

Town of Rosetown Official Community Plan



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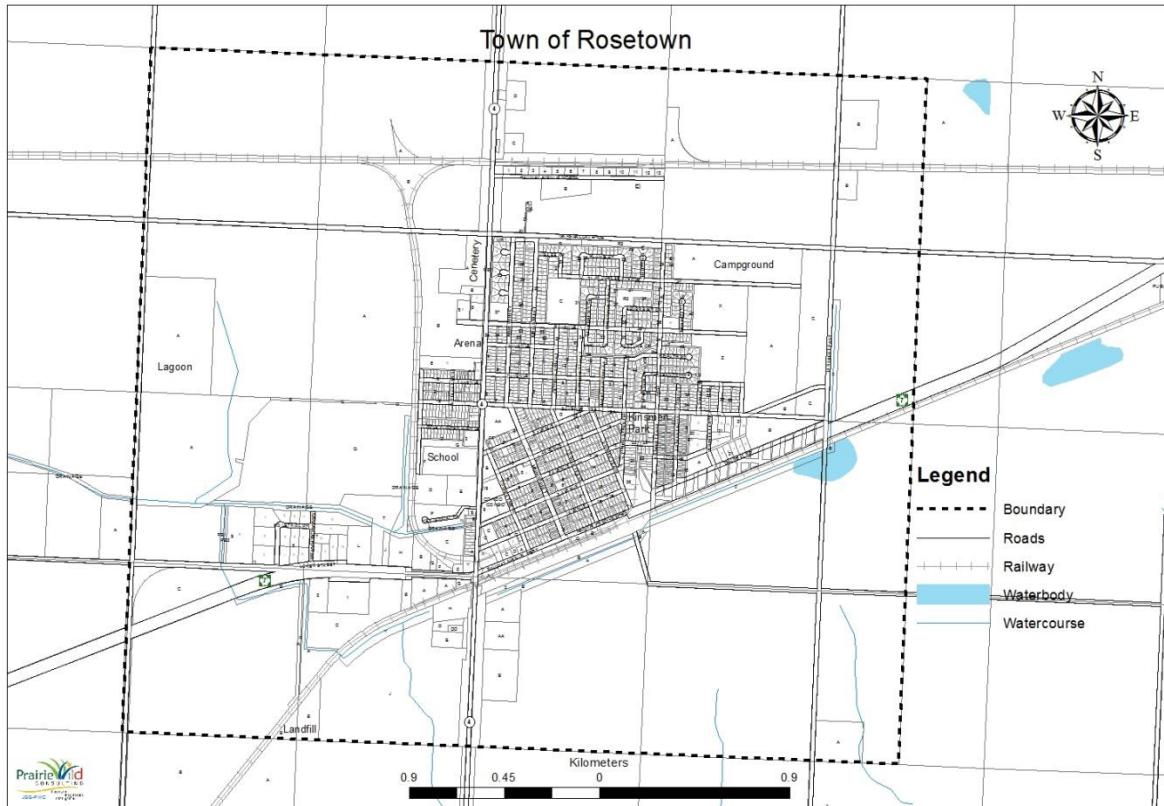
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THE ROSETOWN OFFICIAL COMMUNITY PLAN

Section 1: Introduction

1.1 WELCOME TO ROSETOWN

The Town of Rosetown is the only Town in the Rosetown Planning District with a 2011 Census population of 2,317. It is located in the Rural Municipality of St. Andrew's No.287 and is the largest urban municipality within the rural municipality. The Town of Rosetown is fortunate to be accessed by three major highways; No. 7, No. 4 and No. 15, locating the Town only 118 kilometers from Saskatoon, 84 kilometers from Kindersley and 154 kilometers from Swift Current.



Rosetown is viewed as the regional "centre" of the region providing goods and services including many health and educational facilities, recreational amenities, and commercial services to local and district residents. Rosetown, with its small town lifestyle, is a great place to raise a family, retain long-term residents and do business.

The majority of the developed area provides fully serviced lots in a variety of sizes and land uses reflect the vibrancy and business climate of a regional centre. There is an opportunity to aim for the best

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possible mix of activities, services and land uses not only for the benefit of Rosetown, though for the greater District.

There are three active grain terminals within close proximity to active rail lines. Agriculture is significant to Rosetown as a lifestyle with commercial and industrial benefits for the Town and District. Many residents farm around Rosetown in the RM and there are many agricultural businesses that cater to the industry. The Town would like to continue to build upon this sector and ensure it continues to thrive. As part of exploring opportunities, we would like to consider more agri-business and value added practices in and around Rosetown.

The Town would like to see diversification of activities and industries in the area. There is the potential for oil and gas to expand around the Town in future years to come which bring opportunities to the Town including more residents, business growth and more development. The Town realizes the importance and needs to be prepared for such changes.

This Plan is referred to as the Town of Rosetown's Official Community Plan (OCP) and will address the Town of Rosetown, its residential, parks and open space, community service, industrial, commercial and agricultural land uses within the Town's corporate boundaries. It will discuss the current land use issues and provide policies to enhance the quality of life for residents in Rosetown and the region. The Plan will address such items as:

- ❖ Identification of sufficient land to address the long-term physical growth of the Town;
- ❖ Guiding growth in a planned manner so that public costs of infrastructure, streets and other services are minimized, and
- ❖ Incorporation of other development initiatives and issues into the Plan, such as business development, transportation, parks and recreation, and engineering services.

The Planning and Development Act, 2007, provides the legislative framework for the preparation and adoption of a District Plan and Official Community Plan. Within the Act, Section 102 (12-15) allows for a municipality to have an Official Community Plan in accordance with a District Plan as long as it is consistent with the District Plan. The Town of Rosetown's OCP is consistent with the Rosetown Hub and Spoke District Plan No.685-14. These two documents are directly related to one another. Rosetown understands the benefit of working at a District level though due to its size and unique characteristic also requires goals and policies directly related to the Town.

The Plan is intended to provide direction as to how the Community of Rosetown envisions the area growing and developing over the next twenty to twenty-five years and should be reviewed regularly, in order to facilitate the development and ongoing sustainability of the community by enhancing the social, physical, economic and cultural well-being for Rosetown's residents.

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This Plan is a community based effort. Planners were assisted by a widely representative group from the region. Participants included Town Councillors, residents from Rosetown and from outside of the Town, and representatives from adjacent Rural Municipalities. There were a number of meetings held throughout the District including a kick-start meeting on November 26th, 2010 in Rosetown, a working group session on February 3rd, 2011 held in Herschel, a community meeting February 3rd, 2011 held in Herschel, a community stakeholders meeting in Rosetown on June 13th, 2011 and a community meeting in Rosetown on October 24th, 2011. A community questionnaire was mailed to the residents and businesses to provide an opportunity for them to give feedback about the opportunities, improvements and land use within the Town and District. In addition, this information gathered from the community helped identify the policies and areas where development would enrich the quality of life in Rosetown.



The **Future Land Use Map** (Appendix “A”) lays out land uses for the entire Town and it is attached to, and forms part of, this Bylaw. This map is a general illustration of “potential” future land uses and activities. Site specific details such as building yard requirements, permitted and conditional uses, will be provided in the Town of Rosetown Zoning Bylaw which has been adopted to recognize the policies and intent of this Official Community Plan.

1.2 ENABLING LEGISLATION

The Planning and Development Act, 2007 and the Statements of Provincial Interest provide the legislative framework for the preparation and adoption of an Official Community Plan. The Plan addresses such items as future land use, development and other matters of community concern. This Plan is intended to guide the Town for a period of twenty to twenty-five years.

1.3 BEYOND LEGISLATIVE AUTHORITY

The Town of Rosetown Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders and other community members. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that have been realized as a result of this process their direct correlation to sustainable growth, which is considered a priority to the Town of Rosetown.

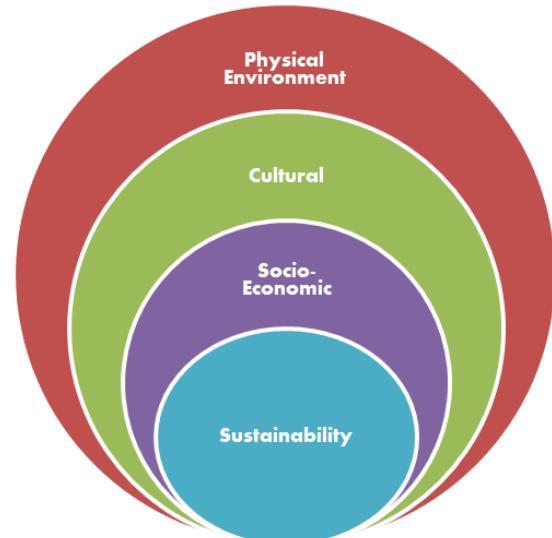
1.4 PURPOSE OF THE ROSETOWN OFFICIAL COMMUNITY PLAN

An Official Community Plan, as deemed in Saskatchewan under *The Planning and Development Act*, 2007 states:

The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality.

The Planning and Development Act, 2007 and The Statements of Provincial Interest, provides the legislative framework for the preparation and adoption of the Rosetown Official Community Plan. Items addressed in a comprehensive plan include future land use, and development. In addition, this Plan will include provisions for administration, amendment and repeal of the Plan.

The Rosetown Official Community Plan is intended to guide the Town of Rosetown to promote orderly and sustainable development. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by development practices that are compatible with the land base and environment in the Town.



The Town shall in conjunction with the adoption of this Plan, amend in accordance with *The Planning and Development Act, 2007*, their respective Zoning Bylaw as required to be consistent to the policies and provisions of the Rosetown Official Community Plan. The Plan responds to the requirements of the Act by providing policies based upon "Community Goals." The day-to-day decisions based upon these goals, objectives and the policies in this Plan are intended to promote orderly and sustainable development.

Findings from the consultative processes, together with technical research, have focused the Plan on the potentials and issues residents and land owners identified as of prime importance for the future of the Community. Together, with the Rosetown Hub and Spoke District, there is the opportunity to take an inter-municipal approach to:

- ❖ Attract new residents and businesses to the Town and District to support local amenities and increase tax base;
- ❖ Take advantage of the existing infrastructure, central location, community assets; and,

- ❖ Market economic opportunities and natural features – recreational, water bodies, commercial and industrial development.

1.5 VISION FOR THE TOWN OF ROSETOWN

Through the district planning process, Councils, community members, and stakeholders were asked to envision the Town of Rosetown and District in 25+ years. This assisted with the creation of the wider District Plan, Rosetown's OCP, and the policies within them. Below is the vision statement for the Town of Rosetown.

"In 2039...Rosetown will have a population of 5000 and the region will be progressive and working together collaboratively. The Town provides all amenities throughout and is easily accessible by air, rail and road. The Town of Rosetown is seen as the major service hub. This will ensure community members have local access to services and amenities and have the benefit of being located nearby larger centres for services. The Town and area is inviting to all and is a desirable place to live, work and play."

1.6 THE COMMUNITY OF ROSETOWN GOALS

COMMUNITY DEVELOPMENT:

The Town of Rosetown promotes itself as a good place to raise a family, work, do business and provide an overall positive quality of life to its residents. Due to the Town's small town characteristics, we they are hopeful it will attract new residents and visitors as well.

AGRICULTURE:

Agriculture is a large factor in the Town's overall economic well-being. The Town is committed to maintaining and protecting it from incompatible development and also wants to support the agricultural industry within and around its boundaries. Rosetown wants to grow the agricultural industry and see it thrive.

SOCIAL:

There are many assets, facilities, amenities, and programs within the Town of Rosetown that are utilized by Town and District residents. Securing and protecting them and the jobs they provide is important to the Town. We are also a central hub for health care and want to ensure we can provide these services in the future.

RESIDENTIAL:

The Town is committed to providing a diverse range of housing for people at all stages of their life cycle with the ability of residents to live in Town their entire life.

ECONOMIC:

Ensuring there is a variety of services and amenities with the ability to host a range of business enterprises is important. The transportation networks are an advantage to the Town and will be promoted to attract new development.

ENVIRONMENTAL MANAGEMENT:

Development on any lands that are subject to sensitivities will be protected to ensure flora, fauna and their habitats are not threatened within the Town.

HERITAGE AND CULTURE:

Arts, culture and heritage within the Town will be promoted and maintained including the Museum, Tea House and other historical and cultural assets and amenities of the Town.

PHYSICAL:

The Town of Rosetown plays a significant role in the District providing a variety of services, businesses and amenities. These services and amenities are available to people outside the Town's boundary and are easily accessible due to the Town's unique location along transportation networks.



Section 2: TOWN OF ROSETOWN LAND USE POLICIES

2.1 GENERAL POLICIES FOR NEW DEVELOPMENT

- .1 The Town will strive, through this OCP, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town.
- .2 Rosetown shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. This OCP will designate an inventory of suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term need.
- .3 In managing change, the Town will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.
- .4 Primary consideration shall be given to a proposal's conformity with the over-arching policies in the Rosetown Hub and Spoke District Plan.
- .5 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .6 Major deviations to the OCP design and policies shall require a formal amendment based on research and evaluation. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the Town that the reconfiguration of parcels and street design would maintain the overall intent of the OCP policies.
- .7 This OCP will ensure compliance with the Building Bylaw to ensure that dwelling and buildings are constructed and maintained to acceptable and safe standards, as defined in The National Building Code of Canada.
- .8 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.



.9 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall strive to avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

.10 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Future Land Use Map.



.11 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, and recognize significant community features in maintaining the small Town lifestyle.

.12 Rezoning proposals for development will be considered based upon the following criteria:

- a) Impact on surface and groundwater;
- b) Cost effective relative to the provision of services;
- c) Sewage disposal impacts and pollution potential;
- d) Integration with natural surroundings and adjacent land uses;
- e) Provision or green space and trails;
- f) Provisions for public safety; and
- g) Other criteria which support a sustainable community.

.13 Public safety and health requirements shall guide all development. The Town shall ensure that Emergency and Responsiveness Plans are current and reflect changes in land use or activities.

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

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

.16 Development shall be integrated with the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be

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retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

- .17 Sustainable Policies and sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged.
- .18 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies.



2.2 SOCIAL PRIORITIES FOR ROSETOWN

The Town of Rosetown is a friendly community with a small town charm. The people are welcoming and there are a number of clubs and organizations available to join for all ages. There are also many services and amenities in Rosetown such as health care, education, accommodation, sports and recreation, culture, restaurants, shopping and more.

Rosetown is seen as a central hub for services and should be promoted as such. It is located along three highways including No. 7, No. 4 and No. 15. Due to their locational advantage and their large boundaries, there is potential for population growth and opportunities for commercial and industrial expansion.

The main priority for the Town is to provide a place that can be called home. Rosetown wants to ensure the safety and well-being of its residents, provide a variety of services and businesses in an efficient manner and to create an aesthetically appealing town with a sense of place to attract new residents and visitors.

COMMUNITY ENGAGEMENT

- .1 The Town will encourage and enhance broad community engagement in planning and decision making.
- .2 The Town will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including though not limited to print, web-based, television, and open forums allowing public participation on community issues.
- .3 The Town may establish adhoc advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.



SOCIAL NEEDS

- .4 The Town will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to achieve accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social or cultural characteristics.
- .5 The Town will ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and locational considerations.

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- .6 The Town shall ensure accessibility is considered in the design of all areas and facilities intended for public use.
- .7 The Town will identify social needs and plan service delivery by working with government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis to:
 - a) Identify and pursue the programming needs for youth, seniors and families through community input; and
 - b) Improve housing affordability and choice in order to stabilize family and community life.

SOCIAL WELL-BEING

- .8 The Town shall enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.
- .9 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.
- .10 The Town shall provide and promote a diversity of services, extracurricular activities and events to encourage youth to become engaged in their Town and its culture.
- .11 The range of recreational opportunities for all ages within the Town shall be maintained, enhanced and promoted as part of an active lifestyle for residents.
- .12 The Town shall explore labour market strategies to ensure the business and industry sectors are thriving. The Town may first engage local youth and residents as well as seek other options outside their borders including immigration markets.
- .13 Cultural programs may be identified by the Province or Federal governments. The Town shall explore program and funding opportunities and work with different levels of government in securing and developing the Town's cultural diversity.
- .14 The Town shall work with other municipalities in the District to develop a cultural marketing strategy that promotes cultural experiences within the area. A travelling arts program may be explored.



.15 There are a variety of community clubs and events that are part of Rosetown's culture, of which shall be promoted to encourage local participation and volunteerism and to attract visitors and tourists.

2.3 COMMUNITY ECONOMIC DEVELOPMENT AND TOURISM

The Town of Rosetown has a strong economic sector providing a variety of services and businesses for Town and District residents. It includes key amenities such as two grocery stores, three clothing stores, two service stations, four financial institutions, an antique shop, three car dealerships, agriculture implement dealerships, auto repair shops, a day care, restaurants, and other many other businesses. The Town also acts as a major centre for health care services including a hospital, long term care, Level I, II, and III primary care and two (2) physician clinics. Other community amenities include an RCMP detachment, tourism centre, a skating and curling rink, bowling alley and many community halls.



Agriculture is a main economic generator for the Town and residents want to ensure that it is maintained. Other resource development is welcome while respecting the current agricultural surroundings. The Town supports economic development that can aid in retaining youth and attracting new residents.

Residents and businesses have voiced the need for local and regional support to enhance local and regional marketing and promotional opportunities.

OBJECTIVES

- *To work with neighbouring communities to promote and maintain events, initiatives and amenities.*
- *To create a self-marketing plan highlighting key features, assets, facilities and amenities the Town offers.*
- *To collaborate with the Town's Community & Business Development Officer, the Chamber of Commerce and like agencies to market the Town for community economic development.*
- *To diversify and identify new community economic activities and industries including value-added and other resource exploration.*
- *To explore educational programs that can be offered to assist in retaining and attracting youth.*

POLICIES

- .1 The Town shall collaborate with neighbouring municipalities to create a Regional Tourism Plan which will highlight the key recreation, culture and tourism assets and activities in the area. If

the former Regional Park is re-opened it shall be identified as a significant feature to the District and marketed as such.

- .2 As part of an overall District Tourism Initiative, the potential for eco-tourism shall be identified. The Town shall participate and assist in this initiative by promoting and marketing the District as a Cultural Destination Hub.
- .3 The Town shall continue to participate with the District Chamber of Commerce and other business agencies to promote the Town as a regional retail and service commercial centre and to advocate Rosetown's role in regional development.
- .4 The Town of Rosetown may pursue the creation of a Marketing Plan for the Town based on key features, assets, strengths and opportunities that are highlighted in this Plan.
- .5 Agricultural practice, production and industry is one of the most significant economic contributors in the Town and shall be promoted. If there is diversification of other industries within the Town it will provide new opportunities which may aid in the retention of youth.
- .6 As industry within the Town begins to diversify including the expansion of natural resources, these services will be located in compatible areas in and around the Town. Office space may take the form of a business incubator or integrated into an industrial park.
- .7 The Town shall work with the schools and secondary education institutions to explore and provide education and training opportunities related to entrepreneurship to allow for expanded youth creativity and opportunities to retain youth.



2.4 RESIDENTIAL DEVELOPMENT

The Town of Rosetown has a wide variety of housing including single detached, multi-unit dwellings, manufactured homes, apartment, seniors housing and condominiums. The opportunity exists to plan long term for future housing types. The Town would like to continue to provide diversity in housing so there is a balance and range of demographics in the Town. It has been identified there is a shortage of rental units and therefore it is a top priority for the Town to provide more rental accommodations. The Town would like to explore options and work with appropriate partners to develop this type of accommodation.

The Town of Rosetown wants to ensure Residential Development and expansion within Town is placed with compatible uses. The Town encourages infill development as it increases efficiencies by already

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having existing infrastructure in place. Having a range of housing will give the Town the ability to attract a diverse range of residents and grow the Town.

OBJECTIVES

- *To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond effectively to the needs of different incomes, ages, and interests.*
- *To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.*
- *To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.*
- *To increase the amount of rental opportunities to ensure there is affordable/attainable housing for all ages (Continuum).*
- *To adopt a “neighbourhood” concept to residential site design.*
- *To provide more family housing options for incoming oil field workers so their families will choose to move to Rosetown.*
- *To avoid possible land use conflicts between residential uses and incompatible, non-residential uses.*
- *To provide a comparable level of utility and public amenity services to all residential areas.*
- *To introduce Residential Acreages to the Town’s residential options.*

POLICIES

- .1 An efficient Town form will encourage a diversity of housing and site form in new residential areas, facilitating infill development, and providing for additional multi-unit residences, and allow for higher density residential development.
- .2 A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Rosetown, notably the need for rental accommodation.
- .3 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkages to the community, efficient servicing, access to schools and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- .4 The supply of and demand for residential land will be monitored continually and demand projections adjusted accordingly.
- .5 In areas where land is re-developed, or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.
- .6 The Town shall, together with the Rosetown Housing Authority, pursue opportunities to provide affordable housing options to the community. It is important to maintain a supply of rental housing of various types in order to



meet a wide range of requirements for a variety of households.

- .7 Special needs housing shall be integrated into existing areas. Affordable housing incentives and residential development for seniors' complexes shall be encouraged to locate in close proximity to services and community amenities. The provision for outdoor common areas shall be explored within these complexes.
- .8 Private and public special care homes, child and adult day care, and other forms of supportive housing and tenure (i.e. condominium ownership) shall be encouraged throughout the Town.
- .9 Manufactured homes will be encouraged in locations specifically designed to accommodate such development to encourage a high quality development and will be designated accordingly in the Zoning Bylaw.
- .10 Residential development shall occur where municipal services are present or where they can be economically extended in order to maximize the efficiency of existing infrastructure.
- .11 New residential developments or re-zoning proposals should be guided by Comprehensive Development Reviews and should indicate:
 - a) Future major roads;
 - b) Drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c) Major open space (including unique physical) areas;
 - d) Cultural and archaeological significant areas;
 - e) Areas requiring protection through buffering or other means;
 - f) Major hazards such as flooding, areas of high water table, and slope lands;
 - g) Phasing of development; and
 - h) Include studies and reports from professional engineers and planners.
- .12 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Town.
- .13 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.



.14 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area. Multi-unit housing types range from duplexes to four-plexes, townhouses, and apartment blocks and shall be permitted in Residential areas, with siting criteria as follows:

- a) Located, where possible, close to community facilities, educational and medical facilities, commercial areas and/or places of employment;
- b) Located, where possible, on sites having access to a major arterial street; or
- c) Located on the periphery of single-family dwelling areas.



.15 A limited number of residential acreage developments shall be encouraged to locate on existing municipal roadways within the corporate limits of the Town. These acreages shall occur in an orderly and sustainable manner compatible with differing land uses and shall minimize agricultural land consumption and severance. Residential acreage development shall be responsible for their respective on-site servicing and development costs if it is cost-prohibitive for the Town to extend services. The Town may offer hook-ups to water lines where feasible.

.16 Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Town Centre.

Implementation

The Implementation to guide Residential Development will be through the use of this Plan and the Town's Zoning Bylaw which shall include the following residential zoning districts: These Districts have a variety of permitted uses that are allowed within the Town of Rosetown and the Zoning Bylaw will stipulate the requirements for each type of development.

R1 – Residential District	The purpose of the Residential District 1 (R1) is to accommodate primarily single family detached residential dwellings.
R2 – Residential Multiple Dwelling District	The purpose of the Residential Multiple Dwelling District 2 (R2) is to accommodate a variety of high density residential development including single detached residences, semi-detached residences,

	townhouses and multi-unit dwellings.
RMH - Residential Manufactured Home District	The purpose of the Residential Manufactured Home District shall be to accommodate manufactured home park development in a concentrated manner.
RA - Residential Acreages	The purpose of the Residential Acreage District (RA) is to accommodate clustered acreage residential development and subdivision proposals on a multi-site basis within the Town.

2.5 COMMERCIAL DEVELOPMENT

The Town of Rosetown provides a number of core services and retail activities in the “Town Centre”, traveler related services along Highway No. 7 and community services along Highway No. 4. There is also opportunity at the Junction of Highway No. 7 and No. 4. The Town recognizes the significance of their commercial entities and promotes them consistently while also welcoming new commercial developments to Town. Due to the major corridors and strong Town Centre, Rosetown has the ability to grow and develop their commercial sector even further. They currently have a sign corridor to promote the businesses, which should be maintained as well as exploring other marketing opportunities to attract existing and new residents and visitors to shop in Town.

The Town has an advantage being located along three highways. This is realized by the Town and we would like to further encourage larger commercial development along these corridors. While the highway corridors create a core strength running through Town, the Town Centre is the heart of it. There is a lot of history located on Main Street that illustrates Rosetown’s past. The Town has worked with the business owners to ensure Main Street can be developed to its full potential. Therefore, future commercial will be focused downtown with promotion of an aesthetically appealing façade and street front that showcases what Rosetown was, what it is and what it aspires to be.

OBJECTIVES

- *To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.*
- *To work with the Planning Commission, the Community & Business Development Manager and other business agencies to promote Rosetown as a regional retail and service commercial centre.*
- *To promote an attractive and commercially viable Town Centre business area.*
- *To explore a revitalized urban landscape for Main Street to enhance a strong retail core.*
- *To provide greater services for the travelling public including commercial, tourism or local businesses.*
- *To ensure there is sufficient commercial land available for a variety of commercial development.*
- *To raise the profile of the highway commercial areas for appropriate commercial use.*

POLICIES

- .1 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment including industrial, commercial and institutional uses by ensuring the necessary infrastructure is provided to support current and projected needs.

- .2 The Town shall continue to participate with the District Chamber of Commerce and other business agencies to promote the Town as a regional retail and service commercial centre and to advocate Rosetown's role in regional development.
- .3 The Town will work to attract appropriate commercial (and Industrial) enterprises to allow for an accumulation of tax dollars to be placed towards infrastructure and transportation.
- .4 Economic development opportunities that diversify the economic base, provide a range and choice of suitable sites and that support a wide range of economic activities and ancillary uses, shall be pursued. The Town of Rosetown provides tax abatements for non-competitor type businesses and may provide incentives, through a formal policy, to promote the development and growth of commercial (and industrial) enterprises within its boundaries.
- .5 Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- .6 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.
- .7 The Town shall collaborate with other organizations and jurisdictions to provide services that complement training or educational opportunities to attract employees to promote quality employment opportunities in Rosetown.
- .8 The Town shall market Rosetown as a destination site jointly with the attractions in the adjacent Rural Municipalities to increase the appeal for local residents and visitors which link the tourism destinations of the District.

TOWN CENTRE

- .9 The Town will continue to consult with individuals, business owners and organizations in Rosetown to identify initiatives that would encourage businesses and enterprises to locate in the Town Centre.
- .10 The Town Centre will be prioritized as a location for retail activity, professional services, government functions and cultural activities within Rosetown.
- .11 The Town currently provides a tax incentive to local businesses to maintain and improve the aesthetic appeal of their buildings to attract residents and visitors. The Town shall continue to work with the businesses and the local Chamber of Commerce in partnership to provide incentives or other initiatives.

.12 The Town, together with the business community, will pursue a Main Street revitalization plan to improve the downtown atmosphere and appeal in hopes of creating a streetscape that will entice highway traffic to stop to enjoy the community's businesses and services while providing an enjoyable experience to walk downtown (green spaces, social, benches, trees, etc.)

.13 Community facilities around and in the Town Centre are supported. These facilities shall complement the commercial uses, and serve residential development in the area.

.14 Mixed-Use residential/commercial infill in the Town Centre shall be carried out so as to avoid or minimize potential land use conflicts with adjacent commercial development.

.15 Residents within the Town shall be encouraged to support the local grocery stores and farmer's market to promote locally grown food and the wider agricultural industry that is represented as a community trait.



HIGHWAY COMMERCIAL

.16 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Town of Rosetown.

.17 Large commercial and industrial developments shall be encouraged to locate along highway corridors in order to provide highway accessibility. Temporary uses may be situated along highway corridor areas depending on the scope of the industry and what is proposed. The development may require buffering or screening.

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

.19 This Plan encourages a variety of highway commercial development that is well planned for occupancy by highway commercial uses which serve the regional economy.

.20 The Highway Corridor shall maintain continuous commercial area with regard to existing and adjoining land uses. Rezoning of highway commercial areas will not be supported by the Town.

.21 Improving Rosetown's aesthetic appeal from the highway entryways is an important consideration, including appropriate signage advertising amenities available in the community, landscaping and lighting attributes to attract business and customers.

.22 Highway commercial uses shall properly integrate with Provincial highways through the use of service road systems or controlled access points approved by the Saskatchewan Ministry of Highways and Infrastructure.

HOME BASED BUSINESSES

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

.24 Home-based occupations or businesses shall be encouraged in the Town as valuable contributors to the District economy. The Zoning Bylaw shall specify development standards for home-based businesses.

Implementation

The Zoning Bylaw shall include the following commercial zoning districts and describe the requirements within each District: *These Districts have a variety of permitted uses that are allowed within the Town of Rosetown and the Zoning Bylaw will stipulate the requirements for each type of development.*

C1 - Town Centre Commercial District	The purpose of the Town Centre Commercial District (C1) is to continue to encourage a “downtown” experience by providing pedestrian oriented commercial activities and services.
C2 - Highway Commercial District	The purpose of the Highway Commercial District (C2) is to facilitate a wide range of commercial and related activities located along the Provincial Highways requiring high visibility.
HE - Highway Expansion District	The purpose of the Highway Expansion District (HE) is to encourage a range of temporary commercial uses along Provincial Highway No. 7 in order to preserve the adjacent lands for possible future expansion/twinning of the Highway.

2.6 MAIN STREET OVERLAY DISTRICT

PURPOSE

The purpose of the Main Street Overlay District is to support the positive qualities of Rosetown's Main Street by encouraging new development that is compatible and complementary to the existing Main Street, promoting the development of vacant sites, and preserving existing buildings.

The Intent of this Overlay District is to provide for development that meets additional design compatibility requirements in order to:

- ❖ Preserve the physical character of Main Street;
- ❖ Provide built form which is oriented to pedestrians;
- ❖ Promote a selected design theme; and
- ❖ Provide appropriate Community based design and development standards.

OBJECTIVES

- *To encourage the provision of well- designed commercial/community service that is attractive and compatible with Main Street's established character and future potential.*
- *To encourage complementary infill development in areas that are generally well served by existing public services.*
- *To maintain the Main Street facade in order to retain the small town feel.*
- *To recognize historic commercial areas which include a wide range of commercial uses in a low to a medium to density form.*
- *To promote redevelopment which includes residential uses where appropriate.*
- *To support local business initiatives that promote the Main Street experience.*
- *To ensure an inventory of buildings that includes historic buildings, churches, halls and landmarks is undertaken.*
- *To prioritize projects which promote local interest in Rosetown's culture, heritage attributes and identity.*
- *To minimize land use conflicts and provide for the general amenity of the area.*
- *To recognize economic development opportunities and partnerships with other community-based initiatives, private sector, and neighbouring municipalities.*

POLICIES

- .1 No use or development of land or buildings is permitted in the Main Street Overlay District except in accordance with the elements identified in the Rosetown Action Planning Report (Appendix "D").
- .2 The Action Planning Report is attached as Appendix "D" to this Bylaw and forms part of this Official Community Plan. Where the provisions of Main Street Overlay District are in conflict with the regulations of the zoning district applicable to a site, the provisions of the Overlay District shall apply.

- .3 The Town, together with the business community, will pursue a Main Street Design Plan to improve the downtown atmosphere and appeal in hopes of creating a streetscape that will entice highway traffic to stop to enjoy the community's businesses and services while providing an enjoyable experience to walk downtown (green spaces, social, benches, trees, etc.).
- .4 The Town will provide for developments that may have unique characteristics, innovative approaches or unusual site constraints, and require a more flexible approach to land use regulation than is available under traditional zoning.
- .5 The Town currently provides a tax incentive to local businesses to maintain and improve the aesthetic appeal of their buildings to attract residents and visitors. The Town shall continue to work with the businesses and local Chamber of Commerce in partnership to provide incentives or other initiatives.
- .6 The following guidelines are intended to apply supplementary standards for development in the Main Street Overlay District:
- a) The development shall meet the goals and objectives of the relevant section(s) of the Official Community Plan, and the Main Street Design Plan.
 - b) To promote types of infill development will improve continuity with the character of the existing buildings.
 - c) The development shall provide for a reasonably compatible interface with adjacent land uses and development;
 - d) The development shall be designed in a manner which will address applicable environmental concerns (i.e. noise, air quality);
 - e) The development shall provide for adequate off-street parking and loading facilities, as well as special considerations for site layout and landscaping;
 - f) To minimize/review alterations to the street-facing façade;
 - g) To encourage compatible building height and lot coverage;
 - h) To encourage limited front or side yard setbacks;
 - i) To have flexibility when negotiating off-street parking requirements.
- .7 The Town shall follow the suitable policies and implement the proper zoning controls in line with the character and potential of this Overlay district.
- .8 The Town shall encourage unique development opportunities, flexibility and reinvestment on the Main Street by providing for new mixed use developments to ensure that a broad range of compatible commercial, industrial, institutional, cultural and residential uses, including live/work units, are accommodated.



- .9 Developments along Main Street shall generally complement the character of existing buildings and streetscape enhancements, while promoting a human scale and pedestrian oriented environment.
- .10 Open space and pedestrian amenities shall be provided on Main Street by:
 - a) Designating appropriate areas for park space;
 - b) Encouraging the private sector to incorporate open space and other pedestrian amenities into major development projects and
 - c) Where appropriate, providing plazas, courtyards and other public spaces along sidewalks and lanes,
 - d) Including multi-modal transportation paths for bicycles, scooters and strollers;
 - e) Providing a pedestrian-oriented environment which is efficient, aesthetically pleasing, and promotes public safety.
- .11 Proposals taking advantage of the provisions of this section must be approved through design review or meet the community design standards of the Main Street Design Plan. This may require the preparation of a Concept Plan in order to ensure proper and desirable development which could be a combination of land uses including residential, recreational, commercial, community enterprise based, and/or institutional.
- .12 A design review of a new development on Main Street may be required to ensure that the new commercial/multi-use developments will make a positive contribution to the town centre character.
- .13 Any substantive development that lies within the Main Street Overlay District shall be referred to a committee of Council for a design review.
- .14 If the proposal requires a sub-division, the application for the land division must show how the community design standards in the Main Street Area Design Plan are met. If the community design standards cannot be met or the applicant chooses not to meet the community design standards, design review is required. When a design review is required, the design review process must be concurrent with the land division. The community design standards must be met or design review must be approved in order for the land division to be approved.

IMPLEMENTATION

The Zoning Bylaw shall prescribe development standards for these areas which reflect their unique character, while also promoting compatibility with surrounding residential land use.

The Main Street Overlay District may have development standards for building setbacks, off-street parking, site coverage and density which are more flexible than standard Commercial Areas. The intent is to encourage development adjacent to the sidewalk, provide a stimulating pedestrian environment.

2.7 INDUSTRIAL DEVELOPMENT

The Town of Rosetown has a number of industrial-related developments with an emphasis on agriculture including corporate companies providing agricultural equipment sales, seed processing, grain handling and chemical, fertilizer and certified seed sales. There are also a number of automobile related industries within the Town including three dealerships and a number of automobile collision repair shops. These industrial developments provide employment within the Town and area and contribute a significant amount to the overall economy of Rosetown.

In respecting the existing industries, Rosetown would also like to seek and diversify the types of industry in the Town. Oil and gas is being explored in the area and as it grows, the Town would like to attract industry that services this sector. The Town would also like to seek opportunities for the development of an industrial park.

OBJECTIVES

- *To expand and build upon Rosetown's experiences with industrial, agricultural and oil resource based activity.*
- *To cooperate with the Planning District, senior levels of government, the Town Community & Business Development Manager and business organizations to promote and develop industrial and related service activities in Rosetown.*
- *To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary and service industries in appropriate locations.*
- *To accommodate future industrial development with a planned industrial park to provide a sufficient supply and variety of parcel sizes and servicing levels to attract a diverse range of industry.*
- *To recognize and market the strategic opportunities for development that the highway connections provide in Rosetown.*

POLICIES

- .1 The Town shall promote Rosetown's locational advantage when pursuing industrial expansion in areas of agriculturally related activities, light industrial manufacturing, material transportation, heavy equipment and support service activities.
- .2 Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. The Town will encourage various industrial lot sizes and may provide varied servicing levels, from fully serviced (water, storm water, sewage) and lightly serviced parcels (water) to no services (water or sewer).
- .3 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and

associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.

- .4 The Town of Rosetown shall market themselves as a highway connector hub for industrial development with a focus on Highways No.7 and No.4. This corridor provides easy access and egress for industry which will ensure safe and efficient development.
- .5 The Town may acquire land for industrial development through purchase or exchange of lots.
- .6 As industrial development continues to grow, the Town shall provide the necessary services and amenities including the supply of housing to ensure residents remain in the Town.
- .7 Residential development shall be discouraged in the Industrial area.
- .8 Industrial development shall be guided by this Plan and potential areas for such development will be identified in the Future Land Use Map (Appendix "A") for the Town of Rosetown.
- .9 The Town of Rosetown shall attract industrial investors to work with them to develop an industrial park. The Development of an industrial park is subject to this Plan including the preparation of a Concept Plan which is described later in this section.
- .10 The designation of additional land for industrial use shall take into consideration the following criteria:
 - a) The site shall have direct and approved access to a major public road system;
 - b) The development will not generate additional traffic on residential streets;
 - c) The development shall be not have adverse impacts on the natural environment, including groundwater resources; and
 - d) It shall not detract from the visual attractiveness of the area.
- .11 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- .12 Development proposals should be guided by Comprehensive Development Reviews and should indicate:
 - a) Future major roads;
 - b) Drainage systems and improvements;
 - c) Major open space (including unique physical) areas;
 - d) Cultural and archaeological significant areas;
 - e) Areas requiring protection through buffering or other means;



- f) Major hazards such as flooding, areas of high water table, and slope lands; and
 - g) Phasing of development and future development of or expansion into adjacent land.
- .13 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways into Rosetown. If such uses are proposed in these areas, special landscape buffer or other mitigation measures should be taken to screen these industrial uses from view.
- .14 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.
- .15 Industrial uses along railway lines shall be protected from the encroachment of incompatible land uses (i.e. residential).

Implementation

Implementation to guide the future development of industrial activity will be guided by this Plan and the Zoning Bylaw which includes the following industrial zoning district:

IND- General Industrial District	The purpose of the General Industrial District (IND) is to provide areas for Industrial activities which have moderate potential for conflict with adjacent land uses and are partially dependent on exposure to high traffic areas.
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2.8 TRANSPORTATION NETWORKS

Rosetown is well-situated along three (3) highway corridors and a network of rail lines. Specifically, there are approximately 5,000 vehicles a day passing through the junction of Highways No.7 and No. 4. Main Street and Highway No. 7 are the main spines of the community. Most of the community's recreational and institutional amenities are located along Highway No.4, which acts more like a collector street than a Highway. The Town envisions opportunities along the corridors, and would like to ensure these highway corridors remain safe for residents and travelers passing through. Another advantage within the Town is the rail line networks and the local airport.

The Town is also committed to providing safe and maintained collector and local streets. These streets will be serviced in an efficient and cost effective manner for local residents in which a Capital Plan may be developed for the paving of roads. Rosetown strives to provide transportation networks for multi-modes of transportation including vehicles, bicycles and pedestrians.

OBJECTIVES

- *To establish safe, efficient and convenient transportation facilities and service for all users.*
- *To provide a system of arterial, collector and local roads to accommodate anticipated traffic movements within the Town and provide an effective linkage to the provincial highway system.*
- *To ensure that road design permits safe and convenient vehicle, pedestrian and bicycle circulation.*
- *To ensure bus service is maintained and promoted in the area.*
- *To explore the possibility of introducing passenger train service along the Highway No. 7 Corridor from Kindersley to Saskatoon.*
- *To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town.*
- *To maximize the full benefit of the highway corridors going through the Town of Rosetown.*
- *To enhance the services and opportunities of the Rosetown Airport.*

POLICIES

- .1 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.
- .2 Appearance standards that improve the visual appearance when entering Rosetown may include landscaping, signage, or screening which shall apply to lands near these entryways.
- .3 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highways No. 7 and No. 4. The Town will endeavor to coordinate the planning, construction, or alteration and any plans for future interchanges/intersections to address access requirements

and to minimize any negative effects to Town residents and businesses. Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.

- .4 Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and provision of service roads may be required in some instances.
- .5 Roadway and pedestrian linkages between the Town Centre and peripheral areas will be established or identified to ensure multiple modes of movement including pedestrian, bicycles and vehicles, are provided with safe and efficient circulation.
- .6 New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property. Rights-of-way shall be of sufficient width to accommodate alternate forms of transportation to the automobile.
- .7 New subdivisions may be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted Concept Plan.
- .8 In new residential areas, street layout shall be designed to prevent high speed traffic with the use of such features as curvilinear streets, T-junctions, crescents and bays.
- .9 The Rosetown Airport shall be cooperatively supported by the Town and surrounding municipalities. The District may choose to create an agreement to financially support and maintain the Airport for the benefit of the District. Expansion of uses and services of the Airport shall be explored including further enhancements for health care services, industry and passenger flights.

STREETS, ROADWAYS AND ACCESS

- .10 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.
- .11 Where a service road is needed for highway commercial development, access to Highways No.4 and No.7 shall be as permitted by the Ministry of Highways and Infrastructure.
- .12 The Town will ensure traffic flow on major transportation networks is continuous especially for large trucks. Heavy haul truck routes shall be clearly identified by proper signage.
- .13 Rosetown shall explore the opportunity to develop a truck stop to promote large trucks to stop within the Town.

.14 The feasibility of a potential land use swap may be undertaken to move the school buses from their current location, near the seniors' homes, to Highway No. 7, in order to improve the safety and welfare of nearby residents.

.15 Appearance standards that improve the visual appearance when entering Rosetown may include landscaping, signage, or screening shall apply to lands near these entryways. These areas shall be connected by pathways to the community.

.16 Protection or mitigation for loss of existing trees and planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development.



RAILWAY POLICIES

.17 The municipality, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners, including Railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:

- a) New land development or redevelopment in proximity to existing rail operations;
- b) New or significantly expanded rail facilities in proximity to existing residential uses;
- c) Road/rail crossing issues;
- d) Consultation with the Railways shall be required when a potential development is proposed;
- e) Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
- f) Road and utility Infrastructure works which may affect a rail facility;
- g) Transportation plans that incorporate freight transportation issues; and
- h) All new, expanded or modified rail facilities.



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

2.9 INFRASTRUCTURE: ASSET MANAGEMENT PLANNING

Currently, the Town of Rosetown is able to provide high quality infrastructure including water, waste management and recycling, phone, cable and internet, power and other utilities. All of these services are important to the residents and businesses with the hope that these services are sustainable for the long term.

The Town is committed to providing these services and would like to expand their capacities to allow for growth. The development of infrastructure expansion shall be done in a sufficient manner and as a central hub to the District, the Town shall explore expansion opportunities with neighbouring municipalities including waste and recycling management, water, new Information Technology (IT) technologies and energy efficient structures.

OBJECTIVES

- *To take a proactive approach in infrastructure planning in order to direct investment and conserve financial resources.*
- *To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.*
- *To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Rosetown that meets the needs of a growing population.*
- *To extend municipal services in an efficient manner by encouraging infill development on existing serviced lands.*
- *To stay current and enhance IT Technologies including internet and other communication services.*
- *To have sustainable and safe waste management practices and promote the development of a regional water pipeline.*
- *To promote solar and wind energy installations and facilities.*

INFRASTRUCTURE ASSET MANAGEMENT STRATEGY POLICIES

- .1 The Town shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
 - a) Provide baseline information to measure performance;
 - b) Improve efficiency and effectiveness;
 - c) Rank relevant and up-to-date inventory;
 - d) Analyze the system's condition and capacity; and
 - e) Budget service life for long term replacement.
- .2 The progress of the asset management plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables. The current and projected Infrastructure Capacities for the Town of Rosetown are attached as Appendix "C."

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- .3 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirements will require adopting and implementing the Infrastructure Asset Management Plan policies.
- .4 The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.

PUBLIC WORKS AND SERVICE POLICIES

- .5 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- .6 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .7 Preference will be given to reinforce existing services, and when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself. Front end costs of expanding municipal services shall be recovered through off-site development levies.
- .8 Adjacent lands shall be setback from existing public works facilities and any planned future expansion to minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- .9 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.
- .10 The Town shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.



- .11 All developments shall be serviced in agreement with the Future Land Use Map or any future area Concept Plans. The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.
- .12 Future development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town.
- .13 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services though may be negotiated through a servicing agreement.
- .14 The Town will be encouraged to pursue a consultative process with community members when a communication tower is being proposed within the Town, as per federal regulations.
- .15 The building of facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated and programs to reduce the volume of solid waste, such as "reduce, reuse, recycle", shall be supported.
- .16 The Town shall promote the use of energy efficient structures and practices including solar panels and geo-thermal energy.
- .17 Opportunity exists for Wind Power Facilities to locate on the agriculture lands, and could be built as community services that are used for the benefit of the Town of Rosetown.
- .18 The Town shall pursue a comprehensive waste management plan to explore the regionalization of solid waste management and waste disposal alternatives. Emphasis on solid waste management shall include waste minimization principles such as organic waste diversion.
- .19 The Town of Rosetown shall continue to work with organizations, agencies and adjacent Rural Municipalities in providing and enhancing effective waste management and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid and industrial wastes.
- .20 A regional landfill should be developed by taking the most suitable approach fulfilling requirements of *The Environmental Assessment Act*, to ensure it does not put residents at risk.



2.10 COMMUNITY SERVICES

Rosetown has a wealth of public amenities, health care, educational institutions, local clubs and organizations, religious facilities, sports, recreation and cultural facilities and a number of community halls. The Town is proud they can offer these services and would like to support, promote and expand them.

Rosetown is one of the main centres for health care, hosting a hospital, two (2) physician clinics, emergency services, long term care, Level 1, 2 and 3 personal care, home care, paratransit services and the Health Region office. In addition, there is ambulance service, fire and police protection. Ensuring these services are available to residents is important.

The Town provides different levels of education including elementary, high school and post-secondary school. Walter Aseltine Elementary School is for children going into grades Kindergarten to 6 and the Rosetown Central High School accommodates grades 7-12. Post-secondary education opportunities for residents are available from the Great Plains College which offers a variety of programs.

One significant characteristic that stands out for the Town of Rosetown is the strong sense of community. Everyone comes together to help out when needed to put on events, for recreation and through local clubs. The community is welcoming to new comers and wants to share the pride they have in their community and the services the Town can offer.

The services cater to the Town and surrounding district. Adjacent Rural Municipalities contribute financially to the recreation facilities to ensure they are maintained and so all District residents have access.

OBJECTIVES

- *To capitalize on existing community facilities in order to attract residents, commerce and other opportunities.*
- *To support education and health services to meet the needs of the Town and the District.*
- *To promote the service clubs as opportunities for residents to become involved with their Town.*
- *To maintain, promote and enhance the day care and the programs it offers.*
- *To work with Rosetown Housing Authority and Saskatchewan Housing, to explore quality housing options that are affordable.*
- *To promote the Rosetown tourism booth as a place for visitors to stop and gather information about the Town's history, culture and services.*
- *To work with businesses and corporations to explore sponsorship opportunities for community facilities and amenities.*
- *To provide for, institutional, community services and cultural facilities that is accessible and available for all ages and lifestyles.*

COMMUNITY FACILITIES AND INSTITUTIONAL POLICIES

- .1 Community service lands include institutional, public services, recreational, health, cultural or educational uses. The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint-use and shall assess the impact future adjacent land uses may have on their activity.
- .2 The Town shall provide sufficient land and buildings that are made available for a full range of institutional, public and community services in areas of education, health and spiritual development for the residents of Rosetown and surrounding district.
- .3 The Town will monitor the adequacy of community services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities.
- .4 Community service, institutional uses and parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.
- .5 The Town will ensure that adequate land and buildings are made available for a full range of institutional, public and community services.
When possible, social and cultural institutions will be encouraged to locate in or close to the Town Centre in order to promote accessibility and support revitalization efforts.
- .6 The Town will strive to provide for the safety and security of residents by supporting the RCMP detachment and the services it provides in Town and out into the rural areas of the district.
- .7 The Town is encouraged to utilize FireSmart¹ principles for subdivisions planned within and adjacent to potential fire hazard areas.



¹ FireSmart principles and resources can be found at the following website:
<http://www.environment.gov.sk.ca/firesmart>

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- .8 The Wheatland Regional Centre located in Rosetown shall be promoted for the benefit of the District. This Centre provides employment opportunities for people with disabilities and programs to assist them which shall continue to be supported.
- .9 Rosetown shall continue to work with the local health region (Heartland Health Region as of the date of passing of this bylaw), Saskatchewan Health, adjacent municipalities and other organizations to maintain and enhance the health care services that are available at the Rosetown hospital. This will help to ensure adequate health care is available for all Town and district residents.
- .10 The Town will work with other municipalities to support efforts to attract and retain medical professionals and other health service personnel.
- .11 Proposed community service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.
- .12 Neighbourhood-oriented institutional uses such as schools, churches, day care facilities may locate within the neighbourhood area they serve. The Zoning Bylaw provides the provisions for community service uses including site regulations.
- .13 The Town of Rosetown will continue to work in partnership with other jurisdictions, the adjacent Rural Municipalities and other agencies as a means of providing, sharing and funding community services effectively and efficiently.
- .14 The Town of Rosetown will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.
- .15 The Town shall encourage the use of the Civic Centre as a place for gatherings and community events. It may be explored as a possible building to host a business incubator within the Town to assist business development and diversify services.
- .16 The Town shall promote the local day care to assist families' needs to support the notion of 'Rosetown is a good place to raise a family.' The enhancement of programs and capacity of the day care shall be increased to maximize its full potential as the Town grows.
- .17 Post-secondary educational services will be supported by the Town and promotion of the programs and courses will consist of a joint effort between the regional college, the Town and other educational institutions.

Implementation

The Zoning Bylaw shall include community, institutional uses and activities in one Zoning District. Often community services are situated near residential areas and which make it easily accessible to all members of the community.

CS – Community Service	<i>The purpose of the Community Service District is to provide areas for a wide range of community service related activities including social, recreational, institutional, parks and public service.</i>
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2.11 RECREATIONAL FACILITIES AND PARKS

The Town of Rosetown thrives in recreational pursuits which plays a role in the Town's economic development. This is showcased by the abundance and diversity of options available for residents of all ages. Some of the amenities include a skating and curling rink, ball diamonds, soccer fields, beach volleyball court, an outdoor swimming pool, tennis courts, golf course, campground, the walking trail and the Civic Centre gym. All of these facilities are maintained and used regularly. The Town would like to ensure these facilities, parks and recreation programs are continuously offered in the future and there is enough interest by residents to support them.

In the future, the Town would like to see recreational facilities and amenities located in a concentrated area in order to ensure compatibility and efficiencies. The green space and parks within the Town are also important. In the future, the Town hopes to finish the Walking Trail that circles the Town's boundaries. In addition, they would also like to expand and grow the golf course which was part of a former regional park. In hopes that this is revitalized, the golf course can be re-integrated and enhanced.

OBJECTIVES

- *To provide for recreational amenities, that are accessible and available for all ages and lifestyles.*
- *To explore the need for a greater variety of multi-function indoor recreational facilities and support local interest in existing year-round outdoor activities.*
- *To provide for appropriate sport, recreational, and cultural facilities.*
- *To encourage corporate investment in the Community of Rosetown's recreational assets.*
- *To provide passive recreational areas and preserve open space areas with aesthetic value to meet the community needs and contribute to the community's appearance.*
- *To establish a hierarchical park system composed of community recreational areas and neighbourhood parks.*
- *To continue to support the Recreation Board and other like agencies to provide and promote diverse recreation programs and the maintenance of facilities.*
- *To promote the existing recreational facilities, programs, and park space in the Town.*
- *To explore the feasibility of a new multi-purpose arena that would be shared by nearby communities.*
- *To support recreational programs and amenities as they are beneficial to the community's economic viability.*

RECREATIONAL FACILITIES

- .1 Most of the recreational facilities and programs are provided by the Town through the Parks and Recreation Board. Expanding and maintaining these recreational amenities should be a priority in order to enhance the lifestyle options for the residents of Rosetown and the district.

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- .2 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the District for year-round recreational pursuits.



- .3 Existing recreation and culture facilities shall be maintained to ensure current infrastructure is being utilized to its full potential. When such facilities are no longer cost-effective to maintain, the Town shall work with businesses, industry and the district, to explore all possible options including the development of a multi-use facility.
- .4 In order to provide quality community services, the Town shall use this Plan and their Zoning Bylaw to implement the development of future community services.
- .5 The Town and municipalities shall work with planners, architects and engineers to develop structural and conceptual plans of the potential new multi-use facility. Community engagement and input shall be required.
- .6 In the maintenance and development of recreational facilities or amenities, the Town shall seek corporate investment from businesses and industries in the District to off-set costs of facilities that may encumber the Town.
- .7 Future recreational uses in Rosetown shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- .8 The Town will shall work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and community facilities and programming.

TRAILS AND PARK POLICIES

- .9 A network of pedestrian/bicycle trails between parks, recreational and institutional uses within the community shall be identified. The Town shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters and cyclists.

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- .10 In new residential developments, the provision and development of buffers and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas generally intact.
- .11 Park space will be provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.
- .12 Natural areas and park space should be maintained, to the greatest extent possible, as an environmental and educational resource to facilitate understanding and appreciation of the natural environment.
- .13 The Town of Rosetown shall work to develop a Plan that expands the Rosetown Walking Trail further out into the RM of St. Andrews in order to provide a range of trail options. This trail may also be expanded near the lagoon to provide for passive recreation opportunities.
- .14 Rosetown shall ensure green space is integrated as part of new development especially in residential, core commercial and community service areas. Green spaces will enhance the aesthetics of these areas and provide residents recreational opportunities.
- .15 Community Gardens will be encouraged in the Town. Residents will have the option to rent or own a garden plot. Further expansion of the Community Garden shall include the development of a large green house.
- .16 The Town shall support the local grocery stores and farmer's market to promote locally grown food and the wider agricultural base that they serve and represent as a community.
- .17 Private sector development and operation of parks and recreation facilities will be encouraged. Designation of lands for parks and recreational purposes indicates suitability of such lands for the purpose and offers opportunity for private/public partnerships or ownership.
- .18 Publicly or privately owned recreation and open space may consist of buffer strips, walkways and utility rights-of-way.



MUNICIPAL AND ENVIRONMENTAL RESERVE

- .19 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .20 Public, municipal, and environmental reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.
- .21 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*.
- .22 New subdivisions must include Municipal Reserve linking to existing development. The use of Municipal Reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and around the Town when possible.



Implementation

The Zoning Bylaw shall include Recreational Facilities and Park land uses and activities in one Zoning District. It will be identified as:



CS – Community Service	<i>The purpose of the Community Service District is to provide areas for a wide range of community service related activities including social, recreational, institutional, parks and public service.</i>
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2.12 HERITAGE AND CULTURAL RESOURCES

Rosetown is named after the first settlers James and Ann Rose who came to the area in 1905. Since then, remnants of the heritage and cultural features and assets have been protected to share the story of the Town's past. Within Rosetown, heritage and cultural resources are showcased in the Rosetown Museum housing artifacts such as settlers' belongings, displays of early merchants, churches and schools and many other assets.

Main Street still has some of the historic buildings and structures. In addition, there are interpretive plaques explaining the history of Rosetown and how it came to be.

Rosetown would like to continue to identify heritage and cultural resources within the Town and ensure they are protected.



OBJECTIVES

- *To identify and conserve to the extent feasible, the best elements of the Town's cultural heritage, architectural character, buildings, sites and other features of the Town's history and culture.*
- *To prioritize projects which promote local interest in Rosetown's culture, heritage attributes and identity.*
- *To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the district.*

POLICIES

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Rosetown.
- .2 It is in the best interest of the Town to promote the surrounding rural attractions that exist in the district. The Town shall work with its rural counterparts to highlight the rural culture and heritage assets and they shall promote these assets by means of creating a District Tourism Initiative.
- .3 As part of an overall District Tourism Initiative, the potential for eco-tourism shall be identified. The Town shall participate and assist in this initiative by promoting and marketing the district as a Cultural Destination Hub.
- .4 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designated as heritage properties and suitably recognized.

- .5 The Town will demonstrate the appropriate use and treatment of properties designated through *The Heritage Property Act*.
- .6 Existing and potential heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .7 The Town shall encourage owners to conserve buildings and sites with heritage merit. Research and the collection of historical information of heritage building inventory shall be continued.
- .8 Heritage buildings on Main St. shall be preserved to maintain their historic appearance, while other businesses in Rosetown will be encouraged to have similar facades to maintain the downtown character.
- .9 The Town shall promote the Museum and Tea House as some of the primary community cultural assets. The museum shall be encouraged to market on-site activities and programming that stimulates a regional tourism experience that commences in Rosetown.
- .10 Agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces.
- .11 Recognition, through signage or place naming, shall be encouraged throughout Rosetown to honour significant citizen and corporate contributions.

Implementation

Heritage and cultural resources and sites shall be exempted from site frontage area requirements and shall be a discretionary use in all Zoning Districts. It is important to respect the heritage and cultural assets within the Town and surrounding district. These play an integral role in educating residents and visitors about the history of this area.

2.13 ENVIRONMENTALLY SENSITIVE AREAS

The Town of Rosetown has very few areas that are environmentally sensitive. Identified areas to be noted include along Marshall Avenue, the lagoon, the cemetery and the Rosetown Golf and Country Club. These areas are prone to flooding and have become bird friendly places.

While the Town has only a minute amount of areas that are sensitive, the Town wants to ensure that future growth and development beyond its boundaries is guided in a way that does not have harmful impacts on rural environmentally sensitive areas.

OBJECTIVES

- *To acknowledge and protect natural, environmental features, and systems within the Town and in the adjacent Rural Municipality.*
- *To restrict development activities which would accelerate or promote damages arising in areas that alter drainage patterns.*
- *To encourage other landscaping techniques.*
- *To ensure the Town has a sufficient and safe water supply.*
- *To extend the responsibility for sound environmental management to property owners and developers.*

POLICIES

- .1 Natural and sensitive environmental areas shall be identified (see Reference Map in Appendix "B") and protected where human activities may create potential to stress the environment.
- .2 Development of new buildings and facilities in the flood way of the 1:500 year flood elevations of any watercourse or water body shall require flood-proofing to an elevation of .5 metres above the 1:500 year flood. Flood prone sites are identified as a Reference Map in Appendix "B". When a development is proposed in these sites, further investigations shall be pursued.
- .3 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.
- .4 Development proposals in flood plains areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.
- .5 Development shall not deplete or pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.

- .6 Buffer strips should be maintained adjacent to watercourse and water bodies to allow for protection measure against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .7 The Town shall explore other landscaping techniques such as planting trees and foresting areas to act as a buffer and further enhance the aesthetic appeal of Rosetown.
- .8 The Town will ensure sufficient and adequate water supply for its residents. Hazardous practices and developments that have the potential to pollute the Town's water sources will be discouraged and located elsewhere.
- .9 The Town of Rosetown may undertake a review of a storm-water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas. New developments shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.
- .10 Buffer Strips should be maintained adjacent to watercourse and water bodies to allow for protection measures against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .11 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollution. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.
- .12 Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.



2.14 FUTURE URBAN DEVELOPMENT

The Town of Rosetown, proper, is surrounded by large agricultural holdings. The majority of the Town's lands are undeveloped. Due to the large footprint Rosetown opportunities for growth and expansion exist. The Town wants to ensure such land is used in an efficient and sustainable manner, locating similar uses with one another and assuring compatibility amongst developments. Agriculture has been identified as a major strength and economic contributor in the Town and is considered a cultural asset that defines the Town. As the Town grows, urban agricultural land use should be considered.

OBJECTIVES

- *To plan for the possibility of urban expansion with regards to infrastructure, future land use needs and other services.*
- *To ensure development occurs in a manageable and sustainable manner.*
- *To promote the continuation of urban agricultural activities on lands located within the Town boundaries.*

POLICIES

- .1 Future Urban Development Areas are identified within the Town limits on the Future Land Use Map (Appendix A). These are areas where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand.
- .2 Development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- .3 Future Urban Development Areas may include:
 - a) Lands which are capable of a full range of utilities, but for which no overall area concept plan has been approved for the general area; or
 - b) Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.

URBAN AGRICULTURAL POLICIES

- .4 Agricultural holdings within the Town's boundary shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained, where possible to provide a rich basis for site planting and landscape development.
- .5 Land areas shall remain in large acreages in order to facilitate future land assembly and development proposals. The type of agricultural buildings and structures shall be located in a manner that agricultural uses may continue until required for urban types of development.

Town of Rosetown Official Community Plan

- .6 In order to facilitate an orderly and economic conversion, the zoning regulations on these lands should take into consideration the following criteria:
- a) Lands presently in agriculture use shall be retained for such use in the interim period;
 - b) Agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazard;
 - c) The interim development of these lands shall be regulated in such a manner so as to facilitate an economic conversion to urban use; and
 - d) Capital investment in buildings and structures shall be limited in order to minimize obstacles for future urban development.

Implementation

FUD - Future Urban Development	The intent of the FUD-Future Urban Development Zoning District is to allow for rural and agricultural uses to continue as transitional land uses. This zoning designation will be applied as the interim zoning to all “rural” land with Future Urban potential within the corporate boundaries of the Town of Rosetown.
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Section 3: Administrative Tools

3.1 ACTION PLANNING

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next twenty to twenty-five years. This Section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Town, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Official Community Plan and the Rosetown Hub and Spoke District Plan, a clear plan of action or implementation strategy is required. Action Plans for the Rosetown Hub and Spoke Planning District have been included as an appendix to the District Plan. The Town of Rosetown may choose to undertake action planning as part of this Official Community Plan. Each action item will relate to the policy statements included in the Plan and will require the action items to be prioritized. The actions items will be reviewed regularly to monitor progress and to determine if changes are required.

THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the Town, the Plan gives direction to Council on their day-to-day decision making. The Plan's land use policy areas illustrated in the Future Land Use Map in "Appendix A" provide geographic references for the Municipality's policies. If the Town is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- Municipal bylaws and public works will conform to this Plan;
- The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and,
- Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

THE FUTURE IS A SHARED RESPONSIBILITY

Communities are successful when all sectors co-operate with their time, effort and resources to enhance the quality of life in the greater community or district. The Town, together with the Rosetown Hub and Spoke Planning District can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in the Town and District.

3.2 IMPLEMENTATION AND MONITORING

PLANNING TOOLS

This Section outlines the variety of traditional tools the Municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of development, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.

DEFINITIONS

The definitions contained in the Town of Rosetown Zoning Bylaw shall apply to this Official Community Plan and the Rosetown Hub and Spoke District Plan and are not contradictory to this Plan. Any amendments to one's Zoning Bylaw definitions shall ensure they do not conflict with other participating Municipality's Zoning Bylaw, Official Community Plan, and District Plan.

ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan and the Rosetown Hub and Spoke District Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Town in making decisions regarding land use, zoning, servicing extension and development in general. It will also provide the Town with the ability to provide input on future subdivision applications. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the municipality will be achieved.

The application of the Official Community Plan policies is illustrated in the Future Land Use Map contained in "Appendix A." This Map is intended to illustrate the locations of the major land use designations within the Town of Rosetown. This "Map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Official Community Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

ADOPTION OF THE MUNICIPAL ZONING BYLAW

Following the adoption of the Official Community Plan, the Town of Rosetown is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

Town of Rosetown Official Community Plan

- The Zoning Bylaw must generally conform to the Official Community Plan, and the District Plan and future land use and development shall be consistent with the goals and objectives of this Plan;
- Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the Municipality;
- Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards prescribed for each zone;
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- Undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal, and open space;
- The objectives and policies in the Official Community Plan, and the District Plan, provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Town with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards prescribed by the Town.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the “Future Land Use Map” (Appendix A), to ensure that the development objectives of the Municipality are met.

ADOPTION OF THE ROSETOWN HUB AND SPOKE DISTRICT PLAN

The Rosetown Hub and Spoke Planning District has adopted the Rosetown Hub and Spoke District Plan as per *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Town of Rosetown Official Community Plan to guide land use development decisions at the local and District level over the next 25+ years.

In support of the Rosetown Hub and Spoke District Plan, the Municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Rosetown Hub and Spoke District Planning Commission Agreement Bylaw No. 666-14 sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and others as per *The Planning and Development Act, 2007*.

CONTRACT ZONING

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a rezoning agreement to have an area of land rezoned to permit the carrying out of a specified proposal, the council may enter into an agreement with the person setting out:

- a) A description of the proposal;
- b) Reasonable terms and conditions with respect to:
 - i. The uses of the land and buildings or the forms of development; and
 - ii. The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture, or type of materials and architectural, detail.
- c) Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
- d) A condition that, on the rezoning of the land, none of the land or buildings shall be development or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions on entering into a rezoning agreement. The following are additional guidelines:

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

CONCEPT PLAN

Concept plans are policy reference plans adopted as part of the Official Community Plan. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and,
- Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

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In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan, and any part of a concept plan that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent.

COMPREHENSIVE DEVELOPMENT REVIEWS

A Comprehensive Development review shall be completed by the developer prior to presenting it to Council proposing to develop or rezone land for multi-parcel country residential, commercial, industrial purposes, or Intensive Livestock Operation purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- Proposed land use(s) for various parts of the area;
- The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- The location of, and access to, major transportation routes and utility corridors;
- The provision of services respecting the planning for future infrastructure within the Municipality;
- Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- Appropriate information specific to the particular land use (residential, commercial or industrial); and,
- Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

DEVELOPMENT LEVIES AND AGREEMENTS

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs

Town of Rosetown Official Community Plan

associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

SERVICING AGREEMENTS

Council may establish a separate fee Bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs.

SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Rosetown Hub and Spoke Planning District. The Municipality has input into the subdivision procedure:

- The Municipality provides comments on all subdivision applications within the Municipality.
- As per the Rosetown Hub and Spoke District Planning Commission Agreement, the Commission may provide recommendations and comments to the Municipality on any major subdivision application.
- The Municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the Municipality and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.
- In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Government Relations.

MONITORING PERFORMANCE

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

Town of Rosetown Official Community Plan

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

AMENDMENT

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

Appendices

Appendix "A" Future Land Use Map for Rosetown

Appendix "B" Reference Maps

- ❖ Community Park and Recreational Amenities
- ❖ Health, Safety and Emergency Services
- ❖ Natural Constraints
- ❖ Rosetown Main Street Map

Appendix "C" Town of Rosetown Infrastructure Capacities

Appendix "D" Town of Rosetown Action Plan

Appendix “A” Future Land Use Map for Rosetown

Appendix “B” Reference Maps

Future Land Use Map

Town of Rosetown

This is the Future Land Use Map,
referred to in Bylaw No. 692-14,
adopted by the Town of Rosetown



Legend

Proposed

Residential

Commercial/Mixed Use

Highway Commercial

Industrial

Green Space

Future Urban Develop

Lagoon Buff

Existing

Boundary

Major Highway

Railway

Walking Trail

Waterresource

Wartschaw

Answers

Lagoon

[View Details](#)

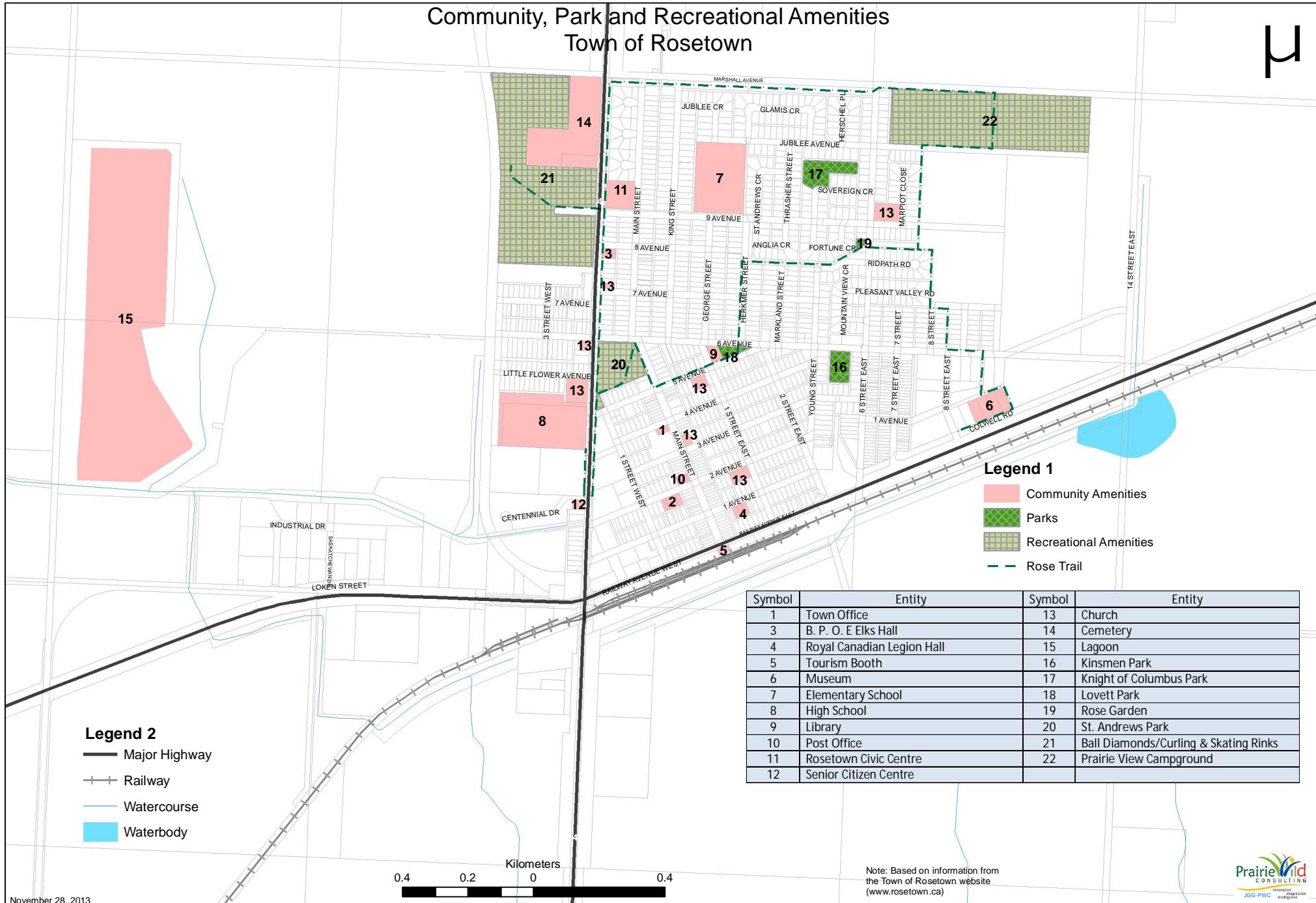
Mayor

Administrator

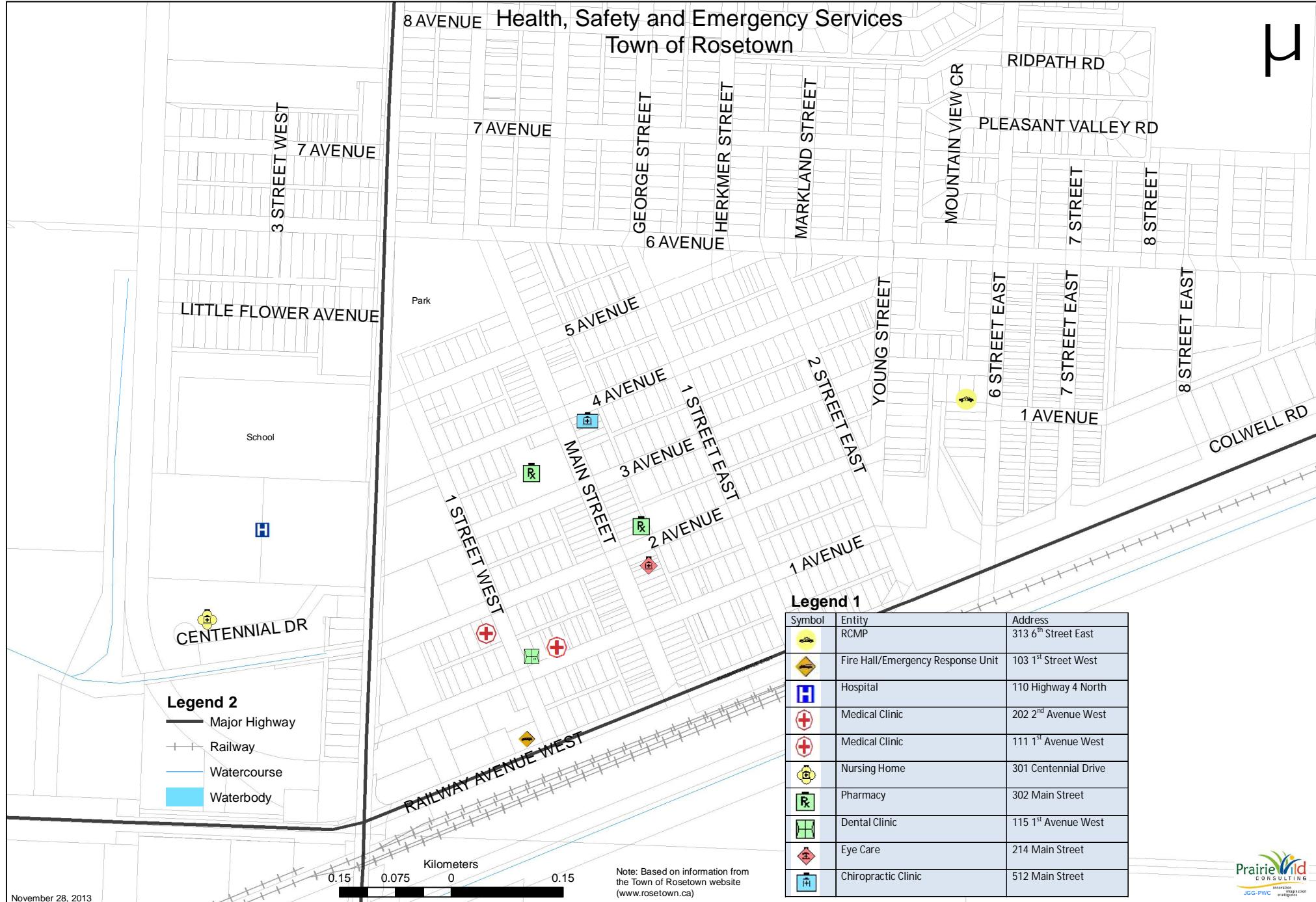
January 5, 2015

A horizontal scale bar at the bottom of the map, labeled "Kilometre" at the top right. The scale is marked from 0 to 1 in increments of 0.5. The first 0.5 unit is filled with black, while the second 0.5 unit is white.

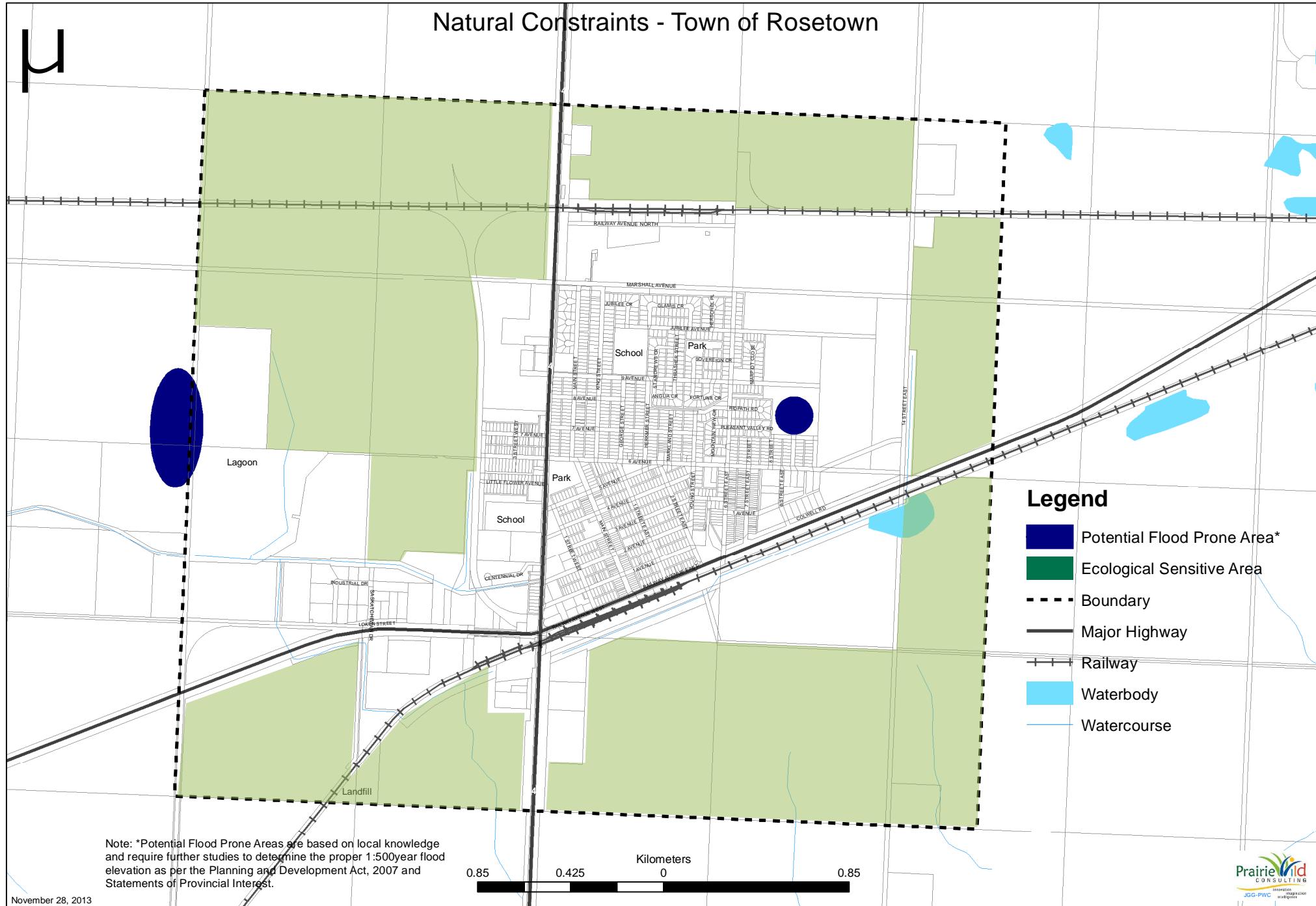
Community, Park and Recreational Amenities Town of Rosetown



8 AVENUE Health, Safety and Emergency Services Town of Rosetown



Natural Constraints - Town of Rosetown



Rosetown Core Commercial District, Amenities & Services

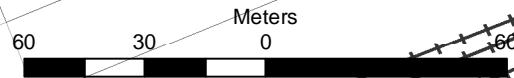


Main Street Amenities & Services Legend

- Community Service
- Commercial
- Residential
- Mixed Use (Commercial & Residential)
- Future Urban Development
- Sidewalk
- Railway
- Cadastral

Symbol	Entity	Symbol	Entity
1	Town Office	25	Retail
2	Grocery Store	26	Retail
3	Church	27	Retail / Residential Accommodation
4	Vacant	28	Restaurant / Residential Accommodation
5	Office Space	29	Retail
6	Office Space	30	Office Space
7	Office Space	31	Financial Institution
8	Office Space	32	Office Space
9	Hardware	33	Retail
10	Retail	34	Office Space
11	Retail	35	Restaurant / Residential Accommodation
12	Post Office	36	Financial Institution
13	Office Space	37	Vacant
14	Retail	38	Retail
15	Office Space	39	Vacant
16	Office Space	40	Restaurant
17	Office Space	41	Financial Institution
18	Retail	42	Vacant
19	Retail	43	Retail
20	Office Space	44	Retail
21	Office Space	45	Hardware
22	Financial Institution	46	Vacant
23	Retail	47	Office Space / Residential Accommodation
24	Retail	48	Motel

Note: Based on information from the Land Use Inventory conducted by Prairie Wild Consulting



Appendix "C" Town of Rosetown Infrastructure Capacities

POPULATION (2011)	2,317
WATER CONNECTIONS	1,080
WATER SUPPLY	Aquifers: 5,240 cubed meters/day 982,000 gallon reservoir storage
SURPLUS CAPACITY(PERCENTAGE / POPULATION)	No surplus on extended hot/dry conditions
ANNUAL WATER TREATMENT	481,111 cubed meters
SEPTIC TREATMENT	2 cell lagoon
SURPLUS CAPACITY(PERCENTAGE / POPULATION)	500-750 people
SOLID WASTE MANAGEMENT(TRANSFER STATION or LANDFILL life expectancy)	Landfill with 25 year expectancy is used at present consumption. Located 5 miles outside of Town.
CURRENT ENGINEERING STUDY(YES/NO; YEAR)	1990
PUBLIC WELLS OR WELL-HEADS	3 wells with protection
WATER LINES / UTILITIES	Yes
LAGOONS	Yes
CEMETERY	Yes

Appendix “D” Action Planning

Social					
Action	Indicator	Performance Goal/Aim	Policy Section	Current Status	Reporting Period Status Update Typically annually for most
Explore labour market strategies	Increased businesses and industry in Rosetown		<i>2 Social Priorities for Rosetown</i> .8		
Community Economic Development					
Participate in the creation of a travelling arts program	Cultural Destination Hub	Showcase cultural and artistic amenities and experiences	<i>2 Community Economic Development and Tourism</i> .2		
Create a marketing plan	Key features, strengths, opportunities, action items and budget	Marketing plan created to attract new residents and visitors	<i>2 Community Economic Development and Tourism</i> .4		
Residential Development					
Pursue affordable housing opportunities to locate to Rosetown	Number of affordable dwelling units	Housing assessment conducted	<i>2 Residential Development</i> .6		
Commercial Development					
Provide tax abatements for non-competitor type businesses	Number of new businesses	Tax abatement/incentive program	<i>2 Commercial Development</i>		
Undergo a Main Street Revitalization Plan	Main Street improvements	Revitalize Main Street	<i>2 Commercial Development</i> .12		

Industrial Development					
Improve aesthetic appeal along highway entrances	Number of improvements	Improved aesthetics	2 <i>Industrial Development</i>		
Create an industrial park	Space available for industrial development Usage of space Number of industrial developments	Concentrated industrial developments in one location	2 <i>Industrial Development</i> .9		
Transportation Networks					
Create an agreement to financially support and maintain the Airport	Maintenance and improvements to the airport Increased use	Regionally supported airport	2 <i>Transportation Networks</i> .9		
Recreational Facilities and Parks					
Expand the walking trail throughout Town	Community accessibility Pedestrian movement Reduction in vehicular use	The walking trail is accessible throughout the Town	2 <i>Recreational Facilities and Parks</i> .13		
Community Services					
Explore opportunities to host a business incubator in the Civic Centre	New businesses in Civic Centre	An incubator for new businesses	2 <i>Community Services</i> .14		