



TOWN OF LEMBERG OFFICIAL COMMUNITY PLAN

Bylaw No. 2022-06
July 2022



*A Great Place To Visit
An Even Nicer Place To Live*

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visionary urban design + landscapes

TOWN OF LEMBERG
OFFICIAL COMMUNITY PLAN
Bylaw No. 2022-06

1. Pursuant to *Sections 29 and 32 of The Planning and Development Act, 2007*, the Council of the Town of Lemberg hereby adopts the Official Community Plan, identified as Schedule "A" to this Bylaw.
2. The Mayor and 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 final approval by the Minister of Government Relations.

Read a First Time the 18th day of July , 2022

Read a Second Time the 23rd day of August , 2022

Read a Third Time and Adopted the 23rd day of August , 2022

Mayor

TOWN SEAL

Administrator

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

on the _____ day of _____ , _____ .

TOWN OF LEMBERG

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" TO BYLAW No. 2022-06
JULY 2022



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EXHIBIT A: FUTURE LAND USE MAP



1.0 INTRODUCTION

1.1 PURPOSE & AUTHORITY OF THE OCP

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Town of Lemberg (the Town) has prepared and adopted this Official Community Plan (OCP) to provide long-term strategic direction for managing future growth and development over the next 20 years. The OCP will be primarily implemented by the corresponding Zoning Bylaw, as well as other policies, procedures, and future projects outlined herein.

1.2 WHAT IS AN OCP?

The OCP is a comprehensive policy document that establishes the Town’s vision for the future and a framework for the physical, economic, environmental, social, and cultural development of the municipality. In this sense, it is a tool to guide future decision making and administrative procedures. All other related Town policies, standards, and bylaws should reflect the direction of the OCP. Should there be any direct conflict with another Town policy or bylaw, then the position that aligns best with the OCP will prevail. The OCP must also be consistent with *The Statements of Provincial Interest Regulations (SPIs)* and all other provincial land use policies.

1.3 THE OCP CREATION PROCESS

As summarized in FIGURE 1 below, the creation of the OCP was divided into phases involving substantial research, analysis, community and stakeholder consultation, and testing of various policy options. It is important to note that the creation of the OCP is but the first step towards achieving the Town’s vision and goals for the future. Implementation of the OCP will require ongoing commitment by Town Council, administration, stakeholders and the community.

FIGURE 1. THE OCP CREATION PROCESS



1.4 ORGANIZATION OF THE OCP

The OCP is composed of four major sections. **Section 1.0** includes important information on what an OCP is for and how to use it. In addition to providing some brief background information, **Section 2.0** provides the foundation of the OCP: the Plan Vision and Community Goals. **Section 3.0** contains the planning objectives and policies that apply to the entire Town or to specific areas that are demonstrated on the **Future Land Use Map (Exhibit A)**. Finally, **Section 4.0** contains the procedures and tools for administering, monitoring, and implementing the OCP.



1.5 HOW TO USE THE OCP

For any OCP to be effective, it must be easy to comprehend and navigate. The following is a general guide intended to assist the reader in using the OCP in relation to a proposed project, amendment, or other land use and development issue:

- **Step 1:** Review the **Future Land Use Map** to determine the characteristics of the subject land and the surrounding area.
- **Step 2:** Review the objectives and policies in **Section 3.0** that apply to the subject land and the proposed development and use.
- **Step 3:** Evaluate whether the proposed development and use conforms to the intent of the OCP Vision, Community Goals, Objectives and Policies, or whether an OCP amendment would be necessary in accordance with **Section 4.0**.

Generally, the OCP's Vision, Community Goals, Objectives, and Policies can be interpreted as follows:

- **Vision:** the aspirational, yet achievable, long-term target state for the Town as formulated by the Council and community's input.
- **Community Goals:** the broader community planning goals for the Town.
- **Objectives:** more specific goals to address or mitigate ongoing or potential issues.
- **Policies:** statements that are either rules or direct actions intended to achieve the objectives. When preceding a policy statement or encountered elsewhere in this Plan, the following words are to mean:
 - **Shall** is an operative word which means the action is obligatory.
 - **Should** is an operative word which means that in order to achieve plan objectives, it is strongly advised that the action be taken.
 - **May** is an operative word meaning a choice is available, with no particular direction or guidance intended.

1.6 DEFINITIONS

The definitions contained in the **Town of Lemberg Zoning Bylaw No. 2022-07** shall apply to this OCP.

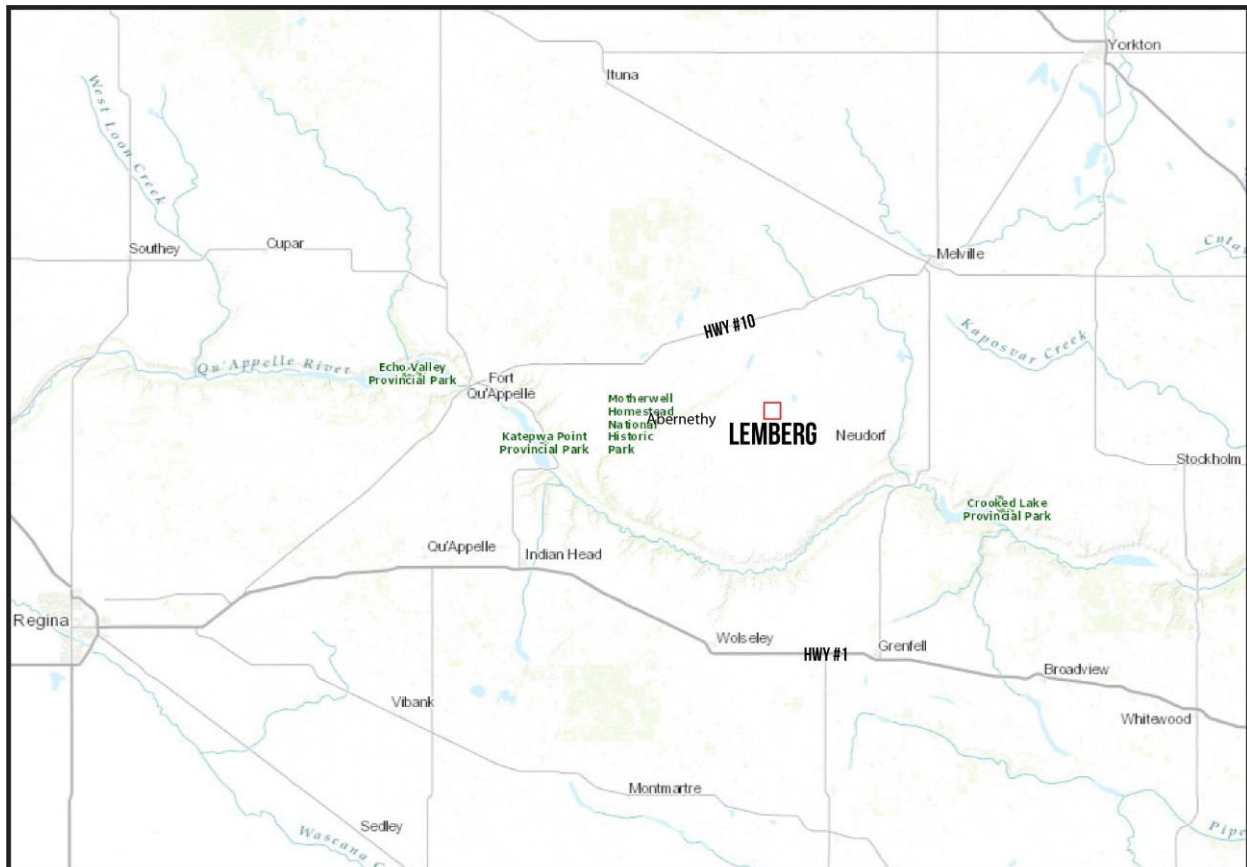
2.0 PLAN VISION + COMMUNITY GOALS

The vision and community goals for the Town of Lemberg were developed with input from Town Administration, Council and the community and are based on the Town's aspirations for the future. Refer to the **Background Report** for additional information on the Town's natural setting, physical characteristics, and socio-economic profile.

2.1 ABOUT LEMBERG

As shown in **FIGURE 2**, the Town of Lemberg is located in the Pheasant Hills north of the beautiful Qu'Appelle Valley, approximately 50 km southwest of Melville. According to the 2016 Census, the Town has a population of 313 people, a 39 person or 14.2% increase since the 2011 Census. The Town's boundaries encompasses one full Section of land, approximately 660 acres (2.67 km²), on the north side of Highway #22 between the Village of Abernethy (population 204) to the west and the Village of Neudorf (population 263) to the east. The Town is located within the RM of McLeod No. 185, but is very near to its border with the RM of Abernethy No. 186 to the west. In terms of nearby natural features, Pheasant Creek is located approximately 3 km to the northwest, running diagonally in the southwestern direction down towards the Qu'Appelle River. Also nearby is the Motherwell Homestead National Historic Park, located immediately south of the Village of Abernethy. With a busy high school, a healthy mix of land uses, and an actively involved community, Lemberg is motivated to establish a community vision and planning framework that will help the Town build on its existing assets and take advantage of emerging opportunities. Lemberg is "a great place to visit, (but) an even greater place to live!"

FIGURE 2. TOWN OF LEMBERG LOCATION



2.2 VISION

The Vision is the aspirational, yet achievable, long-term target state for Lemberg as formulated by the Town and community's input:

The Town of Lemberg is a peaceful and progressive community that combines family-friendly amenities and stable services with convenient access to productive agricultural lands and the natural wonders of the stunning Qu'Appelle Valley. Through strategic investments, strong partnerships, and a community that is committed to helping each other, Lemberg is preparing for a sustainable and prosperous future.

2.3 COMMUNITY GOALS

The Community Goals are broad aspirational statements, grouped into major themes, that work toward the Vision:

.1 Establish Fair and Clear Rules

In order to reduce uncertainty and inspire confidence, the Town will provide residents, landowners, and developers with clear, consistent, and flexible (when appropriate) policies and processes for guiding development within the Town that do not interfere needlessly with people's daily lives.

.2 Encourage a Range of Suitable and Sustainable Housing Options

The Town encourages a diversity of housing options for people of all abilities and life stages that are planned and designed in an economically and environmentally responsible manner.

.3 Strengthen Community Participation and Embrace Regional Collaboration

Foster community pride and collaboration with neighbours and partners while encouraging meaningful and widespread participation in planning and development processes so community members can have their say in making important decisions for the future of the Town.

.4 Grow and Diversify the Local Economy

The Town will support local businesses, while also encouraging new economic development that builds on assets and opportunities in the Town and greater region.

.5 Develop a Healthy, Safe, Friendly, and Sustainable Community

Encourage land uses, development, and social activity that contribute positively to the physical, social, economic, and environmental health of the Town and well-being of its residents. Lemberg strives to be a safe, accessible, and equitable community for residents of all ages and backgrounds that values and protects the natural environment.

.6 Manage the Quality and Viability of Infrastructure and Services

The future of the Town depends on the efficient delivery of safe and effective municipal services, physical infrastructure, and community programming. At the same time, the cost of providing and maintaining the services, infrastructure, and programming must be considered, as to ensure they are economically viable in the long term.

3.0 OBJECTIVES + POLICIES

This section contains the objectives and policies that will guide the physical, environmental, economic, social, and cultural development of the Town.

3.1 ENVIRONMENT & COMMUNITY HEALTH

As a community with strong ties to the productive agricultural land that it's surrounded by, Lemberg and its residents have a long history of environmental awareness and connection to nature. The Town is committed to balancing growth and development with the health of community members and the environment. Importantly, these outcomes should not be viewed as either/or scenarios, but rather, as interrelated factors for building a healthy and sustainable community. Whether related to protecting natural areas and resources, or ensuring equal access to services for people of all ages and abilities, decisions regarding future development in the Town must consider social, environmental, and economic outcomes collectively. In accordance with this approach, the intent of the following objectives and policies is to provide guidance on environmental and community health matters in the Town, specifically as they relate to land use and development.



3.1.1 Objectives

- (1) To ensure that waterways and groundwater sources remain free of contamination and pollution.
- (2) To construct and maintain services and utilities while balancing both environmental and economic considerations.
- (3) To protect and promote the health, safety, and well-being of all community members.
- (4) To ensure private and public development is free of barriers for residents of all ages and abilities.
- (5) To practice better environmental stewardship while considering ways to increase local capacity for adapting to potential risks and disruptions caused by the impacts of climate change.

3.1.2 Policies

(1) Environmental and Ecological Conservation

- a. No development shall unduly hinder the ecological value, integrity and management of environmental resources within the Town.
- b. The Town should work with governments, private agencies, and conservation groups to identify and protect ecologically valuable and environmentally sensitive lands.
- c. In accordance with **Section 4.2.2**, Council may dedicate lands as Environmental Reserve to protect riparian areas, native grasslands, wildlife habitats, or other environmentally sensitive areas.
- d. The Town may require a technical study to be completed in support of any development application in accordance with **Section 4.2.6** to ensure ecologically valuable and environmentally sensitive lands are conserved.

(2) Climate Change Adaptation

- a. The Town shall acknowledge and initiate preparations for the impacts of climate change and extreme weather events on the Town and its residents, including during the planning and locating of public works.
- b. The Town should consider ways to reduce the environmental footprint of all their facilities, services, and operations.
- c. Encourage public and private investment in sustainable development and technologies including renewable energy systems such as solar and wind.
- d. Consider community and regional fire protection measures such as emergency escape routes, firebreaks, and emergency services adjacent to areas at risk of wildfire.
- e. Encourage the prominent planting of native and non-invasive tree species and vegetation that minimize or eliminates the need for irrigation.

(3) Urban Tree Canopy

- a. The protection of mature trees in the Town shall be encouraged to maintain community character and air quality, which may be strengthened through a Tree Protection Bylaw or Urban Forestry Plan.
- b. A diverse stock of local tree species should be maintained in parks, open spaces, pathways, and busy sidewalks in residential and commercial areas to provide shade and reduce the urban heat island effect.

- c. Developers are encouraged to provide abundant landscaping with a diversity of native trees, grasses, and shrubs.

(4) Accessible and Age-Friendly Development

- a. The Town should encourage universal accessibility design standards to be considered and included in the development of all public and private spaces throughout the community.
- b. Support the ability of seniors to age-in-place in the community by encouraging varying levels of home care, intergenerational living arrangements, and through design solutions such as walking paths and resting spaces.
- c. Provide safe and accessible public spaces for all ages including seniors and children.

(5) Surface and Groundwater Protection

- a. The Town will work with the Water Security Agency (WSA) and any other appropriate regional, provincial, and federal agencies to preserve and enhance water quality and quantity.
- b. Support the implementation and evolution of the *Lower Qu'Appelle River Watershed Plan* to protect the natural beauty of the Qu'Appelle River and Valley.
- c. Commit to the protection of public health and the environment through the use of water management strategies that:
 - i. Maintain healthy ecosystems;
 - ii. Provide safe and reliable drinking water; and
 - iii. Manage waste and storm water to the greatest possible extent within financial limitations.
- d. Ensure that development shall not deplete or pollute drinking water resources within the Town and broader region.
- e. The Town may require a technical study to be completed in support of any development application in accordance with **Section 4.2.6** to ensure that the quality and quantity of water resources will not be adversely impacted.



(6) Flooding, Slumping, and Slope Instability

- a. Lands subject to flooding, erosion, landslides, or subsidence should generally be left in its natural state unless developed for low intensity uses such as open space and passive recreation.
- b. Development of new buildings or additions to buildings within the floodway of the 1:500 year flood elevation of any watercourse or water body shall be prohibited. Flood proofing of new development to a safe building elevation of, at minimum, 0.5 metres above the 1:500 year flood elevation shall be required.
- c. The WSA will be the primary source for technical advice in determining whether a proposed development may be prone to flooding issues, including whether the land is located within the 1:500 year flood elevation and whether mitigation strategies or flood-proofing are required.
- d. Any proposed development on lands that are subject to potential flooding, slumping, or slope instability should require a geotechnical study to be completed in accordance with **Section 4.2.6**. Said studies shall address means to eliminate or reduce risks to acceptable standards, as determined by the Town and the appropriate Government Ministry or agency.

(7) Incompatible Uses & Hazardous Lands

- a. The Town shall discourage residential development within 457 metres of land used or authorized for use as a sewage treatment plant or sewage lagoon in accordance with *The Subdivision Regulations, 2014*.
- b. No development shall be allowed within 125 metres of an existing, proposed, abandoned, reclaimed oil or gas well or facility in accordance with *The Subdivision Regulations, 2014*.
- c. The Town shall require the assessment of potentially hazardous or contaminated sites such as the former service station sites or the railway bed, and if necessary, require action to mitigate or remediate the site to an acceptable and safe standard prior to their development.
- d. Development that involves the potential for hazardous discharges into the air, soil, or water shall be prohibited.
- e. Development that involves the production, handling, or storage of hazardous material shall be adequately and safely contained and separated from areas and buildings used for human use and/or occupation.
- f. Abattoirs, crematoriums, and other similar uses shall be encouraged to locate away from densely populated areas.



3.2 RESIDENTIAL DEVELOPMENT

Maintaining an affordable, yet high quality housing stock with a diverse range of housing types and tenures will be critical for the longevity and growth of Lemberg. As of 2016, there were 145 occupied private dwellings in the Town. While the majority of dwelling units are single-detached dwellings, the Golden Manor on Main Street and “The Units” on Grout Street provide seniors and low-income housing units, respectively. Another five units were considered ‘movable dwellings’. Approximately 12.5% of the dwellings were rented while the rest were owner-occupied. The objectives and policies that follow are intended to encourage responsible residential development in appropriate areas that supports growth and provides a variety of lifestyle options for people of all life stages.

3.2.1 Objectives

- (1)** To encourage infill development on presently vacant or underutilized land within the existing and already serviced residential areas.
- (2)** To identify suitable areas for greenfield development and to ensure cost-efficient planning, servicing, and phasing of residential subdivisions.
- (3)** To diversify supply of housing types and tenures to respond to needs of people of different incomes, ages, and abilities.
- (4)** To ensure that development and uses of residential properties are compatible and complementary with existing Town character.
- (5)** To ensure that residential buildings are constructed and maintained to acceptable standards.

3.2.2 Policies

(1) General Residential Policies

- a. The Town shall use the tools available to them to ensure residential development is designed and constructed in compliance with the OCP, Zoning Bylaw, and the relevant building codes as described in **Section 4.2.7**.
- b. The Town shall consider the capacity of existing servicing infrastructure and community services, such as schools, green space, and health care facilities, when reviewing new residential development proposals.
- c. The Zoning Bylaw will permit two-unit dwellings in all existing and new residential areas while providing opportunities for higher density residential development in desirable locations through the discretionary use process.
- d. Secondary, garden, and garage suites will be allowed in all existing and new residential areas provided they comply with the provisions of the Zoning Bylaw.
- e. Opportunities for affordable and rental housing options, as well as supportive housing, such as care homes and day care centres, should be encouraged in all compatible areas of Town.
- f. Home-based businesses shall be encouraged if it can be demonstrated the business will not create any undue nuisance, traffic congestion, or detract from the residential character of the area.
- g. Encourage innovation in residential building design including co-housing, modular and flexible units, intergenerational living, low-impact development, and other energy efficient design strategies including passive housing.

(2) Existing Residential Areas

- a. Development priority shall be given to vacant and underutilized land in existing residential neighbourhoods. In particular, preference shall be given to lands currently serviced by the municipal water and wastewater system, encouraging the productive use of existing municipal infrastructure.
- b. Opportunities for sensitive intensification of these areas shall be provided in strategic locations.
- c. Established development standards shall generally be maintained in existing neighbourhoods, including building heights, setbacks, and lot coverage, consistent with requirements set out in the Zoning Bylaw.
- d. Infill development that complements established community character will be encouraged.

(3) New Residential Areas

- a. New residential subdivisions will be encouraged to locate in areas identified on the **Future Land Use Map** as **Potential Residential** and may be considered on areas identified as **Potential Development**, where municipal services can be economically extended to without causing prohibitive immediate or future costs to the Town.
- b. New residential subdivisions should occur in a generally contiguous manner, as to ensure integration with the adjacent neighbourhoods and connectivity to existing services and amenities.
- c. Opportunities for higher-density residential development in new subdivisions should be provided in strategic locations to assist in accommodating future population growth.



3.3 ECONOMIC DEVELOPMENT

The Town recognizes the importance of economic development and investment to the health and vibrancy of the community. In keeping with the Town's existing land use patterns, local commercial uses – such as retail, financial, professional and personal services – will be directed to Main Street, which also contains important community uses including the Community Complex, the Town office, and Celebration Park. Commercial uses off Main Street on Railway Avenue and Martin Street provide basic amenities to residents including a mechanic, garage, building supplies, etc. Larger sites, such as those identified as **Regional Commercial-Industrial** on the **Future Land Use Map**, are better suited for larger format, more auto-oriented commercial and light industrial development that involves outdoor storage. However, it will be important for development located on key corridors such as Highway #22 and Railway Avenue to be visually attractive in order to support and enhance the identity of the community. The intent of the following objectives and policies is to accommodate a wide range of commercial uses in appropriate locations identified on the Future Land Use Map that enhance available amenities and contribute to a diversified tax base and economic development.

3.3.1 Objectives

- (1) To support and strengthen local businesses and promote economic development.
- (2) To maintain and enhance the appeal of Main Street as a central location that contains a mix of local services, attractions, amenities, and potentially mixed-use or higher density residential development.
- (3) To encourage larger scale highway commercial and light industrial uses on Highway #22 and other appropriate areas that does not draw pedestrian activity away from the Downtown.
- (4) To support connectivity and minimize land use conflicts between commercial and industrial uses with residential areas.
- (5) To ensure that the Town maintains an adequate supply of commercial and industrial land that can be efficiently serviced for industries appropriate to their community context.

3.3.2 Policies

(1) General Policies

- a. Encourage new commercial development in existing commercial areas as identified on the Future Land Use Map that add amenity for residents, attracts visitors, and acts as a catalyst for future economic development.
- b. In addition to home-based businesses, opportunities for small-scale neighbourhood commercial uses such as coffee shops and convenience stores should be considered in strategic locations in existing or new residential areas such as corner sites.
- c. Support the development or re-development of vacant or underutilized commercial sites within the Town.
- d. The Town should consider incentive programs and other strategies to help retain and promote existing local businesses while attracting new ones.

(2) Local Commercial

- a. Main Street shall be prioritized as the primary location for retail activity, professional services, and cultural activities in the community.
- b. Vacant sites and buildings may be considered for community uses such as community gardens, farmers' markets, and pop-up shops or events.
- c. The design of commercial development should contribute to an attractive, human-scale, and walkable public realm through urban design principles such as zero or minimal front yard setbacks, continuous street walls, transparent frontages, landscaping, and "placemaking" in the public realm.
- d. Surface parking lots should be located behind buildings, where possible, linked yet hidden from the pedestrian's experience of a street. Access to parking areas should be consolidated and located to minimize impacts to traffic flow and the pedestrian environment.

(3) Regional Commercial-Industrial Development

- a. The Zoning Bylaw will include a range of regional commercial and light to medium industrial uses that support the Town and region's staple and emerging economic sectors.
- b. Commercial and industrial uses that require larger sites, some outdoor storage, significant parking and loading demands, and greater access to the Highway shall be encouraged to locate in areas identified on the **Future Land Use Map** as **Regional Commercial-Industrial** and may be considered on areas identified as **Potential Development**.
- c. Parking and loading areas shall be designed to ensure there is safe and efficient traffic flow into, within, and out of Regional Commercial-Industrial areas.
- d. Encourage a high standard of design, landscaping, and outdoor storage within Regional Commercial-Industrial areas.
- e. Where deemed appropriate by Council, techniques such as landscape buffers will be employed to minimize noise, aesthetic, and traffic impacts on adjacent or neighbouring land uses.
- f. Industrial development of any kind that may pose risks to the well-being of the public, whether due to noise, odour, or other forms of nuisance shall be listed in the Zoning Bylaw as a discretionary use to ensure community concerns are considered and that the Town can impose specific measures or conditions to mitigate impacts if necessary.

3.4 RECREATION, CULTURE, & HERITAGE

Recreation is an important part of life in Lemberg. Existing sports facilities include the Lemberg Sports Grounds, which covers nearly 20 acres of land at the east end of town, as well as a three-sheet curling rink and indoor skating rink located south of North Valley High School. Opened in 2003, the Community Complex on Main Street contains a large hall, basement, recreation centre and fitness room. Also on Main Street is a new playground built in 2019 by the Lemberg & District Lions with funding from the Coop Community Spaces grant. At the southeast corner of Main Street and Assiniboia Avenue is Celebration Park, a well-landscaped and restful green space with a gazebo and picnic tables. Other popular year-round activities that are available in the nearby Qu'Appelle Valley include camping, fishing, snowmobiling, and downhill skiing/snowboarding at Mission Ridge in Fort Qu'Appelle, as well as wildlife and bird viewing. The area is famous for its waterfowl nesting grounds, attracting naturalists and hunters from afar.

The Town has a tight-knit community feel that relies heavily on community volunteerism to support a wide-range of initiatives and activities. In particular, the Lemberg & District Lions club has completed a number of projects and raises money for a wide variety of causes that help the community. Moreover, the Seniors Friendship Club is an active group with over 30 members that organizes social events, fitness activities, and the annual Show Your Ride Show and Shine car show. Other popular events include Culture Shock and the Agri-Dinner hosted by the Lemberg Rink Board. These elements, when embraced, can play a key role in making the community a desirable place to live. As such, the intent of these objectives and policies is to provide guidance for protecting and enhancing the Town's recreational, cultural, and heritage assets.

3.4.1 Objectives

- (1) To celebrate and promote interest in Town events and activities amongst the community.
- (2) To promote healthy, active, and social lifestyles for people of all ages by providing spaces for either passive or programmed recreational activities in all four seasons.
- (3) To maximize use of, provide equitable access to, and where possible, enhance the Town's parks and recreational facilities such as the Lemberg Sports Grounds.
- (4) To identify and preserve cultural and heritage resources in the Town and protect them from incompatible development that may threaten their integrity or operation.

3.4.2 Policies

(1) Recreation

- a. Provide a variety of high quality parks and public spaces designed for programmed and passive uses that keep residents active year-round.
- b. Recreational activities and programming should be made accessible and affordable for all members of the community and neighbours in the region.
- c. Consider placemaking strategies to enhance parks and recreation facilities, and the public realm in general to broaden their appeal and functionality for all users.
- d. Ensure existing and future parks and recreation facilities are properly maintained for the safe and leisurely enjoyment of residents and visitors.
- e. Consider strategies to naturalize parks and open spaces as an alternative to intensive landscaping where maintenance can be difficult, expensive, or detrimental to the natural environment.

(2) Culture

- a. Consider opportunities to integrate Town culture and history into the built environment through the use of placemaking strategies.
- b. Encourage a broad range of artistic and cultural opportunities that are accessible to all residents and visitors.
- c. Assist community groups in the planning and promotion of inclusive cultural events and initiatives.
- d. Provide spaces in Town-owned facilities and spaces for community groups to host events and programming related to arts, culture, and heritage.
- a. Work with the Province and neighbouring municipalities to protect, enhance, and promote Regional, Provincial, and National Parks in the region.

(3) Heritage

- a. Heritage resources – including officially designated provincial or municipal heritage sites, those in the process of receiving designation, and others deemed to have legitimate heritage or cultural value – should be protected from incompatible or potentially incompatible land uses that may threaten their integrity, operation, or general public value.
- b. Work with the Ministry of Parks, Culture and Sport’s Heritage Conservation Branch and other local community groups and individuals to identify historic sites or buildings in the Town with significant heritage value worthy of recognition and protection.
- c. Support public and private efforts to reuse, renovate or adapt historic sites or buildings in ways that retain and highlight their character-defining elements.
- d. The Town may take any steps warranted to preserve local sites and structures of significance including, but not necessarily limited to, the provisions outlined in *The Heritage Properties Act*.
- e. Consult the Parks Canada *Historic Guidelines and Standards for the Historic Places in Canada* to guide the conservation of sites or buildings owned, regulated, funded or guided by the Town.



View of Railway Avenue in 1949 with the Trinity Lutheran Church in the background (source: prairie-towns.com)



3.5 INFRASTRUCTURE, UTILITIES, & COMMUNITY SERVICES

The Town has made strategic investments in its infrastructure recently that have and will continue to provide a major benefit to the community. For example, the Town's lagoon was expanded with the help of provincial and federal funding. The Town is also planning to upgrade its Water Treatment Plant and is in the process of converting its landfill into a Waste Transfer Station. As existing infrastructure ages and the Town population grows, the pressure placed on these systems will continue to increase, as will the costs associated with operating and maintaining them. Taking a proactive approach to planning future investments infrastructure, the Town had an Asset Management Plan (AMP) completed in 2021. More than just roads and pipes, vital community infrastructure also includes institutional uses and services that keep the community safe, happy, and healthy. The continued provision of municipal infrastructure, utilities and community services will be essential for achieving the Town vision and goals. Therefore, the intent of the objectives and policies that follow are to ensure that infrastructure improvements, utilities, and community services will be planned, delivered, and maintained in a deliberate, safe, and cost-effective manner.

3.5.1 Objectives

- (1) To optimize the use of existing municipal infrastructure and utilities prior to making further investments.
- (2) To upgrade municipal infrastructure and utilities as required in a timely and cost effective manner.
- (3) To ensure the capacity of municipal infrastructure can accommodate population increases.
- (4) To construct and maintain municipal infrastructure and utilities without imposing detrimental impacts to the environment and the health and well-being of the community.
- (5) To promote public health, safety, and well-being by ensuring the availability of reliable social, health and emergency services.

3.5.2 Policies

(1) General Policies

- a. The Town should maintain and update its AMP in alignment with the OCP to continue to take a proactive approach towards infrastructure investment planning.
- b. Provided that funds can be allocated appropriately, the Town shall continue to direct investments to the AMP's recommended priority infrastructure improvements that support existing and future development.
- c. The Town shall ensure that existing and future planned corridors and easements for public works are identified and adequately protected from incompatible development through the subdivision and development approval processes.
- d. The Town shall continue to pursue all available Provincial and Federal funding programs for upgrading municipal infrastructure.
- e. The Town may use agreements allowed for under *The Act* such as those listed in **Section 4.2** to ensure they are not solely responsible for costs associated with the provision of infrastructure and services for new developments or subdivisions and to ensure that services and facilities are installed to adequate standards.
- f. The Town may require a technical study in accordance with **Section 5.2.6** to demonstrate the site suitability of a proposed subdivision or development, including whether there is sufficient availability and capacity of infrastructure and servicing to support the proposed use.

(2) Water & Wastewater

- a. New developments or subdivisions shall demonstrate that they can be efficiently connected to the municipal water and wastewater systems.
- b. The Town shall consider the capacity of existing servicing infrastructure for proposed developments or subdivisions that require significant water volume and/or contribute significant flows to the sanitary sewer system.
- c. The Town should encourage and raise public awareness of water and wastewater conservation strategies.

(3) Solid Waste Management

- a. New developments or subdivisions shall be designed to allow for the efficient management and collection of solid waste.

- b. The Town shall ensure the continued efficient operation and maintenance of waste management facilities, in accordance with provincial regulations, that meet the needs of a growing population in the Town and region.
- c. The Town should explore environmentally responsible waste management solutions such as programs for recycling, composting, and the disposal of hazardous household items.

(4) Utilities

- a. The Town shall cooperate with SaskPower, SaskEnergy, TransGas, SaskTel, or any other utility provider to ensure the provision of their services are economical and efficient, including the establishment of renewable energy facilities.
- b. Existing public and private facilities shall be protected from incompatible or potentially incompatible land uses that may threaten or adversely affect their continued operation and maintenance.
- c. The applicant of a proposed subdivision or development shall be responsible for the costs of connecting to any required utilities.

(5) Transportation Network

- a. The Town shall continue to maintain and upgrade public roadways as required to ensure it is safe for all transportation modes.
- b. The Town shall continue to enforce its Truck Route Bylaw to minimize the deterioration of town streets due to overweight vehicle traffic.
- c. The Town may consider additional traffic calming measures on Main Street and other busy pedestrian areas to slow speeds and provide a safe environment for pedestrians and non-motorized travellers.

(6) Development in Proximity to Highways

- a. Development setbacks from Provincial highways shall be established through consultation with the Ministry of Highways and Infrastructure (MHI):
- b. In order to reduce potential land use conflicts, maintain public safety, and provide adequate protection of road infrastructure, the Town shall consult with MHI when either of the following is proposed:
 - i. New subdivision or development is proposed in proximity to a Provincial highway;
 - ii. New highway road crossings including underground services or utilities;

(7) Development in Proximity to Pipelines and Transmission Lines

- a. Developers shall be required to identify the location of any nearby pipelines or related facilities.
- b. Developers shall be required to comply with any restrictions or requirements related to the use of lands adjacent to pipelines, transmission lines, or any other major linear utilities, or related facility.



(8) Drainage

- a. As recommended by the AMP, the Town should undertake an overall Drainage Study to improve drainage in the community.
- b. Adequate surface water drainage will be required throughout the Town to avoid flooding erosion, and polluting of water resources.
- c. The alteration of natural drainage courses shall be prohibited without the approval of the Water Security Agency, Ministry of Environment, and the Town.
- d. The Town should encourage the use of naturalized stormwater facilities and low-impact development strategies to store water during high rainfall or snow melt events that reduce pressure on the municipal wastewater system.
- e. For larger scale developments or those that have the potential for drainage concerns onto a public right-of-way, neighbouring property, or ecologically significant area, the Town should require a drainage or grading plan to be completed in support of any development application in accordance with **Section 4.2.6** to ensure there is adequate surface drainage. The Town may impose conditions to ensure consistent discharge rates are achieved.

(9) Community Services

- a. The Town will work with the school divisions and the Ministry of Education on the provision of educational services in the community, including the use of existing or future lands dedicated as municipal reserve for new educational facilities, if required.
- b. Continue to support and work with the Provincial public health agencies and organizations.
- c. Continue to ensure the Lemberg Fire Department fire hall and equipment is in fair working condition while ensuring there are a sufficient number of trained volunteers.
- d. Support the joint use of public and private facilities, as well as places of worship, in meeting the educational, cultural, social, and recreational needs of the community.



4.0 IMPLEMENTATION

This section outlines the variety of tools and procedures the Town has available for administering, implementing, and monitoring the performance of the OCP.

4.1 ZONING BYLAW

The Zoning Bylaw will be the primary tool for implementing the objectives and policies of the OCP, and will be adopted in conjunction herewith by the Town of Lemberg.



4.1.1 Purpose

The purpose of the Zoning Bylaw is to control the use of land within Council's jurisdiction in order to provide for the amenity, health, safety, and general welfare of residents and visitors of the Town.

4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this OCP by prescribing and establishing Zoning Districts for a variety of land uses as well as preferred future development areas and restricted lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations and sizes, and any other relevant development standards in accordance with *The Act*.

4.1.3 Development Permits

The application requirements, procedures, and evaluation criteria for considering applications for development permits for permitted uses and discretionary uses, as well as for development appeals and minor variances shall be contained in the Zoning Bylaw.

4.1.4 Amending the Zoning Bylaw

The application requirements, procedures, and evaluation criteria for considering proposed zoning amendments, including map amendments (rezonings) and text amendments, shall be contained in the Zoning Bylaw.

4.1.5 Special Zoning Bylaw Provisions

In order to assist with achieving the Vision, Community Goals, Objectives, and Policies of the OCP, the Town may use special provisions such as Direct Control Districts, Contract Zones, and the Holding Symbol in accordance with the *The Act*.

4.2 OTHER PLANNING TOOLS

This subsection summarizes other planning tools available to the Town for implementation of the OCP under direction of *The Act*.

4.2.1 Subdivision Application Review

The approving authority for subdivision applications is the Director of Community Planning for the Ministry of Government Relations. However, the Town is asked to provide comments on subdivision applications and no subdivision can be approved if it contradicts an adopted OCP or Zoning Bylaw. Should a servicing agreement be required by Council, then Government Relations cannot approve the subdivision until one is signed. Therefore, Council has an important role during the subdivision application review process to:

- (1) Ensure the proposed subdivision complies with this OCP and the Zoning Bylaw;
- (2) Negotiate the terms of the servicing agreement, should one be required; and to
- (3) Determine which of the following options for subdivisions that qualify for the Municipal Reserve requirement:
 - a. Dedicating a portion of the subdivision as Municipal Reserve, which may be used for open space, parks, recreation facilities, public buildings, schools, natural areas, horticultural uses, and agricultural uses;
 - b. Accepting a Cash-In-Lieu of land dedication payment equal to the value of the land that would have been dedicated to be used for existing or future open spaces, parks, etc.; or
 - c. Deferring the Municipal Reserve requirement if the subdivision application includes further land to be subdivided.

The final decision on the location and suitability of land dedicated as Municipal Reserve, the amount of Cash-In-Lieu, or the deferral of the requirement is the responsibility of the approving authority in accordance with *The Act*.

4.2.2 Dedicated Lands

Dedicated Lands including Buffer Strips, Walkways, Environmental Reserves, and Municipal Reserves shall be used in accordance with *The Act* and *The Dedicated Lands Regulations, 2009*. These policies are intended to guide the Town's approach to dedicated lands:

- (1) Cash-in-lieu of land dedication should be the preference for satisfying the municipal reserve requirement when reviewing a subdivision application in accordance with **Section 5.2.1**.
- (2) The Town shall deposit all cash-in-lieu of municipal reserve accepted under **Section 4.2.1(3)b** above in a dedicated lands account.
- (3) Council may authorize expenditures from the account to purchase dedicated lands, or to build or upgrade parks or public recreation facilities within the Town or in other nearby municipalities where the parks or facilities will serve the residents of the Town.
- (4) The Town should work with the Province to dedicate ecologically valuable and environmentally sensitive lands as environmental reserve.
- (5) If the need for a school site is identified, the Town will work with the Ministry of Education and the school divisions to ensure a suitable school site is chosen and, if necessary, will amend their planning bylaws to accommodate the school's development.

4.2.3 Development Levies

In accordance with *The Act* (s. 169 & 170), Council may establish, by separate bylaw, development levies to be collected from the applicant of a proposed development within an already subdivided area. The purpose of collecting development levies is to recover all or part of the capital cost of providing, altering, expanding or upgrading services and facilities as a result of the development if those capital costs exceed those originally provided for in the subdivision of land. Such a bylaw requires ministerial approval and must be based on studies that establish the impact and associated costs of proposed developments on existing and future municipal infrastructure. Development levies shall not provide for the completion of any work or the payment of any fees previously addressed by a servicing agreement at the time of subdivision.

4.2.4 Servicing Agreements

In accordance with *The Act* (s. 172), Council may require the applicant of a proposed subdivision to enter into a servicing agreement to provide municipal services or facilities that directly or indirectly serve the subdivision. The purpose of a servicing agreement is to ensure that the Town does not incur all the costs of servicing a new subdivision and that services are installed to municipal specifications and standards. The municipality accepts long-term responsibility for maintaining the services and facilities provided they are installed according to the terms of the agreement.

The Town may also collect servicing fees, also known as off-site fees, intended to help pay for future capital costs of providing, altering, expanding, or upgrading municipal infrastructure required as a result of a new subdivision. However, Council must be able to reasonably demonstrate that the fees are commensurate with the future capital costs. Therefore, in order to provide direction and consistency during servicing agreement negotiations, Council may establish a schedule of servicing fees based on the demand for overall services and public works that the municipality anticipates will be needed over the course of a set term. The off-site fees owed will then be proportioned according to the servicing needs created by the new development and the municipality's overall servicing needs.

4.2.5 Concept Plans

In accordance with *The Act* (s. 44), the Town may require the preparation of a Concept Plan in support of multiple lot subdivisions, complex rezonings, discretionary use applications or any major development. The purpose of the Concept Plan is to provide a detailed summary of the proposed development including demonstration of the:

- Rationale for the proposed development;
- Conformity to the OCP and Zoning Bylaw;
- Existing site conditions;
- Development design, land uses, densities, and phasing;
- Site drainage, landscaping, servicing and utilities strategy including identification of utility corridors and easements; and
- Access, circulation and transportation strategy;

The Concept Plan should also demonstrate the suitability of the land for the proposed development, the potential impacts on neighbouring land uses and any environmental considerations and mitigation strategies. If applicable, the Concept Plan should reference any required supporting studies or technical investigations in accordance with **Section 4.2.6** of this OCP.

4.2.6 Supporting Studies / Technical Investigations

Any studies or technical investigations that may be required in support of a proposed subdivision or development such as geotechnical/environmental assessments, drainage/grading plans, water/wastewater management plans, infrastructure capacity assessments, heritage resource impact assessment, or traffic impact assessments, must be prepared by a certified engineer or other appropriately licensed professionals with the costs of the study to be borne by the applicant.

4.2.7 Building Bylaw / Permits

The purpose of a Building Bylaw is to regulate the construction, repair, and maintenance of buildings within the Town. In Saskatchewan, the minimum standard for construction and renovation of buildings throughout the province is the National Building Code of Canada (NBC), the National Fire Code of Canada (NFC), and the National Energy Code for Buildings (NECB).

4.3 REGIONAL COLLABORATION

While Lemberg is fortunate to have a number of active community groups engaged in local initiatives, there may be opportunities for additional collaboration with senior governments, First Nations and indigenous groups, public and private organizations, and other urban and rural municipalities in the region. The following policies outline how the Town can strive to build and maintain strong and mutually beneficial relationships with its partners in the region to help with the implementation of the OCP vision and community goals.

4.3.1 Inter-municipal Cooperation

- (1)** The Town should work with the RM of McLeod and Village of Neudorf, the RM and Village of Abernethy, and any other nearby municipality to ensure lands of mutual interest, such as those that may impact the Town or its physical and environmental assets, are used and developed in a compatible and complementary manner.
- (2)** In collaboration with the RM or McLeod, the Town shall consider pursuing boundary alterations if it is determined to be in the best interest of existing and future Town ratepayers.
- (3)** Pursuant to *The Act (s. 32.1)*, the Town may enter into an inter-municipal development or servicing agreement with another municipality to address issues that cross jurisdictional boundaries.
- (4)** The Town should explore and pursue opportunities to facilitate coordinated regional planning and economic development initiatives including but not limited to:
 - a.** Public health and emergency response services;
 - b.** Improving regional transportation options (carpooling, ride sharing, etc.);
 - c.** Investing in municipal and regional infrastructure;
 - d.** Recreational and cultural programming and facilities;
 - e.** Environmental management and conservation; and
 - f.** Renewable energy production.

4.3.2 First Nation and Métis Relations

Lemberg is located on Treaty 4 lands, traditional territory of the Cree, Ojibwe, Saukteaux, Dakota, Nakota, and Lakota peoples, as well as the homeland of the Métis Nation. Okanese First Nation has reserve land approximately 6.0 km to the northwest and 8.9 km to the southwest.

- (1) The Town will promote communication and engagement with the Okanese First Nation and other First Nations and Métis communities in the region in the spirit of reconciliation.
- (2) The Town will collaborate with the Okanese First Nation and other First Nations and Métis communities on local and regional issues of common interest, including economic, cultural, and social development, as well as environmental protection and conservation.
- (3) The Town acknowledges the duty to consult with First Nations and Métis communities about potential decisions or actions that may adversely impact Treaty or Indigenous rights.

4.3.3 Provincial and Federal Interests

- (1) This OCP shall be administered and implemented in conformity with *The Statements of Provincial Interest Regulations* and any statutes, regulations or legislation of provincial agencies governing land use.
- (2) Wherever feasible and in the municipal interest, the Town will avoid duplication of provincial regulation.
- (3) To coordinate planning and growth, the Town will consult with provincial and federal agencies and other organizations where appropriate.

4.4 PUBLIC PARTICIPATION

Fostering a strong culture of public participation and community engagement will be fundamental for the implementation of the OCP. An actively involved and engaged community will help Council address issues of shared importance, minimize negative impacts, maximize public benefits and achieve intended outcomes. The Town will continue to prioritize frequent and transparent communication with residents through a variety of methods. In addition to complying with the mandatory public participation requirements and processes found in *The Act* and the Zoning Bylaw, Council shall apply the following values from the International Association for Public Participation (IAP2) when considering how to engage the community and stakeholders on Town decisions, plans, and projects:

1. Public participation is based on the belief that those who are affected by a decision have a right to be involved in the decision-making process.
2. Public participation includes the promise that the public's contribution will influence the decision.
3. Public participation promotes sustainable decisions by recognizing and communicating the needs and interests of all participants, including decision makers.
4. Public participation seeks out and facilitates the involvement of those potentially affected by or interested in a decision.
5. Public participation seeks input from participants in designing how they participate.
6. Public participation provides participants with the information they need to participate in a meaningful way.
7. Public participation communicates to participants how their input affected the decision.

4.5 STRATEGIC PLANNING & FINANCING

The OCP is a statutory document for guiding development and land use in the Town over the next 20 years. As such, the objectives and policies contained in the OCP are intended to act as a framework for guiding future decision-making by Administration and Council. However, the OCP must be more than a reference document. If the Town is to move closer to the future envisioned in the OCP, a clear plan of action and implementation strategy is required. Therefore, the Town should consider developing an Action Plan that outlines a schedule of key action items to be completed for achieving the goals of the OCP.

Realizing the vision, goals, and objectives of this OCP may also require substantial investments in community infrastructure and services. Therefore, the Town should proceed by strategically integrating its infrastructure management, budgeting and land use planning decisions. The Town should also take a proactive approach to raising revenues with the available financing tools provided through provincial legislation including, but not limited to: *The Local Improvements Act, 1993*; *The Municipalities Act*; and *The Planning and Development Act, 2007*. Finally, the Town should pursue all available funding opportunities and cost-sharing opportunities with their surrounding partners in the region.

4.6 OCP MONITORING & REVIEW

The OCP is intended to be a long term policy document that guides decision-making for the next 20 years. However, it cannot be a static and inflexible document. As new issues, challenges, and opportunities emerge, Council may need to make changes to the OCP to ensure the Town stays on the desired track towards meeting its goals and objectives.

4.6.1 Performance Monitoring & Reviewing the OCP

In addition to ongoing monitoring of key performance measures, it is recommended that the OCP be formally reviewed every five years to evaluate whether the policies remain relevant and are performing effectively. The five-year review may also identify additional studies or projects that will assist in successfully implementing the OCP.

4.6.2 Amending the OCP

All OCP amendments, whether initiated by the Town or the result of an application, must be approved according to *The Act*. If new development is proposed that does not conform to the OCP, then an application to amend the OCP shall be prepared for review by the Development Officer and Council. Applications to amend the OCP must demonstrate the impact of the proposed change and must be in the best interest of the Town as a whole. The application requirements, procedures, and evaluation criteria for considering proposed OCP amendments shall be contained in the Zoning Bylaw. Following adoption by Council, all OCP amendments must be approved by the Ministry of Government Relations before they can take effect.

4.6.3 Conformity with Provincial Land Use Regulations













The OCP shall be administered and implemented in conformity with applicable provincial land use policies such as *The Statements of Provincial Interest Regulations* in cooperation with provincial ministries and agencies. Council will review this Plan and the Zoning Bylaw for consistency with new provincial land use policies adopted pursuant to *The Act*.

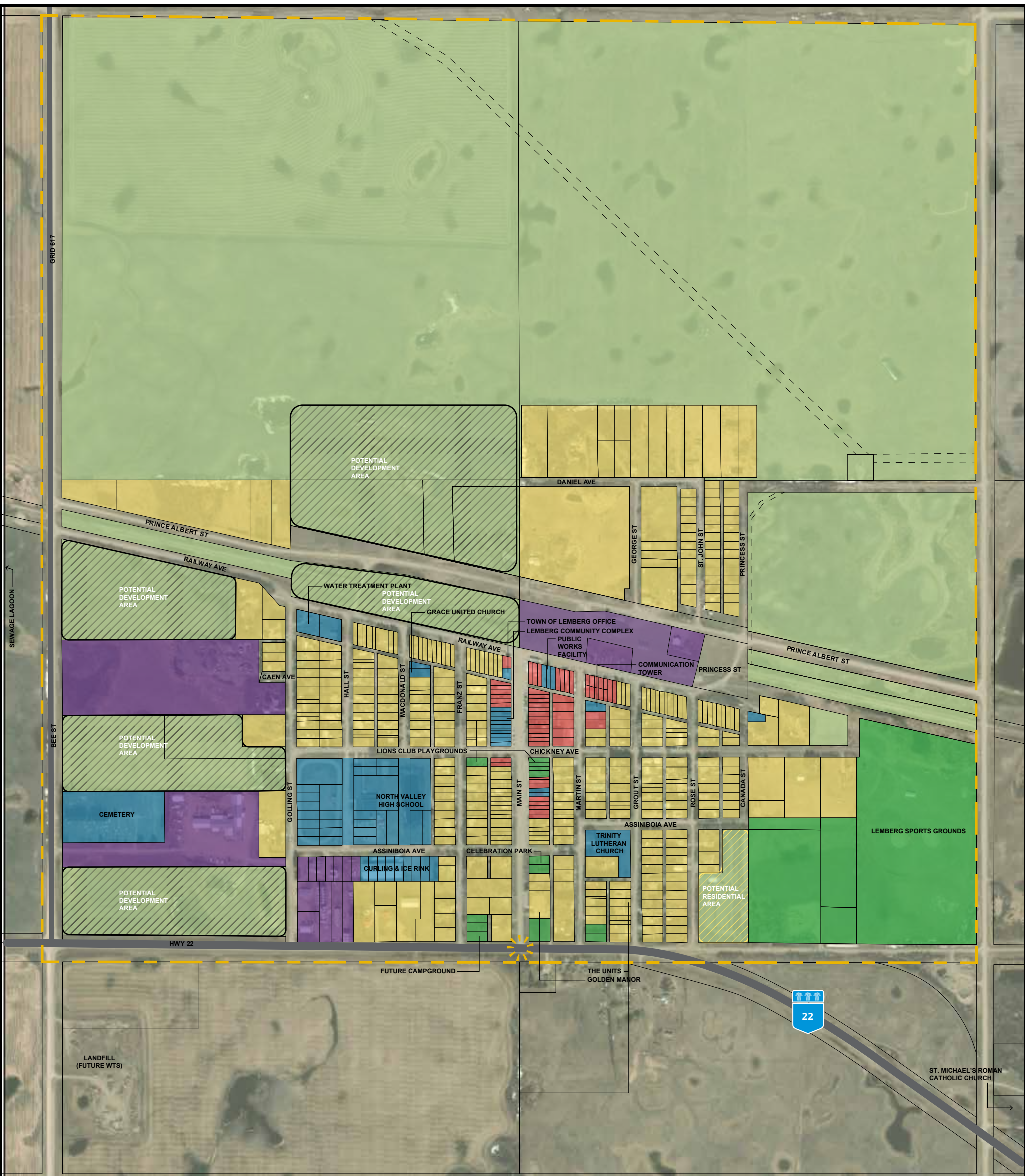
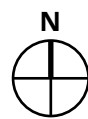
EXHIBIT A: FUTURE LAND USE MAP

The **Future Land Use Map** attached to and forming part of this OCP is a general illustration of the Town's existing and preferred future land use and development patterns. Any proposed development or use that contradicts any objective or policy of the OCP in relation to the Future Land Use Map will require an OCP amendment in accordance with **Section 4.6.2**.

TOWN OF LEMBERG | FUTURE LAND USE MAP

LEGEND

-  URBAN LIMITS
-  PROPERTY LINE
-  UTILITY EASEMENT
-  HIGHWAY
-  RESIDENTIAL
-  INSTITUTIONAL
-  PARK
-  AGRICULTURAL
-  LOCAL COMMERCIAL
-  REGIONAL COMMERCIAL -
-  INDUSTRIAL
-  TOWN GATEWAY



SCATLIFF + MILLER + MURRAY
visionary urban design + landscapes