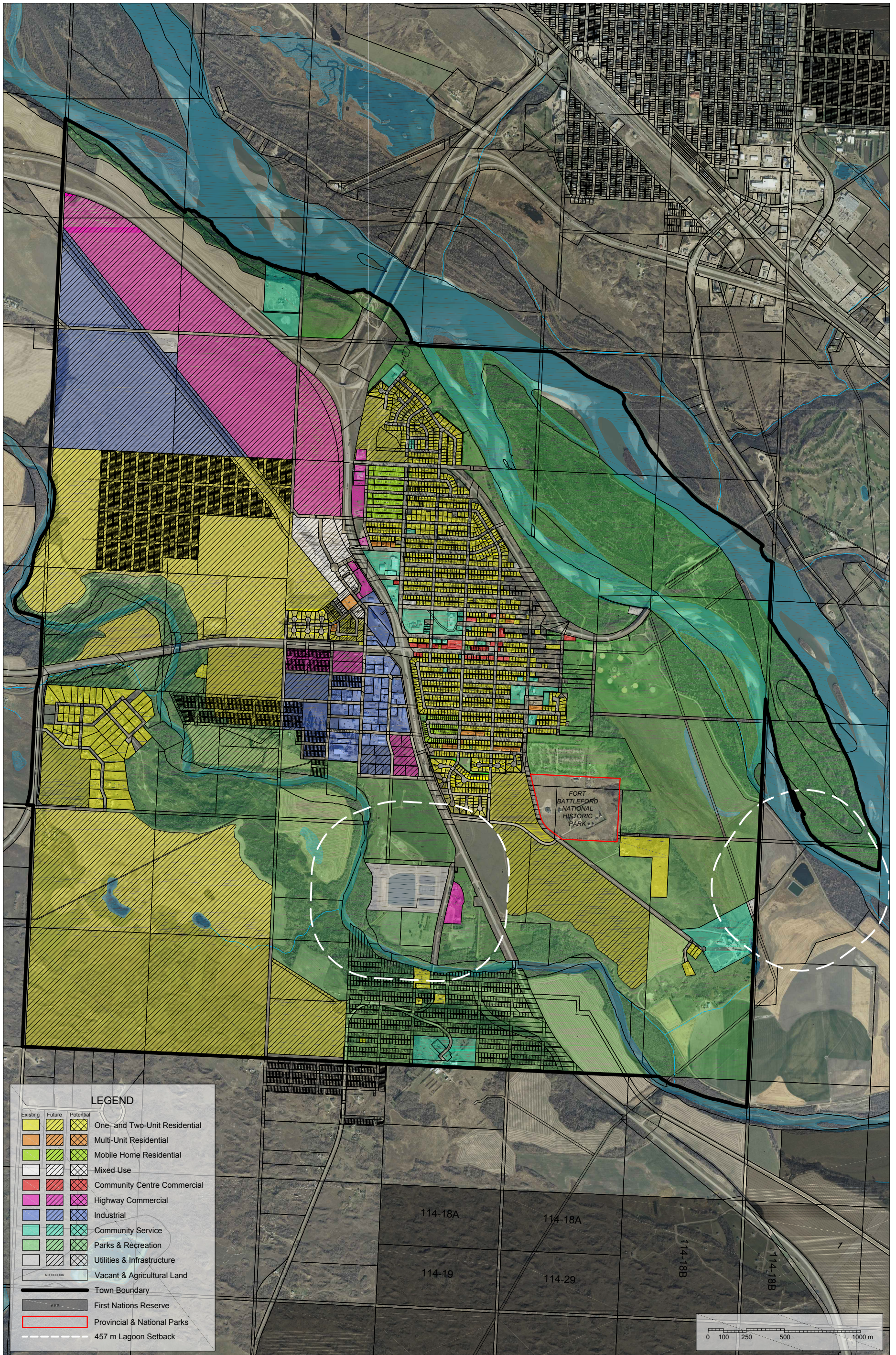
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Map 1 & 1A – Future Land Use Concept

Map 2 – Flood Hazard Areas

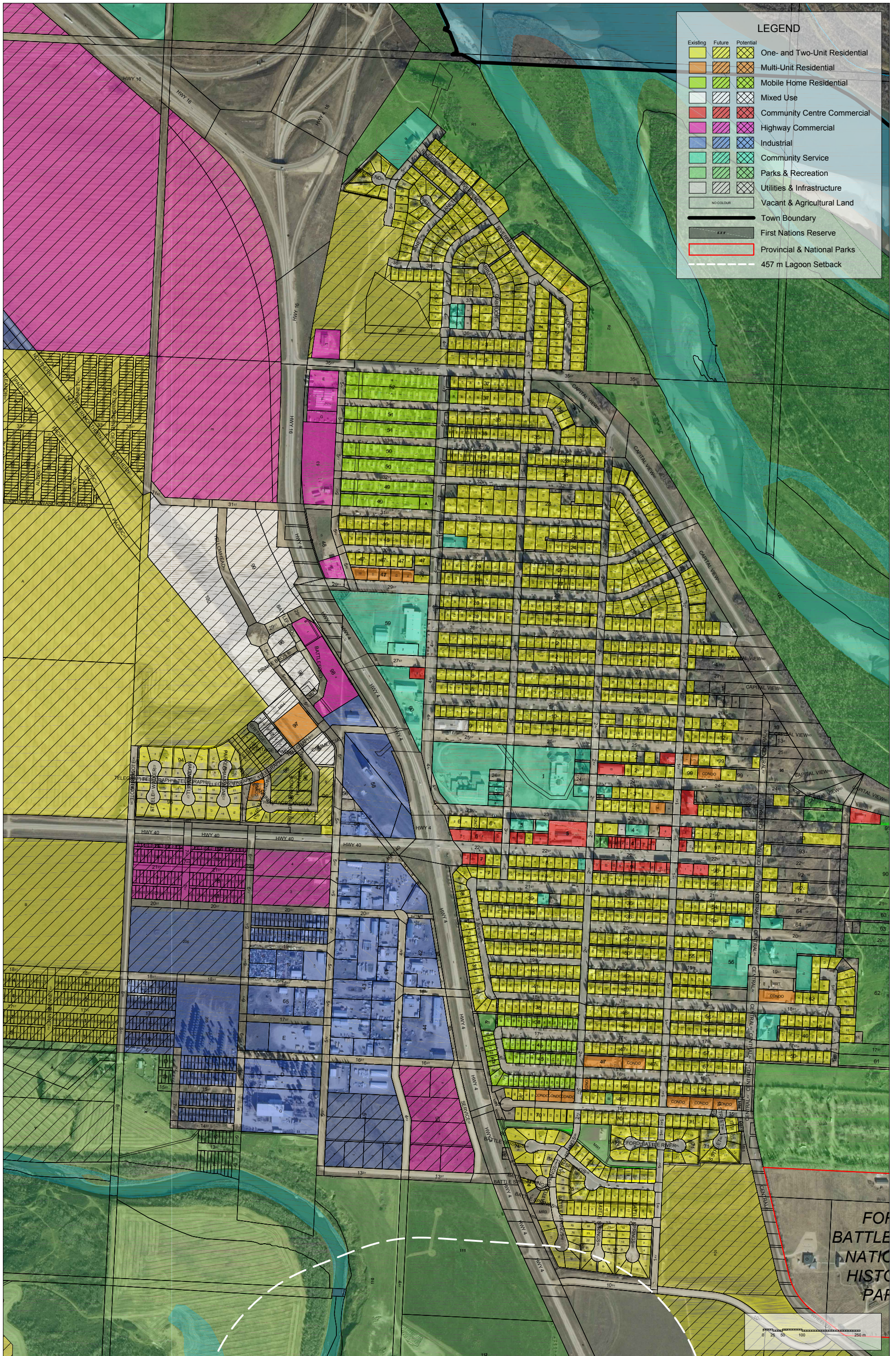
Map 3 – Potential Heritage Sensitivity





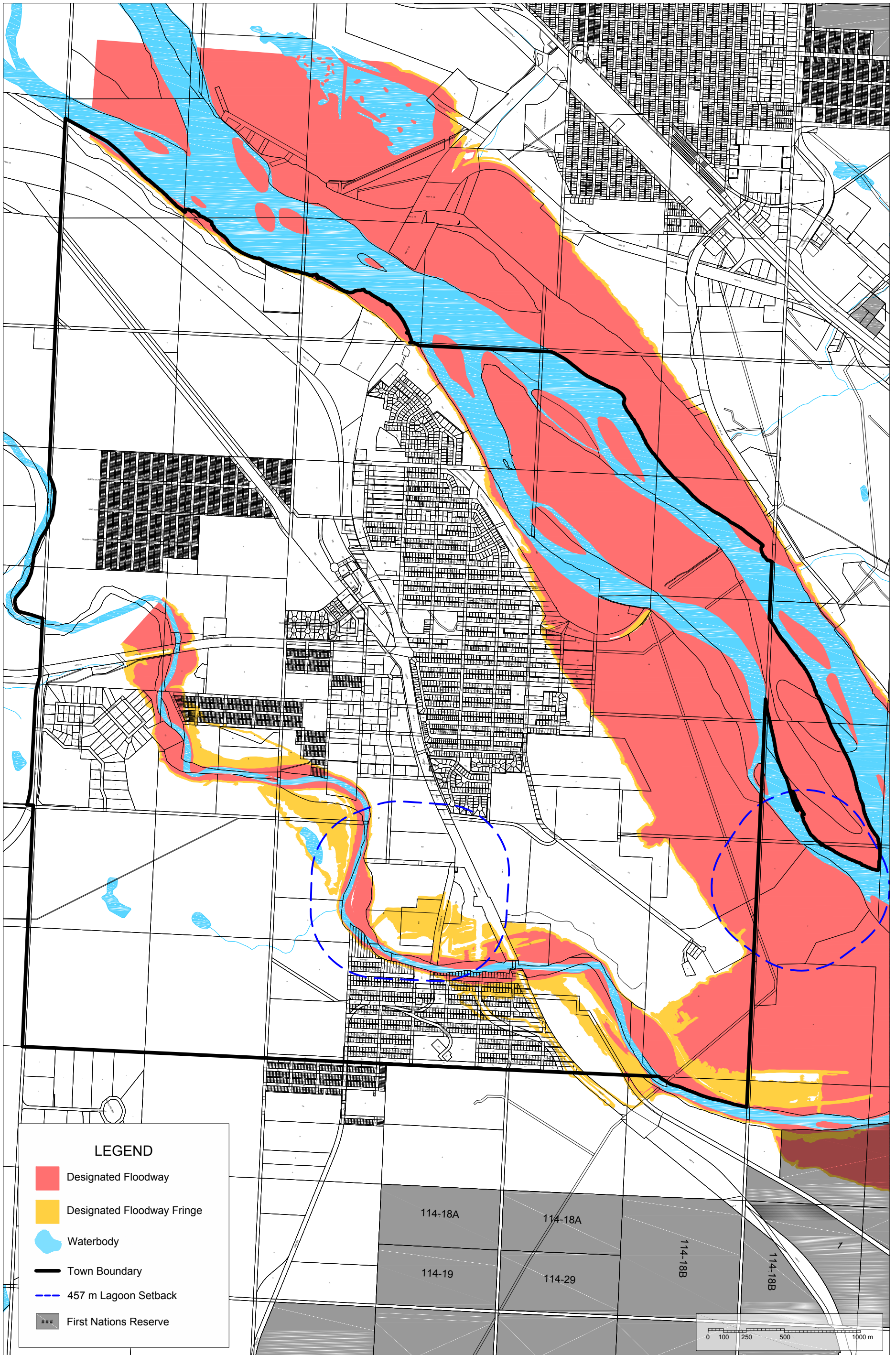
Town of Battleford Official Community Plan  
 Map 1 - Future Land Use Concept





Town of Battleford Official Community Plan  
 Map 1A - Future Land Use Concept (Detail)





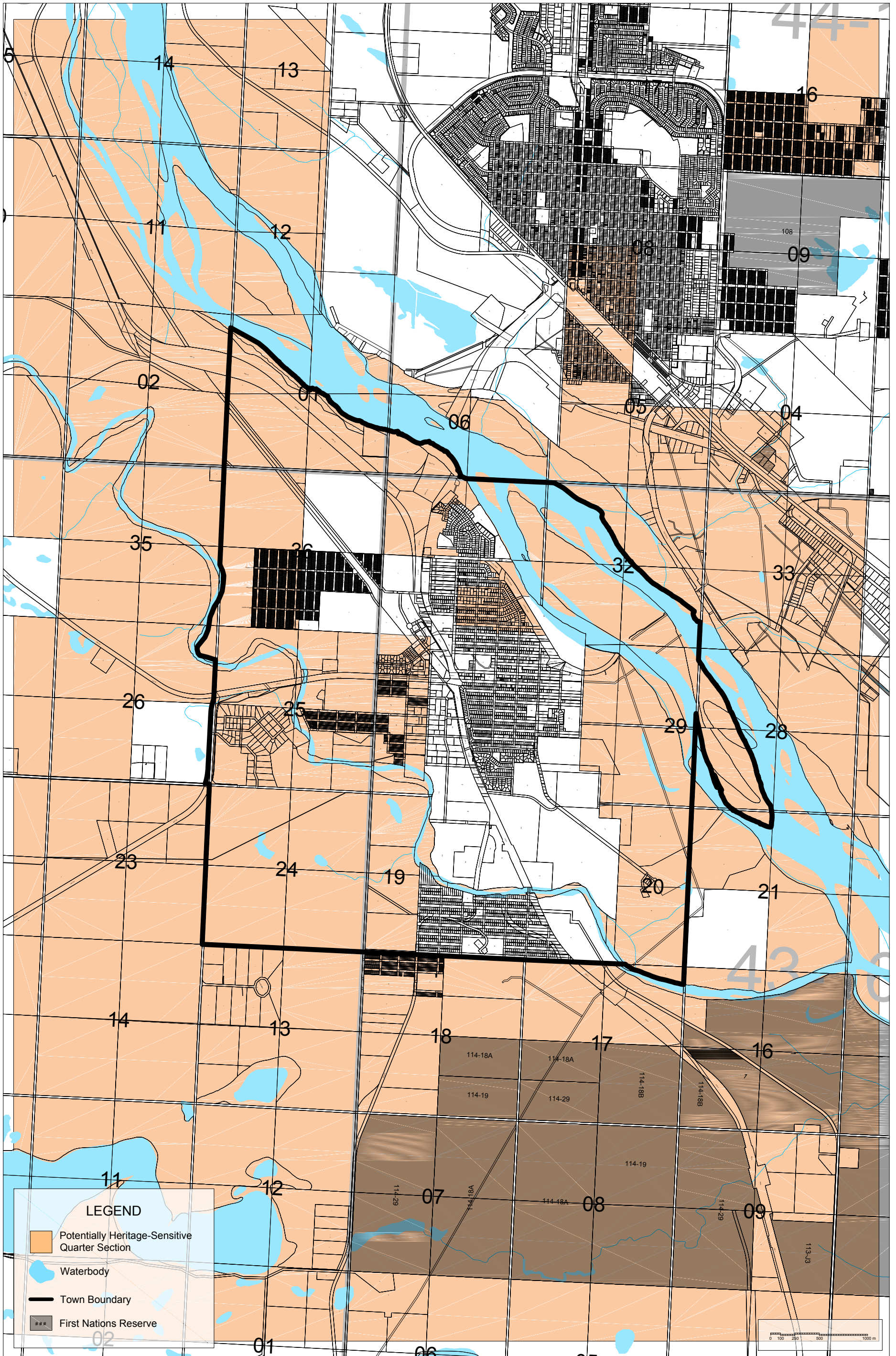
**LEGEND**

- Designated Floodway
- Designated Floodway Fringe
- Waterbody
- Town Boundary
- 457 m Lagoon Setback
- First Nations Reserve









Town of Battleford Official Community Plan  
 Map 3 - Potential Heritage Sensitivity



# 6 CONCEPT PLANS

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