

BYLAW #4.1-2013

A BYLAW OF THE VILLAGE OF LAIRD IN THE PROVINCE IN SASKATCHEWAN TO ADOPT THE VILLAGE OF LAIRD OFFICIAL COMMUNITY PLAN

The Council of the Village of Laird in the Province of Saskatchewan, in open meeting assembled enacts as follows:

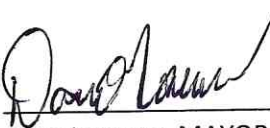
1. Pursuant to Section 102(2) of *The Planning and Development Act, 2007*, the Council of the Village of Laird hereby adopts the Village of Laird Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Village Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of this final approval by the Minister of Municipal Affairs.


Read a first time this 14th day of January, 2016

Read a second time this 23rd day of February, 2016

Read a third time and passed this 23rd of February, 2016




Dave Loewen, MAYOR


Michelle Zurakowski, ADMINISTRATOR

CERTIFIED a True Copy of Bylaw 4.1-2013 Passed by the Council of the Village of Laird on the 23rd day of February, 2016


Michelle Zurakowski, ADMINISTRATOR

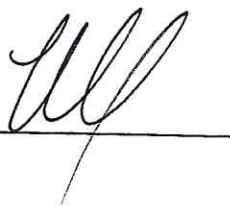
THE VILLAGE OF LAIRD
OFFICIAL COMMUNITY PLAN
SCHEDULE "A" to BYLAW NO. 4.1-2013

DIANE MARQUERITA ENNS
A Commissioner for Oaths in and for Saskatchewan
My Appointment expires September 30, 2017

This is Exhibit "A" referred to in the statutory declaration of Michelle Zurakowski declared before me this 20th day of May A.D. 2016.



MAYOR


ADMINISTRATOR



Lenore Swystun, MCIP, RPP
Professional Planner



2013



Village of Laird
Official Community Plan
Schedule "A" to Bylaw No. 4.1 – 2013

*Twin
Rivers*



A handwritten signature in black ink, located to the right of the seal.



Table of Contents

Section 1: Village of Laird Official Community Plan.....	3
1.1 Welcome to The Village of Laird	3
1.2 Map of Village of Laird	4
1.3 Enabling Legislation	4
1.4 Beyond Legislative Authority	4
1.5 Purpose of the Laird Official Community Plan.....	5
1.6 Vision Statement for the Village of Laird	6
1.7 The Community of Laird’s Goals	7
Section 2: Village of Laird Land Use Policies	8
2.1 Residential development	8
2.2 Commercial Development	10
2.3 Industrial Development	11
2.4 Community services and recreational Lands	12
2.5 Heritage and Cultural Resources.....	16
2.6 Sensitive Environment	17
2.7 Public Utilities and Transportation	18
2.8 Future Urban Development	21
Section 3: Administrative Tools	23
3.1 Action Planning	23
3.2 Implementation and Monitoring	24
Appendix “A” – Village of Laird Future Land Use Map	30
Appendix “B” – Village of Laird Reference Maps.....	31
Appendix “C” – Village of Laird Infrastructure Capacities	35

Section 1: Village of Laird Official Community Plan

1.1 WELCOME TO THE VILLAGE OF LAIRD

The Village of Laird is located within the Twin Rivers Planning District, specifically in the Rural Municipality of Laird No. 404. Laird to the City of Saskatoon is approximately 71 kilometers, 98 kilometers from Prince Albert and 152 kilometers to North Battleford.

The 2011 Census population of the Village of Laird is 287. The community provides different services and amenities for local and District residents. Laird defines itself as the “community that pulls together” with low crime rate and a community that takes pride and appreciates the effort volunteers make. There are many young families migrating out to Laird to call this community home.

This Plan is referred to as the Village of Laird’s Official Community Plan (OCP) and will address the Village of Laird, its residential, parks and open space, community service, industrial, commercial and agricultural land uses within the Village’s corporate boundaries. This OCP will be used in conjunction with the Twin Rivers District Plan Bylaw No. 3-2013 to guide the Village and overall Planning District. It will discuss the current land use issues and provide policies to enhance the quality of life for residents and businesses in Laird. This Plan (OCP) will address such items as:

- ❖ Identification of available land to address the long-term physical growth of the Village;
- ❖ 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.

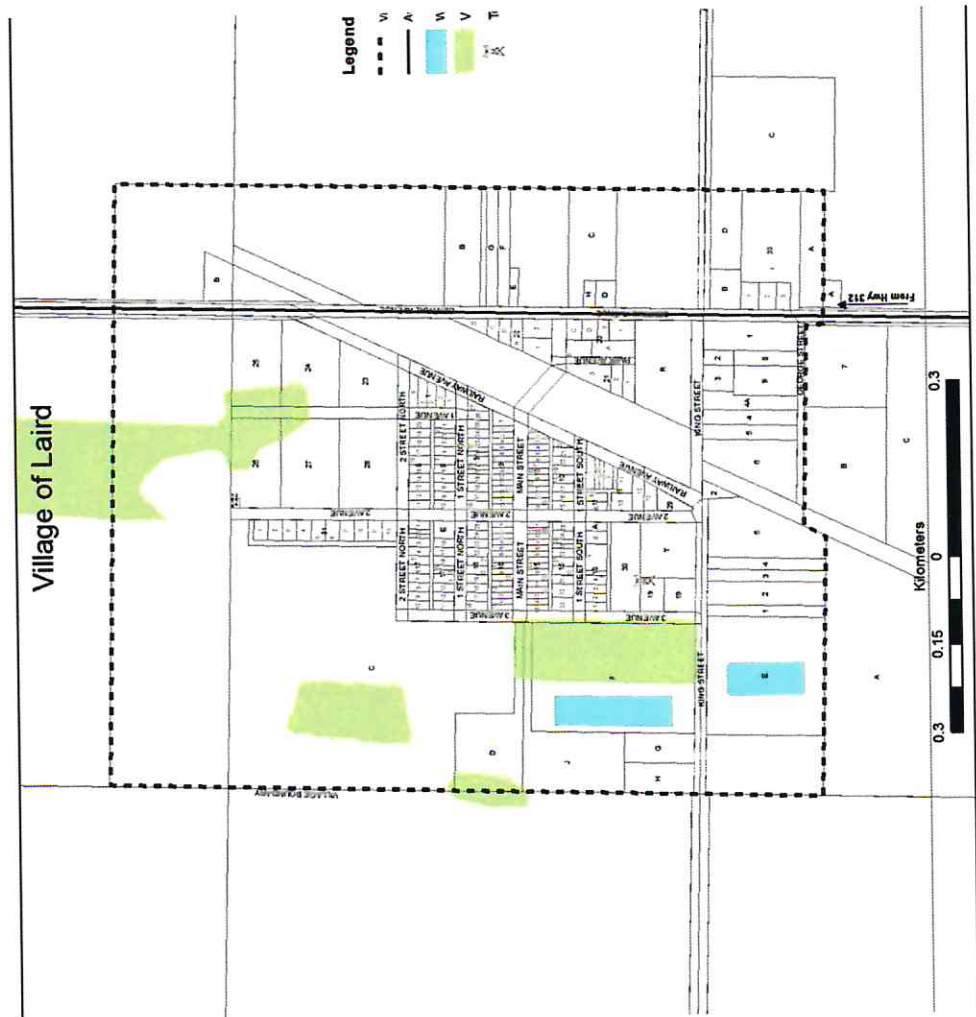
This OCP is intended to provide direction as to how the Community of Laird envisions the area growing and developing over the next twenty-five plus years. This OCP, in addition to the Twin Rivers District Plan, shall be reviewed regularly, and will facilitate the development and ongoing sustainability of the community by enhancing the social, physical, economic and cultural well-being for Laird’s residents and businesses.

Site specific details such as building yard requirements, permitted and conditional uses, will be provided in the **Village of Laird Zoning Bylaw** which has been adopted to recognize the policies and intent of this Official Community Plan.

Another important aspect of this Plan is the **Village of Laird “Future Land Use Map”** (Appendix A) which lays out land uses for the entire Village and it is attached to, and forms part of, this Bylaw. This map is a general illustration of land uses with the express purpose of indicating the spatial relationship between many different land uses and activities.

1.2 MAP OF VILLAGE OF LAIRD

The following map identifies the boundaries of the Village of Laird.



1.3 ENABLING LEGISLATION

The *Planning and Development Act, 2007*, provides 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 Village for a period of twenty to twenty-five years.

1.4 BEYOND LEGISLATIVE AUTHORITY

The Village of Laird 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 by the Village of Laird.

1.5 PURPOSE OF THE LAIRD 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.

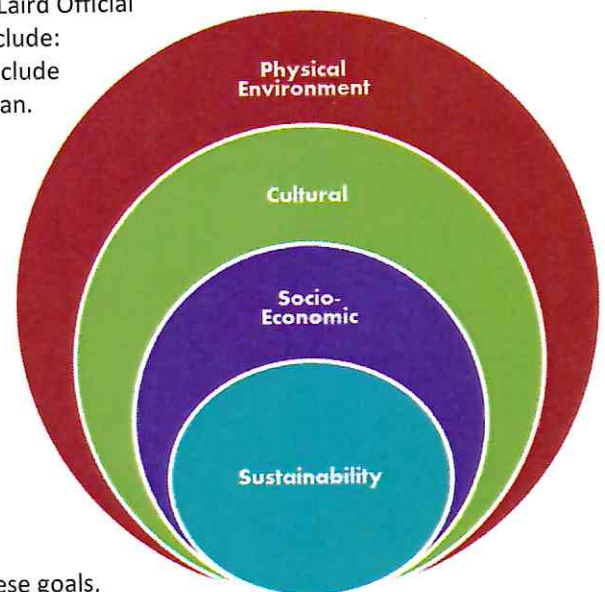
The Planning and Development Act, 2007 and The Statements of Provincial Interest, provides the legislative framework for the preparation and adoption of the Laird Official Community Plan. Items addressed in a comprehensive plan include: future land use, and development. In addition, this Plan will include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

The Laird Official Community Plan is intended to guide the Village of Laird 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 Village.

The Village 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 Laird 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 Twin Rivers Planning District, there is the opportunity to take an inter-municipal approach to.

- Attract new residents and businesses to the Village 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, lakes, commercial and industrial.



1.6 VISION STATEMENT FOR THE VILLAGE OF LAIRD

A community meeting was held in Laird on November 17, 2011. Information gathered from the community created the Vision statement which then led to the goals and objectives, not only for future growth, though more importantly, in identifying the areas where development would enrich the quality of life in Laird.

In 2038...

The Village of Laird has a population of 500 people. Growth in the Village is supported while maintaining the 'community that pulls together' atmosphere.

The Village continues to offer and provide sustainable infrastructure, local services and amenities that contribute to overall positive quality of life in Laird.

1.7 THE COMMUNITY OF LAIRD'S GOALS

The Village of Laird Official Community Plan responds to the requirements of *The Planning and Development Act, 2007*, by providing policies based upon "Community Goals" for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Council will be based upon these goals:

- ❖ *Management of growth and development in a sustainable manner to ensure the community's small town feeling remains.*
- ❖ *Working inter-municipally with the Twin Rivers District on regional ventures and initiatives.*
- ❖ *Providing basic community services, amenities and quality infrastructure that is cost efficient for the Village and done in incremental phases.*
- ❖ *Promotion and retention of existing businesses and services offered in the Village.*
- ❖ *A variety of residential options for all lifecycles.*



Section 2: Village of Laird Land Use Policies

2.1 RESIDENTIAL DEVELOPMENT

The Village of Laird offers a variety of housing styles for all ages and incomes levels. A variety of styles and types of housing are welcome in the Village to attract new residents and accommodate those already living there at various stages of the lifecycle.

Objectives

- ❖ To provide a variety of housing types that accommodates all lifecycles.
- ❖ To explore seniors housing options and opportunities.
- ❖ To ensure proper buffering and screening between residential and industrial developments.
- ❖ To support the development of country residential acreages around the Village boundaries.
- ❖ To encourage affordable and rental housing options in the Village.
- ❖ To work with the Twin Rivers District, Province and other agencies to develop a housing strategy to attract new residential developments.

GENERAL POLICIES

- .1 The Village shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the area. The Village shall ensure that there is an adequate supply of housing that is safe, appropriately designed and conveniently located close to shops, services and community amenities. Development proposals should be guided by concept or neighbourhood plans.
- .2 The infilling of vacant lots within the Community shall be encouraged to take advantage of areas with existing infrastructure and servicing in place.
- .3 All residential development shall be located in areas with compatible development. Where it is located near industrial or hazard lands, buffering will be encouraged to separate the two land uses.
- .4 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.



- .5 The Village of Laird shall encourage rental accommodations in the forms of single and multi-unit dwellings as a means of providing housing options to the community. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area.
- .6 The Village of Laird, through this Plan, shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the area by:
- a) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and,
 - b) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities while maintaining appropriate levels of public health and safety.
- .7 Rezoning proposal for development will be considered based upon the following criteria:
- a) Impact on surface and ground water;
 - b) Cost effective relative to the provision of services;
 - c) Sewage disposal impacts and pollution potential;
 - d) Integration with our natural surroundings and adjacent land uses;
 - e) Provision of green space and trails;
 - f) Provisions for public safety; and,
 - g) Other criteria which support a sustainable community.
- .8 Senior housing within the Village of Laird shall be encouraged to allow for a multi-generational living, which can include multi-unit dwelling apartments or facilities which offer varying levels of care dependent on individual needs.
- .9 RTM (ready-to-move) and Modular housing shall be accommodated when they can be effectively integrated with other types of dwellings within the Village to encourage a high quality development. Housing developments will be regulated by the Village of Laird Zoning Bylaw.
- .10 New development shall be phased in according to the new needs presented for new housing stock and available capacity to service the development area.
- .11 The Village shall explore the possibilities of creating Country Residential or larger estate properties. Servicing will be provided by individual property owners at their expense.
- .12 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 Village centre.



2.2 COMMERCIAL DEVELOPMENT

The Village of Laird has approximately 12 businesses ranging from the credit union bank, to a grocery store, a restaurant, hairdressing, fuel and agricultural services. Laird is able to provide residents with the basic necessities and wants to maintain these businesses while supporting the larger urban centres in the Twin Rivers District. The Village of Laird welcomes new businesses and supports the use of heritage buildings for commercial enterprises. The historical character of the Village is important to the community of Laird.

Objectives

- To support and retain existing businesses within the Village while welcoming new businesses.
- To maintain the historical look of the Main Street.
- To promote an attractive business area by encouraging the concentration of commercial, social and cultural activities in the Village centre.
- To ensure there is sufficient commercial land available for a variety of commercial development.

GENERAL POLICIES

1. The Village supports existing business and uses and welcomes new commercial development to the community by ensuring there is sufficient commercial land available and a variety of lot sizes to provided.
2. The “Future Land Use Map” (Appendix A) identifies the potential location of future commercial development areas for local enterprises that provide goods and services to the Village of Laird and greater region.
3. The Village shall promote the upkeep of store fronts and side yards of commercial businesses to ensure an aesthetically pleasing commercial area.
4. Home-based occupations or businesses shall be encouraged in the Village as valuable contributors to the District economy. Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit. The Zoning Bylaw shall specify development standards for home based businesses.



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.
7. The Village will continue to consult with individuals, business owners and organizations in Laird to identify initiatives that would encourage businesses and enterprises to locate in the Village and to promote Laird's role in regional development.

2.3 INDUSTRIAL DEVELOPMENT

Industrial development within Laird includes services related to agriculture, manufacturing and a gas station. The Village of Laird is surrounded by agriculture lands. Industrial development is welcome.

Objectives

- To provide opportunities for future industrial development.
- To minimize land use conflicts between industry and other land uses.
- To ensure proper screening and buffering between residential and industrial developments and land uses.

GENERAL POLICIES

- .1 Industrial areas shall be:
 - a) Easily and economically serviceable with municipal services or shall be limited to industries that do not require full municipal services; and,
 - b) Directed to lands readily accessible to existing transportation infrastructure.
- .2 Areas designated for future growth of industrial areas are exhibited in the Future Land Use Map in Appendix "A".
- .3 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.



.4 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of activities. When necessary, the Village may acquire land for industrial development through the purchase or exchange of lots.

.5 Care shall be taken in situating industrial uses that normally create 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.

.6 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 entrance roadways into Laird. 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.

2.4 COMMUNITY SERVICES AND RECREATIONAL LANDS

There are a number of community services and recreational activities available in Laird. The community prides itself on pulling together, with all the community members being involved in events, clubs, fundraising, emergency response and other community service activities. The Village acknowledges the hard work and effort of their volunteers in providing a variety of community services and recreational opportunities in the Village.



Objectives

- To embrace the Village's volunteers and provide citizens with opportunities to be engaged.
- To maintain clean public space and create aesthetically pleasing spaces.
- To work with the community to create a community garden and orchard.
- To expand and improve Crocus park.
- To enhance the arena and curling rink facilities.
- To retain the Laird School.
- To expand on health services available to residents.
- To secure funds and determine a suitable location for a new fire hall.
- To provide adequate and efficient emergency services to residents.

GENERAL POLICIES

- .1 The Village will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.
- .2 The Village 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.
- .3 The Village of Laird supports their volunteers and shall provide opportunities to engage the community through volunteer work on local initiatives and events.

COMMUNITY FACILITIES AND INSTITUTIONAL POLICIES

- .4 The Village will monitor the adequacy of institutional services and strive to recognize and respond to the need of the growing community. Proposed Community Service developments will be evaluated based on their location, site layout and the compatibility of land use.
- .5 The Village will monitor the adequacy of institutional services and strive to recognize and respond to the needs of a growing community. The Village will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities for youth, senior and families.
- .6 The Village shall support the school as a community service facility and attract new families to ensure it remains open.



- .7 The Village will ensure that adequate land and buildings are made available to 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 Village Centre in order to promote accessibility and support revitalization efforts.
- .8 The Village 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 The Laird arena and curling rink facilities shall be promoted for recreational use and community gatherings. Initiatives such as artificial ice in the rink as well as source funds for maintenance and repairs on the facilities to upkeep their structures may be explored.
- .10 The Village of Laird 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.



RECREATIONAL, TRAIL AND PARK POLICIES

- .11 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.
- .12 In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas intact.
- .13 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.
- .14 The Village of Laird shall work with local residents to expand and further develop the Crocus Park.
- .15 The Laird School provides an important community service to the Village. The Village, in cooperation with the residents shall support its retention and continuation for the benefit of the greater district.

EMERGENCY SERVICES, HEALTH CARE AND SAFETY POLICIES

- .16 The Village will participate in regional emergency preparedness planning and pandemic planning.
- .17 The Village shall advocate and work with the Saskatoon Health Region to expand health services available to residents.
- .18 Firefighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.
- .19 The Village of Laird shall access available funds to build a new fire station. Community service developments shall be guided by this Plan and the Future Land Use Map (Appendix "A").



MUNICIPAL AND ENVIRONMENTAL RESERVE

- .20 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing as set forth in provincial legislation to ensure adequate recreational and utility space is provided for future needs.
- .21 Areas subject to historical spring flooding shall submit a drainage plan as part of the proposal. Natural methods of storm water retention and drainage will be utilized to the fullest extent possible.
- .22 When dedication of Municipal Reserve is required for subdivision, the Village may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development. Monies collected in lieu of municipal reserve shall be allocated for recreational facility construction in the District.
- .23 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*. In some instances, the approving authority may consider conservation easements in place of environmental reserves.
- .24 New subdivisions must include walkway easements or 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 Village when possible.



- .25 The Village will require the dedication of municipal reserve or will ensure the provision of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.
- .26 The Village will work with organizations, agencies and other related parties to identify and remediate any contaminated lands within the Village.

2.5 HERITAGE AND CULTURAL RESOURCES

The Village of Laird has many heritage and cultural resources. These assets are spread throughout the Village and are both municipally and privately owned. The Main Street hosts many of the heritage buildings and it is important to the residents to maintain this look and feel. Protection of heritage and cultural assets is a priority to the Village of Laird.

Objectives

- To promote Laird's unique heritage and cultural background.
- To be responsible stewards of heritage resources ensuring a balance between development and heritage conservation.
- To produce an inventory of buildings and landmarks.
- To protect and promote heritage buildings throughout the Village.
- To pursue heritage designation on municipally and privately owned heritage buildings in Laird.

GENERAL POLICIES

- .1 The Village may work with the Provincial Heritage Resources Branch, community members and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks and districts utilizing Parks Canada Historic Guidelines and Standards.
- .2 The Village will ensure existing heritage resources are protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
- .3 The Village will encourage the adaptive re-use of heritage buildings for commercial developments or community organizations.
- .4 Cultural preservation and cultural diversity is integral to the Village of Laird. All cultures shall be seen as equally welcome.



- .5 The Village of Laird will promote the designation of heritage sites within the community as an important reminder of local history and the value of heritage.



2.6 SENSITIVE ENVIRONMENT

Protection of natural and sensitive environment areas within the Village and throughout the District is important. The Village of Laird is prepared to work with residents, the Twin Rivers Planning District, other orders of government and other agencies to ensure the lands remain in their natural state.

Objectives

- To acknowledge and protect natural, environmental features, and systems within the Village.
- To restrict development activities which would alter drainage patterns and have negative impacts on surrounding lands.
- To extend the responsibility for sound environmental management to property owners and developers.

General Policies

- .1 Natural areas and sensitive environmental area shall be identified and protected where human activities may create potential to stress the environment.
- .2 Development shall not deplete or pollute groundwater resources within the Village. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .3 Protection shall be established by land located above a groundwater system that is part of the domestic, and/or municipal water supply. Care must be taken in the storage, handling, manufacture, and use of products on sites within these areas to avoid contamination of the underlying aquifer.
- .4 Natural areas, linkages and pathways should be maintained to the greatest extent possible, as an environmental resource with equitable distribution of built and natural settings for recreation including facilities, parklands, open space and trails.
- .5 The Village of Laird 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.

- .6 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.
- .7 Adequate surface water drainage will be required throughout the Village and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.

2.7 PUBLIC UTILITIES AND TRANSPORTATION

The Village of Laird is located 3 miles off of Highway 312. The streets in Laird vary from paved and gravel. Laird is well situated between Waldheim and Rosthern which have prime highway linkages to Saskatoon and Prince Albert. The rail line no longer exists in the Village though the residents would like to support rails to trails and create pathways around the Village for residents and visitors.

The Village provides water through a pipeline from the North Saskatchewan River. The Village recently upgraded the water plant and has a new storage tank. Sewage is dealt with by a lagoon system and waste and recycling is managed by Loraas. The current and projected Infrastructure Capacities for the Village of Laird are attached as Appendix "C".

Objectives

- To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- To ensure appropriate service level of all utilities.
- To provide an economical and environmentally progressive waste management program.
- To partner with other levels of government in funding infrastructure renewal and expansion.
- To maintain transport and public utility infrastructure.
- To ensure safe and accessible pathways.

GENERAL POLICIES

- .1 The Village shall ensure the maintenance and upkeep of public works, sewers, pathways, streets, maintenance yards and other public utilities.
- .2 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .3 The Village will encourage balanced development that effectively utilizes existing utility infrastructure for infill development while exploring new types of renewable energy systems.
- .4 The Village shall ensure that the utility capacity, such as the lagoon, of the community is maintained and monitored.
- .5 The Village will cooperate with neighbouring municipalities, regional, provincial and private agencies to provide utility services.
- .6 The Village 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.
- .7 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.
- .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 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself.
- .10 Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.



TRANSPORTATION POLICIES

- .11 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.
- .12 Appearance standards that improve the visual appearance when entering Laird may include landscaping, signage, or screening shall apply to lands near these entryways.
- .13 Street classification of local and arterial streets should be established in order to promote orderly and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.
- .14 The Village shall promote orderly, safe and efficient street systems with safe access points. The Village may create a street and pathway initiative that is phased over time. To help reduce costs, the Village may explore the use of alternative building materials.
- .15 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.
- .16 Future trail networks shall be identified and up kept to ensure their functionality for all accessibility levels.
- .17 The Village of Laird may expand the walking trail around the community.
- .18 New subdivisions will be required to enter into a subdivision servicing agreement and all roads and pathway construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted concept plan.



WATER AND SEWER POLICIES

- .20 Planning for water provision and waste management services shall ensure that:
 - a) Current systems are provided in a manner that can be sustained by the water resources;
 - b) Financially viable and compliant with all regulatory requirements; and,
 - c) Protect the public health and the natural environment.



- .21 The Village 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.
- .22 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.
- .23 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.

SOLID WASTE POLICIES

- .24 The Village may work with other organizations and municipalities to enhance effective waste management options. The Village will support the proper management and safe disposal of domestic sewage, solid and industrial wastes.
- .25 The Village shall pursue a comprehensive waste management plan to explore/continue the regionalization of Solid Waste Management and waste disposal alternatives. Emphasis on solid waste management shall include waste minimization principles with emphasis on organic waste diversion.
- .26 The Village of Laird shall continue to work with organizations, agencies and the Urban and Rural Municipalities in the Twin Rivers Planning District 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.



2.8 FUTURE URBAN DEVELOPMENT

The Village of Laird is surrounded by agriculture land holdings. There is the opportunity to expand and grow into the future. Agriculture is an important land use and these lands shall be utilized as such until the need for more growth. Sustainable growth is important to the Village.

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 support urban agriculture practices within the Village.

GENERAL POLICIES

- .1 Future Urban Development Areas are identified within the Village limits on the Future Land Use Map. 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.



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 Village, 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 Twin Rivers District Plan, a clear plan of action or implementation strategy is required. Action Plans for the Twin Rivers Planning District have been included as an appendix to the Twin Rivers District Plan. The Village of Laird 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 Village, the Plan gives direction to Council on their day-do-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 Village 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 Village, together with the Twin Rivers 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 Village 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 subdivision, 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 Village of Laird Zoning Bylaw shall apply to this Official Community Plan and the Twin Rivers 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 Village 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 Twin Rivers District Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Village in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the 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 Village of Laird. 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 Village of Laird is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- ✓ The Zoning Bylaw must generally conform to the Official Community Plan, and the Twin Rivers 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 Village 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 Twin Rivers District Plan

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

In support of the Twin Rivers District Plan, the Municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Twin Rivers District Planning Commission Agreement 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*, for site specific development based on the following 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.

Direct Control District

In accordance with *The Planning and Development Act, 2007*, Sections 63 to 66, where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the District Plan and Zoning Bylaw, designate an area as a Direct Control District (DCD). In order to establish a DCD, the Municipality must undertake amendments to the District Plan to provide the specific criteria and concepts to the area of consideration; their individual Zoning Bylaw to establish the zoning district and alterations to the respective maps.

Direct control districts (DCDs) are intended to provide for developments that, due to their unique characteristics, innovative approaches or unusual site constraints, require a more flexible approach to land use regulation than is available under traditional zoning. DCDs are likely to be applied to small or irregularly shaped lots, lots restricted by physical barriers or existing commercial or industrial areas where comprehensive redevelopment schemes are required in order to ensure proper and desirable development

Criteria utilized in the evaluation of development in DCDs shall include, but not be limited to the following:

- ✓ The development shall provide for a reasonably compatible interface with adjacent land uses and development;
- ✓ the development shall be designed in a manner which will address applicable environmental concerns (i.e. noise, pollution);
- ✓ The development shall meet the goals and objectives of the relevant section(s) of this Plan; and,
- ✓ The development shall provide for adequate off-street parking and loading facilities, as well as special considerations for site layout and landscaping.

Concept Plans

Concept plans 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.

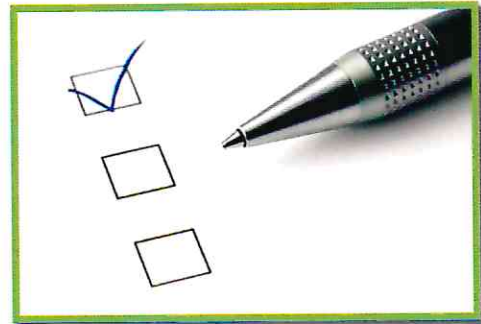
In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan 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 rezone, subdivide, or re-subdivide 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.



Existing and Non-Conforming Uses

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use. Any redevelopment of the parcel of land or expansion of the conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the Zoning Bylaw.

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 provide 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 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.

Service 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

As an example: Where a subdivision of land requires the installation or improvement of municipal services such as waterlines and sewage systems, streets or walkways within the subdivision, the developer will be required to enter into a Servicing Agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services, such as the Municipality's water treatment plant. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Village of Laird and Twin Rivers Planning District. The Municipality has input into the subdivision procedure:

- ✓ The Municipality provides comments on all subdivision applications within the Municipality.
- ✓ As per the Twin Rivers 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 Village to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Village 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.

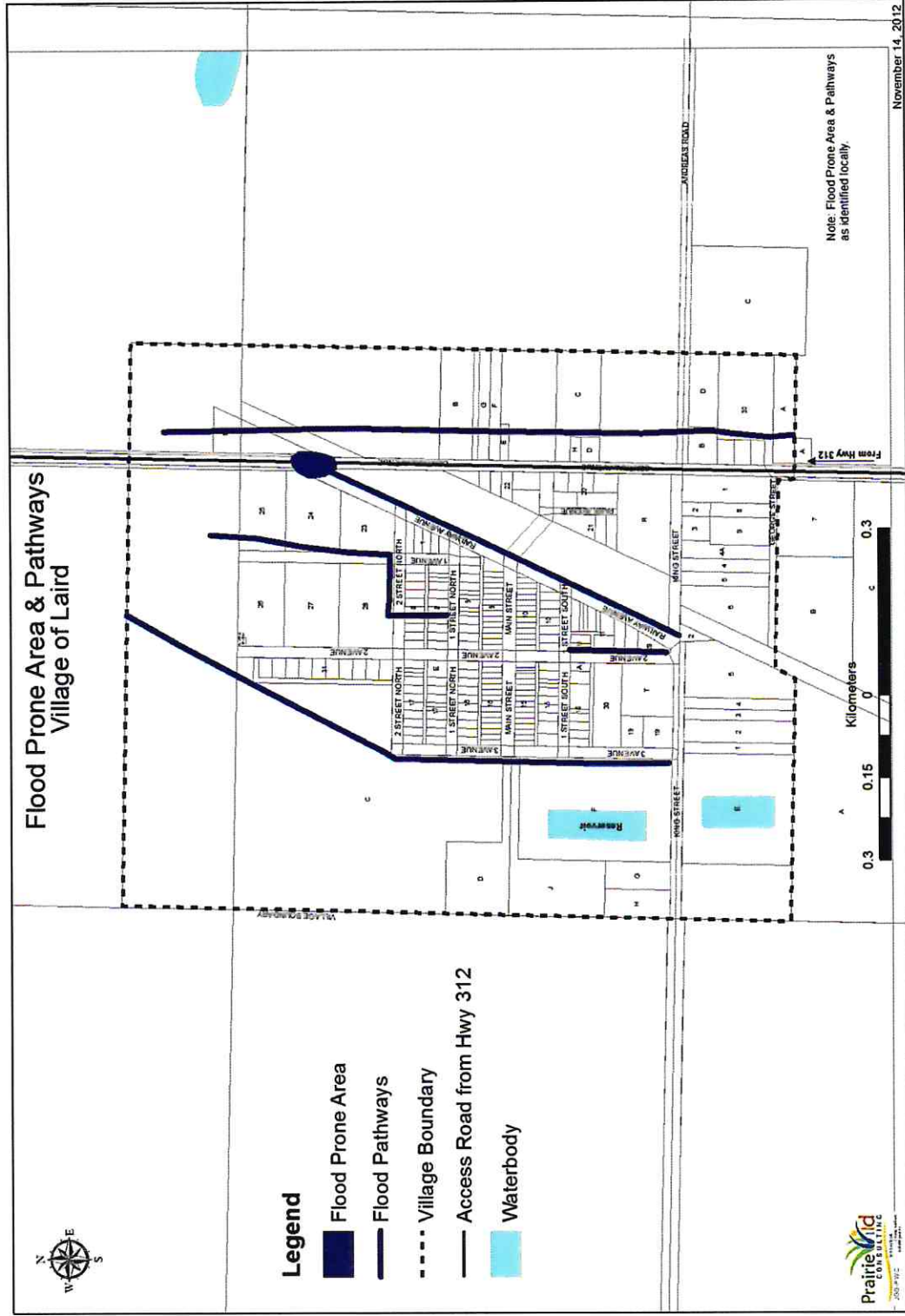
Amendment

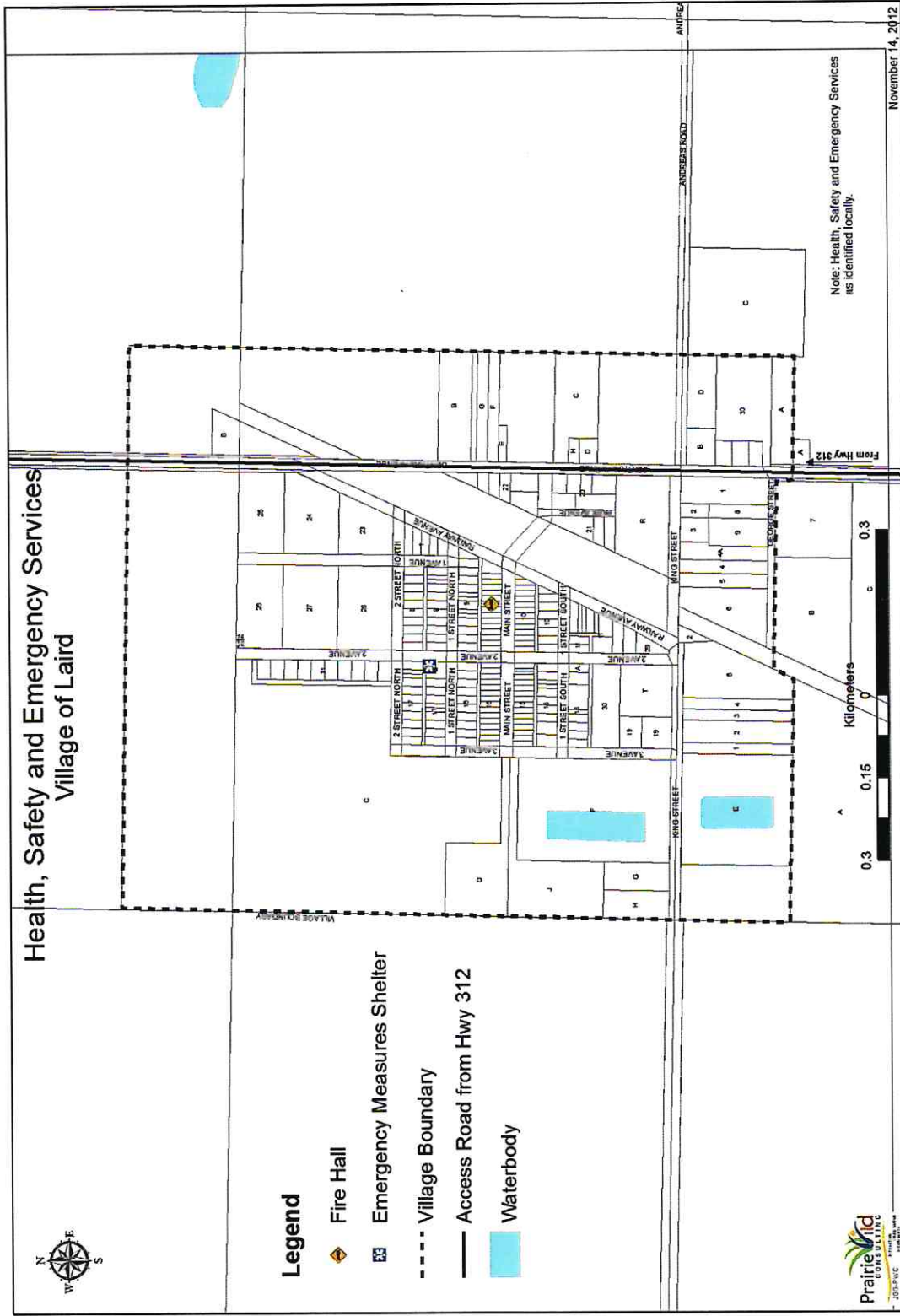
On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Village 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.

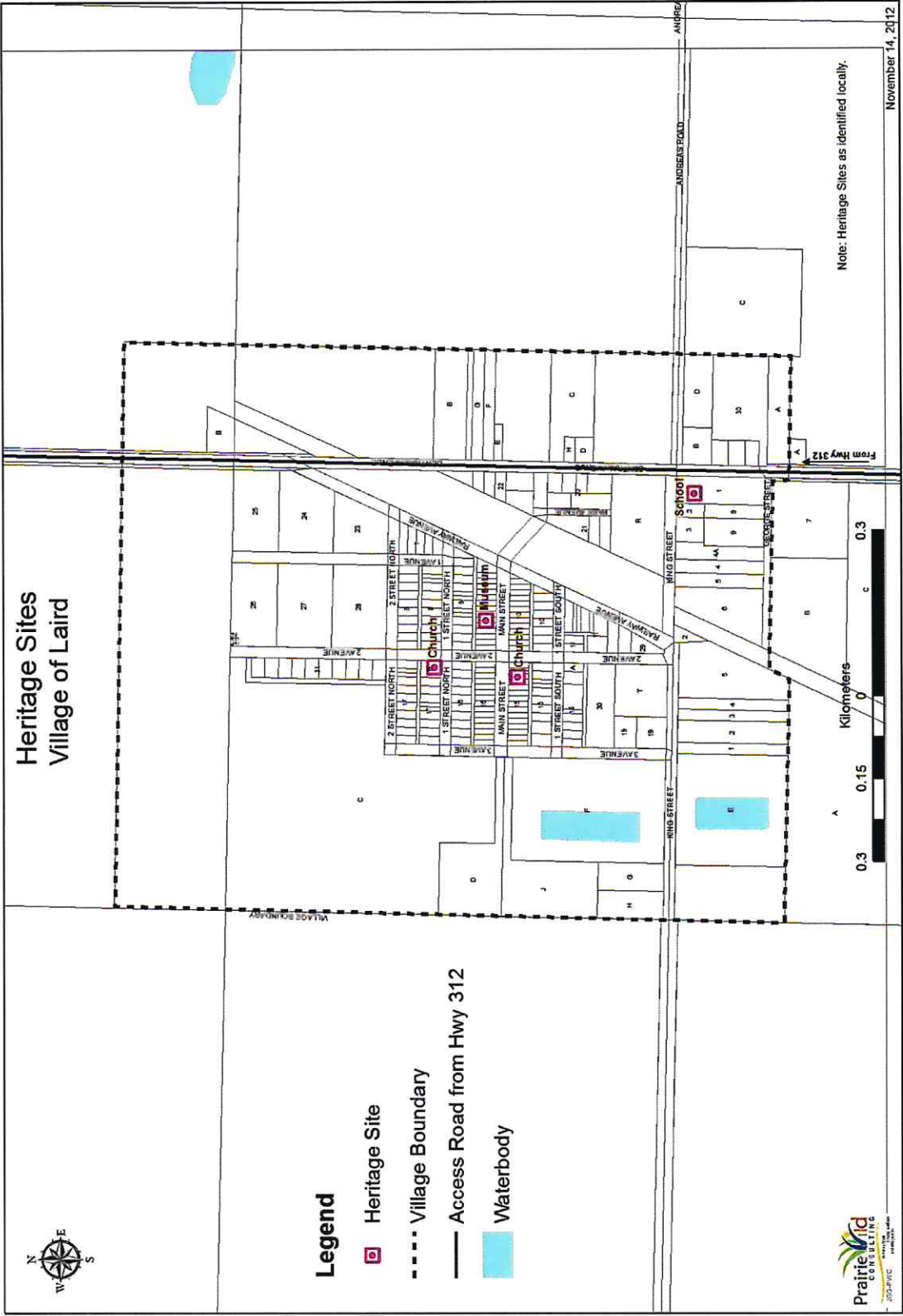
Appendix "A" – Village of Laird Future Land Use Map

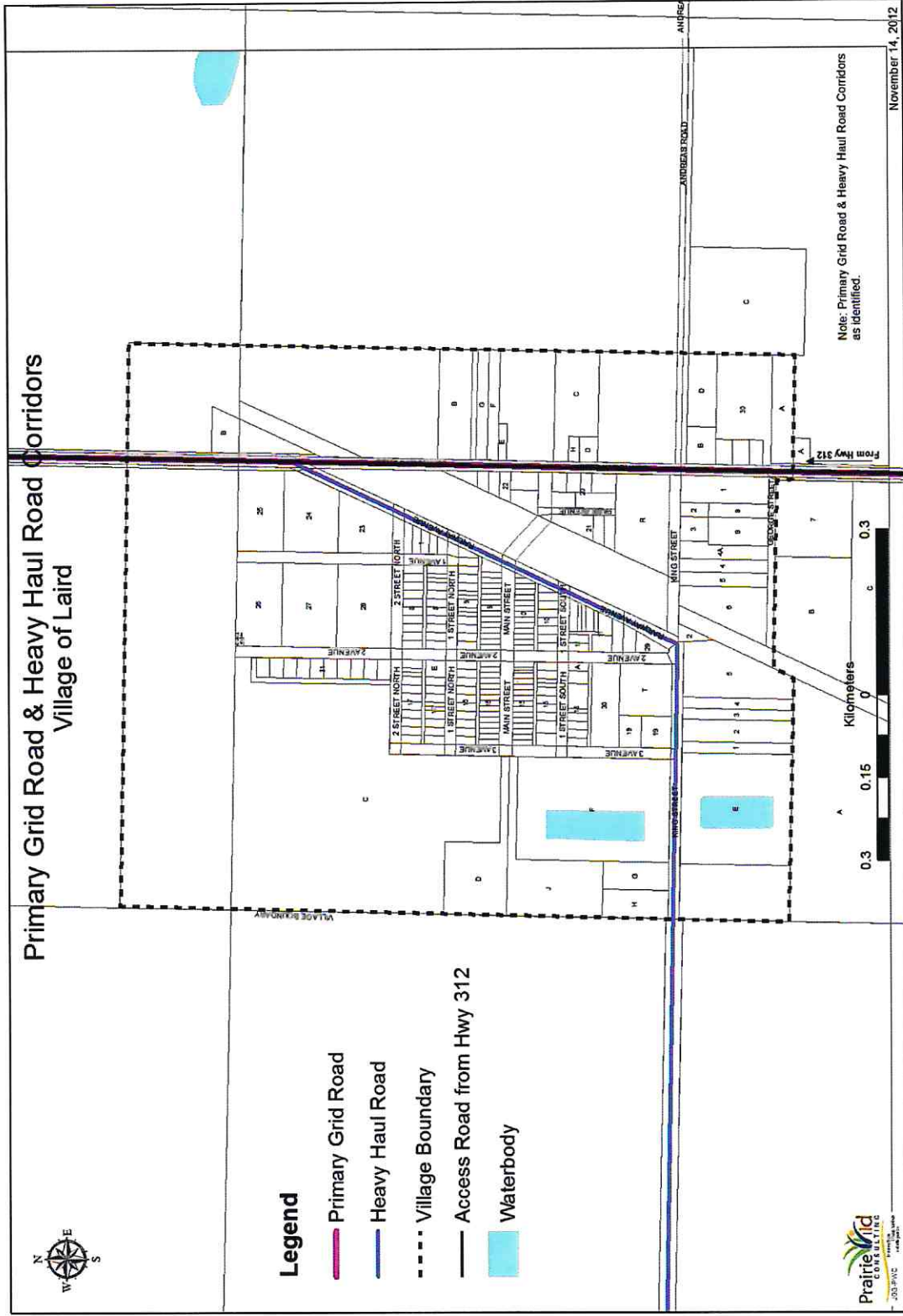


Appendix "B" – Village of Laird Reference Maps









Appendix “C” – Village of Laird Infrastructure Capacities

Village of Laird	
Connections	127
Water Supply	Pump from River. Annually approximately 10 million gallons in dugout. 230,000 gallons/24 hours
Surplus Capacity (Percentage/Population)	10% - 28 people
Annual Water Treatment	Approximately 10 million gallons
Septic Treatment	2 cell lagoon
Surplus Capacity (Percentage/Population)	At capacity, need extra cell.
Solid Waste Management (Transfer Station/ Landfill/ Life Expectancy)	Transfer station in RM of Rosthern – former landfill not decommissioned.
Current Engineering Study of Site (Yes/No and the Year)	No
Public Wells or Well Heads	No
Water Lines / Utilities	Yes
Lagoons	Yes, in RM of Rosthern
Cemetery	Yes, in RM of Rosthern