

BYLAW NO. 184-2015

THE OFFICIAL COMMUNITY PLAN BYLAW NO. 184-2015

THE COUNCIL OF THE TOWN OF CUT KNIFE, IN THE PROVINCE OF SASKATCHEWAN, ENACTS AS FOLLOWS:

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

Read a first time this

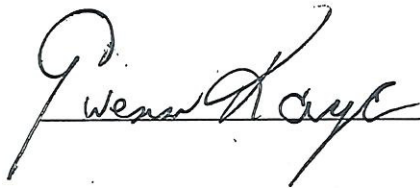
9 day of September, 2015

Read a second time this

21 day of November, 2016

Read a third time and passed this

21 day of November, 2016



Mayor Gwenn Kaye



Acting Administrator Tammy Martin

Pursuant to Clause 37(1)(d) and Clause 37(2)(c) of *The Planning and Development Act, 2007*, The Town of Cut Knife Bylaw 184-2015 (Official Community Plan) is approved subject to Council effecting amendments to include and strengthen policies to reflect the provincial interest with respect to development in the 1:500 year flood hazard area.

The amendments are to be completed within six months of this decision.



Assistant Deputy Minister
Ministry of Government Relations

Date: Nov 28/17

**CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL DOCUMENT**

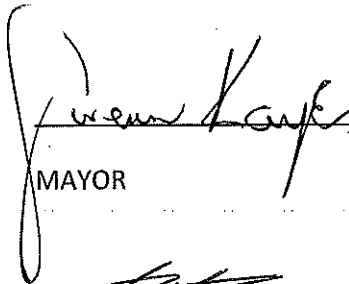
SIGNED Tammy Martin

DATED April 4, 2017

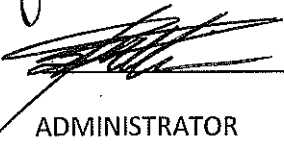
THE TOWN OF CUT KNIFE

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" to BYLAW NO. 184-2015

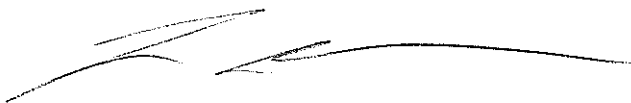


MAYOR



ADMINISTRATOR

SEAL



Lenore Swystun, MCIP, RPP
Professional Planner

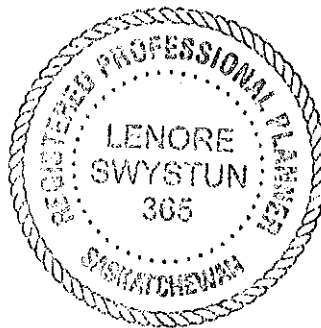


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Section 1: The Town of Cut Knife Official Community Plan

1.1 Welcome to the Town of Cut Knife Official Community Plan

The Town of Cut Knife is located within the Paynton and Cut Knife Planning District and in the Rural Municipality of Cut Knife No. 439 along Highway No. 40. It is 50 kilometers west of the Battlefords, 50 kilometers north of the Town of Unity and 70 kilometers east of the Alberta border.

According to the 2011 Census of Canada, the Town of Cut Knife has a population of 517 with a land area of 1.99 km². The Town of Cut Knife is in close proximity to the Battlefords and other key land areas, making it prime to offer plenty of amenities to only to the local and district community members, but also to the many visitors in the area.

The community offers plenty of recreational opportunities, and because of the rich history, it offers a great place to visit. Tomahawk Park, home to the World's Largest Tomahawk, is one of the key attractions of the community.

This Plan is referred to as the Town of Cut Knife's Official Community Plan (OCP) and will address the Town of Cut Knife, its residential, parks and open space, community service, industrial, commercial and agricultural land uses within the Town's corporate boundaries. This OCP will be used in conjunction with the Paynton and Cut Knife District Plan Bylaw No. 180-2014 to guide the Town and overall Planning District. Both will discuss the current land use issues and provide policies to enhance the quality of life for residents and businesses in Cut Knife and district. This Plan will address items such as:

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

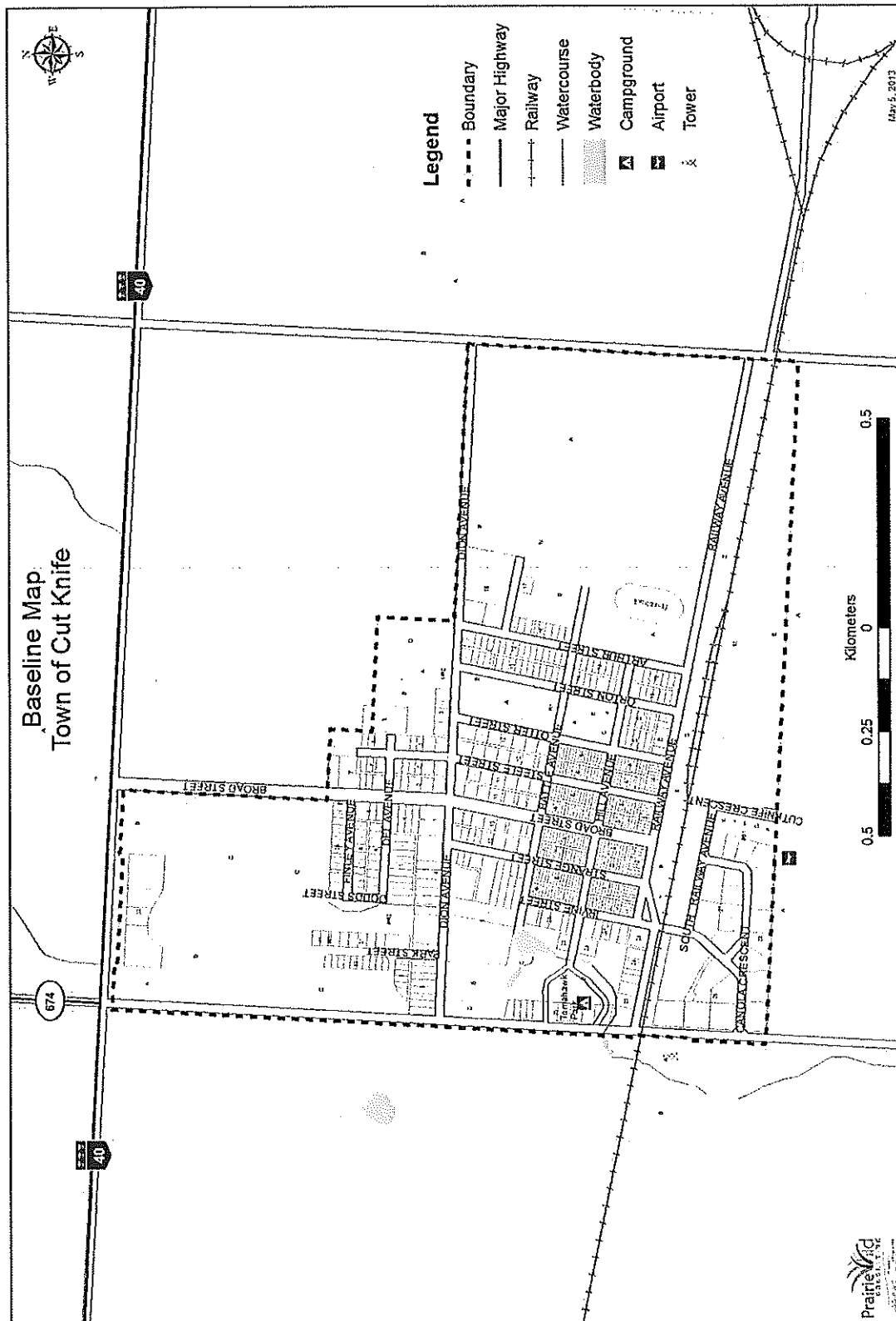
This OCP is intended to provide direction as to how the Community of Cut Knife envisions the area growing and developing over the next twenty five plus years. This OCP, in addition to the Paynton and Cut Knife District Plan shall be reviewed regularly, and will facilitate the development and ongoing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

Site specific details such as building yard requirements, permitted and conditional uses, will be provided in the Town of Cut Knife Zoning Bylaw No. 185-2015, which has been adopted to recognize the policies and intent of this Official Community Plan.

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

1.2 Map of the Town of Cut Knife

The following map identifies the boundaries of the Town of Cut Knife.



1.3 Enabling Legislation

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

1.4 Beyond Legislative Authority

The Town of Cut Knife 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 Town of Cut Knife.

1.5 Purpose of the Town of Cut Knife Official Community Plan

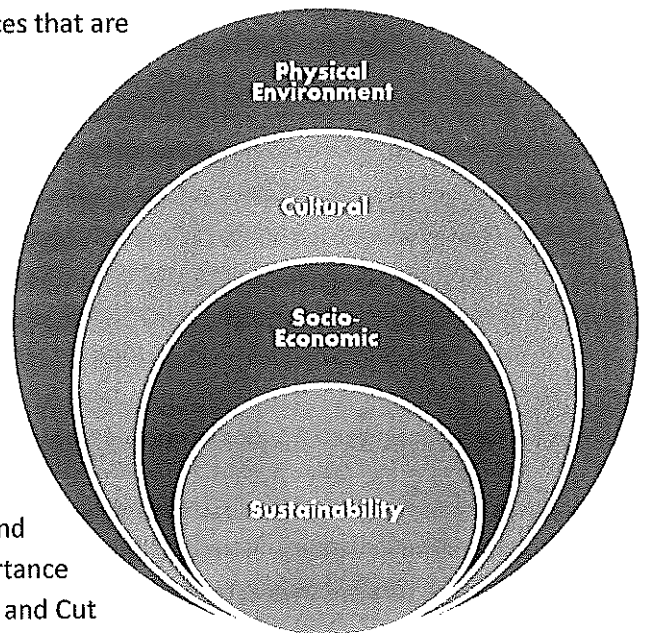
An Official Community Plan, as deemed in Saskatchewan under *The Planning and Development Act, 2007*, states:

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

The Town shall, in conjunction with the adoption of this Plan, amend in accordance with *The Planning and Development, 2007*, their respective Zoning Bylaw as required being consistent to the policies and provisions of the Cut Knife Official Community Plan. The Plan responds to the requirements of the Act by providing policies 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 Paynton and Cut Knife Planning District, there is the opportunity to take an inter-municipal approach to:



- Attract new residents and businesses to the Town and District to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets; and
- Market economic opportunities and natural features - recreational, lakes, commercial and industrial.

1.6 Vision Statement for the Town of Cut Knife

Throughout the planning process and community engagement, information has been gathered on what the community values. This information helped in the creation of the Cut Knife Vision Statement, a broad-based aspiring image of what the community of Cut Knife envisions. These then lend 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 Cut Knife.

In 2040...

The Town of Cut Knife is a thriving community that maintains its small-town atmosphere, offering recreational and essential amenities to local and regional community members.

Cut Knife is proud of its historic past, and working together with the District and First Nations, showcases the stories to local residents and visitors to the area.

1.7 The Community of Cut Knife's Goals

The Town of Cut Knife's 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 on these goals:

- ❖ Management of growth and development in a sustainable manner.
- ❖ To provide for a diverse range of housing types to serve the current and future lifecycle needs of the people.
- ❖ To support regional and sustainable economic and tourism development opportunities with a wide variety of services and amenities available.
- ❖ Working inter-municipally within the Paynton and Cut Knife Planning District on regional ventures and initiatives.
- ❖ Maintaining tourism and recreational amenities in Cut Knife and Area that contribute to the overall wellbeing of residents and visitors.
- ❖ Respecting the agricultural base of Cut Knife and welcoming new industries related to natural resources.



Section 2: Town of Cut Knife Land Use Policies

The policies outlined in this section address opportunities which may arise throughout the Town of Cut Knife. These policies apply to the Town of Cut Knife and are meant to be used in conjunction with the Paynton and Cut Knife District Plan. In managing change, the Town will undertake comprehensive, integrated and long-term planning, together with the District, to ensure that developments are compatible with the landscape quality of the area and that it can be sustained by service levels and meet the *Statements of Provincial Interest*.

2.1 Residential Development

The Town of Cut Knife offers a variety of housing options including single-detached houses, multi-unit dwellings, senior housing and affordable homes for young families, the Cut Knife Housing Authority offers support to meet the needs of housing for individuals and families. There is opportunity to expand upon offering rental units for community members. The Town has a number of serviced lots that are available for development.

Objectives

- ❖ To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond to the needs of different incomes, ages and interest.
- ❖ To encourage redevelopment of vacant or under-utilized lots.
- ❖ To accommodate for fair and quality rental spaces for individuals and families.
- ❖ To ensure new residential developments are generally compatible in built form, scale and character with the surrounding areas.
- ❖ To encourage a range of safe and affordable housing options.
- ❖ To provide a comparable level of utility and public amenity services to all residential areas.
- ❖ To encourage economic development by accommodating, where it makes best sense, home occupations and bed and breakfasts in the appropriate residential locations

General Policies

1. The Town will encourage a diversity of housing in new residential areas, facilitating infill development, and providing for additional multi-unit residences and allow for higher density residential development.
2. Special needs housing shall be integrated into existing areas of the community. Affordable housing incentives and residential development for seniors' complexes shall be encouraged to locate in close proximity to services and community amenities. The provision for outdoor common areas shall be explored within these complexes.

3. 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, senior housing and nursing homes shall be accommodated in residential areas.



4. Mobile, RTM (ready-to-move) and modular housing shall be accommodated when they can be effectively integrated with other types of dwellings within the Town to encourage high quality development. Housing developments will be regulated by the Town of Cut Knife Zoning Bylaw.
5. The Town shall support residential developments for small and compact forms of housing such as small-lot single detached homes, town homes and apartments.
6. A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable housing. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area. Multi-unit housing types range from duplexes to fourplexes, townhouses, and apartment blocks and shall be permitted in Residential areas, with siting criteria as follows:
 - a) Located, where possible, close to community facilities, educational and medical facilities, commercial areas and/or places of employment.
 - b) Located, where possible, on sites having access to major arterial street; or
 - c) Located on the periphery of single-family dwelling areas.
7. The Town shall support multi-unit residential developments that allow individuals and families to remain in the community as they age, including various forms of supportive housing and multi-level care facilities.
8. In areas where land is re-developed, or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.
9. The Town shall pursue opportunities to provide affordable housing to the community. It is important to maintain a supply of rental housing of various types in order to meet a wide range of requirements for a variety of household types.
10. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Town.
11. Home-based businesses will be accommodated provided they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size that would affect the viability of the Town Centre.

2.2 Commercial Development

Cut Knife offers many services to its residents and visitors, and also serves as a hub of activity for surrounding municipalities. Commercial land use within Cut Knife includes a range of retail, office, service, food and beverage, accommodation, and personal services. There is opportunity to expand upon the core commercial services to create a vibrant Town Centre, as well as opportunities along Highway 40 for highway commercial services to serve the travelling public.

Objectives

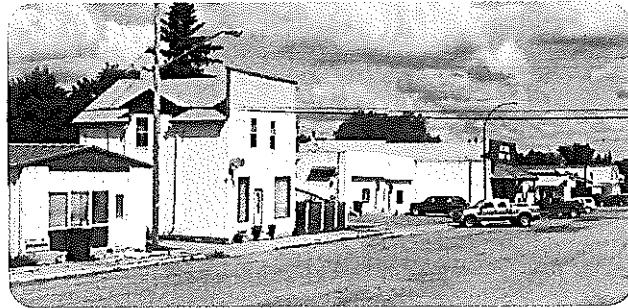
- ❖ To provide for a range of commercial uses by designating land for various forms of commercial uses in order to meet the needs of local and regional residents, visitors and the travelling public.
- ❖ To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- ❖ To ensure the Town Centre is pedestrian orientated and that accessibility options are provided for everyone.
- ❖ To ensure a balance of commercial types and uses to service the present and future needs of residents, the surrounding trading area and visitors to the Town.
- ❖ To promote an attractive and commercially viable Town Centre business area by encouraging the concentration of commercial, social and cultural activities in the centre.
- ❖ To promote and raise the profile of the highway commercial areas as a premium choice for commercial development.

General Policies

1. The Town shall encourage economic development and competitiveness by providing for an appropriate mix and range of employment including industrial, commercial and institutional uses by ensuring when in the best interest of the community, the necessary infrastructure is provided to support current and projected needs.
2. Agricultural activity contributes to the economic vitality of Cut Knife, opportunity does exist to expand upon the economic diversity. The Town shall work with the Paynton and Cut Knife Planning District to find opportunities to diversify beyond agricultural activities.
3. 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.

4. Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks) will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.
5. Continue to work with the Ministry of Highways and Infrastructure regarding safety and traffic/access management along Highway 40.

6. Home-based occupations or businesses shall be encouraged in the Town as valuable contributors to the Town and greater 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.



Town Centre

7. Community facilities around and in the Town Centre are supported and these facilities shall complement the commercial uses, and serve residential development in the area.
8. The Town will continue to consult with individuals, business owners and organizations in Cut Knife to identify initiatives that would encourage businesses and enterprises to locate in the Town Centre.
9. The Town should continue promote the Town Centre (i.e. Broad Street and area) as an important node for commercial uses as well as social and cultural events and gatherings.
10. The Town should collaborative with business owners and organizations when pursuing a Town Centre revitalization initiative. Private, Municipal and Provincial funding support shall be explored.
11. Mixed-use residential/commercial infill, where residential units are located above or behind commercial establishments, in the Town Centre may be encouraged, provided adjacent developments are compatible and land use conflicts are avoided or minimized.

Highway Commercial

12. Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Town of Cut Knife.
13. A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be negotiated for adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.

14. Improving Cut Knife's aesthetic appeal from the highway entranceways is an important consideration, including appropriate signing advertising amenities available, landscaping and lighting attributes to attract businesses and customers.

2.3 Industrial Development

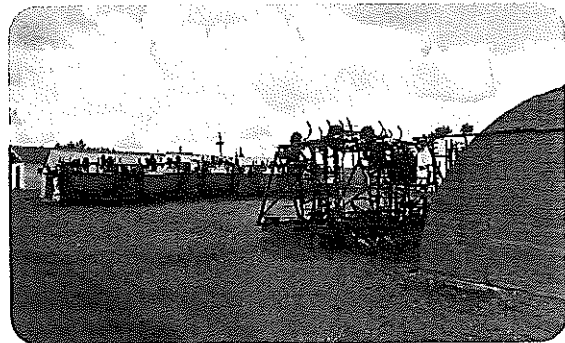
Currently in Cut Knife, there are a number of light industrial uses in the community; these include small construction yards, storage facilities, seed cleaning plants and grain elevators. It is generally accepted that having light industrial uses in Cut Knife is beneficial and strengthens the local economy. Focus in the future will be maintaining current industrial uses and expanding upon these when and where practical and in an environmental sustainable manner.

Objectives

- ❖ To maintain current industrial and agricultural related activities and build or expand on these uses when it is practical and located in specified areas.
- ❖ To encourage and support clean and environmentally friendly light industrial development that provides local employment opportunities and economic diversity.
- ❖ To minimize land use conflicts between industry and other land uses.

General Policies

1. The Town shall encourage light and low impact industrial land uses that are environmentally friendly, do not adversely impact the natural environment, and avoid increases in pollution, such as, though not limited to, noise, air and light.
2. The Future Land Use Map in Appendix "A" identifies potential industrial uses in specified areas for future development and expansion.
3. The Town will assist the appropriate agencies to identify any potential contaminated sites that may exist in the Community and cooperate in the development of appropriate mitigation plans for those sites. Incentives may be considered for redevelopment of brownfield sites so long as the development includes undertaking appropriate environmental assessments.
4. Industrial areas should be provisioned with adequate infrastructure that can accommodate industrial developments in a timely, economical and environmentally sustainable manner.
5. Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations.



6. New industries, including warehousing and distribution, is welcome in the Town of Cut Knife granted developments are located in appropriate locations and can be serviced efficiently and effectively.
7. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
8. Care shall be taken in the siting of industrial uses that normally create land conflicts with regards to noise, vibration, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
9. Development proposals should be guided by Concept Plans and should indicate:
 - a) Future major roads;
 - b) Drainage systems and improvements;
 - c) Major open space (including unique physical) areas;
 - d) Cultural and archaeological significant areas;
 - e) Areas requiring protection through buffering or other means;
 - f) Major hazards such as flooding, areas of high water table, and slope lands; and
 - g) Phasing of development and future development or expansion into adjacent land.
10. Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.
11. The Town shall work collaboratively with the Paynton and Cut Knife Planning District to identify industrial land uses and locations that will benefit the District as a whole. Oil and gas opportunities will also be pursued granted the location is suitable for such uses.

2.4 Community Services

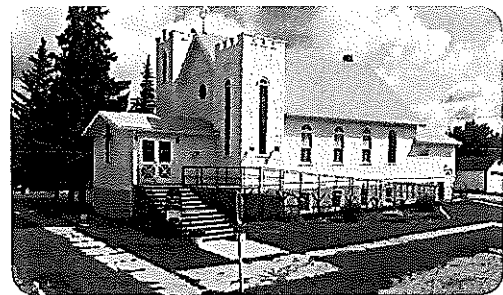
Community services and amenities in Cut Knife are an important aspect for the community to maintain – these include educational facilities and other institutional land uses and operations that offer valuable employment opportunities. Currently, the Town of Cut Knife has two schools (High School and Elementary School), three churches (Good Shepherd, Roman Catholic and United), a public library, senior centre and a museum. The Town looks forward on expanded upon these services and building new when practical to serve residents in the community and district.

Objectives

- ❖ To maintain and improve the existing community services facilities for the enjoyment and overall quality of life of residents of Cut Knife and area.
- ❖ To continue to support comprehensive educational opportunities for residents located in Cut Knife and area, including First Nations.
- ❖ To support the provision of civic facilities and gathering places within Cut Knife that meet the needs of the community and that maintain a thriving Town Centre.
- ❖ To encourage the use of the existing school site as effectively as possible for school, park and recreation uses.
- ❖ To capitalize on the Town's community spirit and ensure that it grows through a variety of volunteer opportunities.

Community Service Policies

1. The Town should provide sufficient land and ensure buildings are made available for a full range of institutional, public and community services in areas of education, health and spiritual development for the residents of Cut Knife and the surrounding district.
2. The Town shall explore opportunities with organizations to promote volunteer and related types of community work to residents and newcomers in the Town.
3. The Town will continue to support and maintain existing amenities, including but not limited to, the Clayton McLain Memorial Museum and Trout Pond, the Cut Knife Lakeland Library, and the Community Centre as vital services for residents and visitors.
4. The Town will continue to support and maintain the Cut Knife Theatre and promote it for alternative usage and as a regional amenity.
5. The Town will monitor the adequacy of Community Services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities.
6. The Town shall support the location of government offices, new civic facilities and the renovation of existing facilities within the Town Centre area.



7. The location of new places of worship should respect and support the Cut Knife grid pattern and be located near residential areas.
8. The Town shall encourage and facilitate the provision of community and social services and facilities through cooperation, liason, and where appropriate, joint provision and participation with the Paynton and Cut Knife Planning District, among others
9. The Town supports the Cut Knife High School and Elementary School as integral facilities for the greater community which can also be utilized to host a variety of local and regional events.
10. The Town should work with the Living Sky School Division No. 202 and individual school boards to encourage the creation or expansion of school program to further develop education opportunities.

2.5 Recreational Amenities and Open Space

The Town Cut Knife prides itself in offering a variety of recreational facilities and open natural spaces that contributes to the quality of life to local and district residents. These include walking paths throughout and around the community, natural open spaces and local recreational amenities for all ages that appeal to residents and visitors. The Town prides their tree lined street down Broad Street and see it as a priority to maintain the aesthetic value.

Cut Knife has a number of recreational facilities, most of which are public owned. These include the Tomahawk Park, which is home to the World's Largest Tomahawk; Atton's Lake Golf Course; the Bowling Alley; Ice Rink; School Sportsground; and Campground.

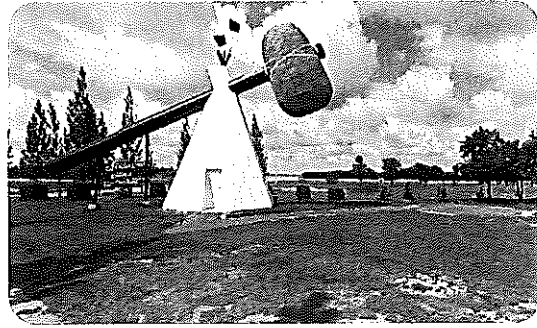
Objectives

- ❖ To provide a system of accessible, safe and connected parks and open areas for the enjoyment of both residents and visitors to Cut Knife.
- ❖ To provide recreation opportunities for community members of all ages and abilities and to enhance tourism opportunities.
- ❖ To use existing corridors and areas to the greatest extent possible with regard to providing trails and open space.
- ❖ To maintain the Municipal and Environmental reserves in the community.

Recreational, Trails and Park Policies

1. Expanding and maintaining recreational amenities shall be a priority for the Town in order to enhance the lifestyle options for the residents of Cut Knife and for the benefit of district residents (i.e. swimming pool and potential fitness centres).

2. A balance of indoor and outdoor experiences shall be supported to ensure recreational facilities optimum usage and can be used by all residents in the district for year-round recreational pursuits.
3. The Town shall support and maintain the Cut Knife Arena as a vital community amenity. Opportunity exists to work with the Paynton and Cut Knife Planning District to maintain the facility as a regional amenity.
4. The Town shall consider opportunities for shuttle transportation services to be provided from the community to Atton's Lake Regional Park.
5. The Town shall continue to maintain the tree-lined green space along Broad Street that adds to the aesthetic value to the community.
6. Future recreational uses in Cut Knife shall include the development of structures, buildings and landscaped areas, which without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
7. A network of pedestrian/bicycle trails between parks, recreational and institutional uses within the community shall be identified. The Town is encouraged to maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters and cyclists, and expand upon these when practical.
8. 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.
9. The Town shall promote the seasonality of the area, namely the trails around Cut Knife. There are opportunities to market the walking and ski trails in Cut Knife and expand upon these to link to regional amenities.
10. The Town shall continue to support youth initiatives, including the Skate Park, to provide opportunities for the young population.
11. The Town shall explore opportunities to maintain and improve the quality of existing park facilities, including Tomahawk Park and the trout pond, and expand when practical.
12. The Town shall encourage the sharing of fields, playgrounds, schools and recreational facilities with the Paynton and Cut Knife District.



13. The Town shall maintain undevelopable areas as natural open space. Where appropriate, passive and active recreational uses and informal walkways may be incorporated into the open space.
14. The Town will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming.

Municipal and Environmental Reserve

15. Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*. Public, Municipal, and Environmental Reserves may be used for active and passive recreations, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.
16. 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*.
17. New subdivisions must include Municipal Reserve linking to existing development. The use of Municipal Reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and around the Town when possible.
18. New subdivisions must include Municipal Reserve linking to existing development. The use of Municipal Reserve dedication for recreational function shall be encouraged including the consolidation of trail linkages between these parks and around the Town where possible.

2.6 Public Health and Safety

The Town of Cut Knife is committed in providing safe, efficient health and safety services to the residents and visitors of the area. The Town current has a health complex which offers long-term care, medical clinic services, and ambulance service. The Town also offers protective services including the RCMP non-emergency detachment centre, fire hall and trucks, a pharmacy and a bylaw enforcement officer. It is a priority for community members to maintain these services and expand on the health services provided.

Objectives

- ❖ To support the provision of public health and safety services and facilities that address the current and future needs of residents of Cut Knife and region.
- ❖ To work collaboratively with the Paynton and Cut Knife Planning District and neighbouring municipalities to attract needed health amenities.
- ❖ To ensure emergency service and evacuation plans are in place.
- ❖ To maintain and promote ongoing services such as the local ambulance for the region.

General Policies

1. Public safety and health requirements shall guide all development. The Town shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities. As well, all firefighting requirements will be considered as a part of every re-zoning application, subdivision review and servicing agreement.
2. The Town shall work with the Paynton and Cut Knife Planning District, Prairie North Health Region, Living Sky School Division No. 202, and related committees to help identify and address community's health and safety needs and concerns.
3. The Town is encouraged to utilize utilize FireSmart¹ principles for subdivisions planned within and adjacent to potential fire hazard areas.
4. Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event occurring. An understood and practiced plan needs to be maintained.
5. The Town shall support and maintain current health and protective services in the community and shall explore opportunities to expand upon these services when practical.
6. Cut Knife is located along an active rail line transporting material which also includes hazardous material through the community. The Town shall work with the respective rail agencies to comply with any adopted set of recommended development guidelines and setbacks for residential development adjacent to the rail right-of-way.



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

7. Emergency service and evacuation plans shall be reviewed annually to ensure the most up to date information is provided within the document.
8. The Town will work collaboratively with the Paynton and Cut Knife Planning District to ensure emergency service delivery is available to the local and district area.
9. The Town in conjunction with community clubs, organizations and advocacy groups shall promote healthy lifestyles for community members by ensuring health support and recreational opportunities are available in the community.
10. The Town shall continue to promote the community with the appeal of small-town charm and as a safe place to raise a family to encourage young families into the area.

2.7 Heritage and Cultural Resources

Cut Knife has a diverse blend of culture that it is proud to showcase, with having Poundmaker and Little Pine First Nations located to the north, Sweet Grass First Nation to the east and Hillsville Hutterite Colony located to the northwest of the community. Within Cut Knife, there are a number of heritage buildings and a museum that showcases the stories and history of the past, including the 1885 Rebellion.

Objectives

- ❖ To identify and conserve to the extent feasible, the best elements of the Town's cultural heritage, architectural character, buildings, sites and other features of the Town's history and culture.
- ❖ To encourage development to occur in areas that will not disrupt environmentally, or culturally sensitive lands.
- ❖ To take pride and continue to promote the immense history Cut Knife and the region has to offer as a significant place of culture and heritage.
- ❖ To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the region.

General Policies

1. The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Cut Knife.
2. The Town will work with the Paynton and Cut Knife Planning District and other related agencies to create a regional tourism plan that showcases the rich history and culture in Cut Knife and surrounding area.

3. The Town will utilize the Standards and Guidelines for the Conservation of Historic Places in Canada to guide and inform conservation projects on historic places which are owned, regulated, funded, or guided by the municipality.
4. At the request of owners and in accordance with *The Heritage Properties Act*, an effort will be made to have significant historic sites and architectural features designated as heritage properties and suitably recognized. Research and the collection of historical information of heritage building inventory shall be continued.
5. The Town will demonstrate the appropriate use and treatment of properties designated through the Municipal Heritage Property Designation, under the terms of *The Heritage Property Act*.
6. The Town will ensure existing heritage and cultural resources are protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
7. Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
8. The Town shall explore opportunities to work together with surrounding municipalities and First Nation communities to expand on cross-cultural connections and to promote the rich history and culture of the area.
9. The Town will cherish and encourage further development to cultural amenities within the Town including Tomahawk Park and the Trout Pond, and other community areas.
10. Festivals such as Sports Days and other cultural/community events shall be encouraged, expanded upon and inclusive of everyone. Other festivals such as concerts, dances, historic or cultural days will continue to be promoted at a regional level.
11. The Town will explore opportunities to work with owners of cultural and heritage resources to ensure their presence and sustainability in the community for the benefit of present and future generations.

2.8 Environmental Sensitive Areas

The Town of Cut Knife, and the District as a whole, is located on prime agricultural lands, but also in proximity to a variety of natural landscapes such as Cut Knife Hill, a historic landmark. The area consists of a lake near the community, campgrounds and a golf course within the Town. There are areas also used for passive recreation and viewing wildlife. It is a priority for the community to maintain these amenities and ensure they are preserve for future generations.

Objectives

- ❖ To acknowledge and protect natural, environmental features, and systems within the Town.
- ❖ To increase awareness and sensitivity to minimize ecological disruption.
- ❖ To restrict development activities that would accelerate or promote damages arising in areas that alters drainage patterns.
- ❖ To extend the responsibility for sound environmental management to property owners and developers.
- ❖ To ensure sound management of water resources, including ground and source water.
- ❖ To protect municipal drinking water.

General Policies

1. Future development shall integrate the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Natural areas and sensitive environmental areas shall be identified and protected where human activities may create potential to stress the environment.
2. Environmentally sensitive lands that may be identified in Cut Knife should be protected as environmental reserve in accordance with *The Planning and Development Act, 2007*, *The Environmental Assessment Act*, and *The Environmental Management and Protection Act, 2002*.
3. The Town will work with organizations, agencies and other related parties to identify any contaminated lands within the Town.
4. When reviewing applications for development, consideration shall be given to the proposal's conformity with the District Plan and Cut Knife policies. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
5. The Town 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. Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollutions. Considerations shall be given to the



ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.

7. 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.
8. Efforts will be made to protect natural grassland within the Town and surrounding areas. Surrounding land use developments shall be compatible and non-threatening to the native species.
9. 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 areas, and trails.
10. Developers shall be required to provide concept plans with information pertaining to environmental qualities, vegetation, drainage and soil report prepared by accredited professionals as a means of ensuring the suitability of site to the proposed development is met.
11. Retaining and expanding upon green space within the Town including: a healthy stock of urban trees, community gardens and tree nurseries shall be encouraged to ensure the natural environment can be enjoyed by all members of the community by mitigating the transmission of diseases affecting trees in the community.

Natural Resource Policies

12. Well sites must be located in accordance with *The Oil and Gas Conservation Regulations, 1985* and subsequent amendments.
13. Natural resource extraction industries shall be required to minimize impacts on lands and sites of environmental, historical and archaeological significance to the satisfaction of the Town of Cut Knife and Province of Saskatchewan.
14. The Town will ensure future petroleum and gas development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the Town with minimal community and environmental disruption.
15. The Zoning Bylaw shall provide separation buffers between natural resource activities and built up areas within the Town to minimize environmental and socio-economic impacts upon the Community.

Ground and Source Water Protection Policies

16. Development shall not deplete or pollute groundwater resources within the Town. Investigations to assess the impact of development on groundwater resources including drainage may be required to protect aquifers and their supply. Saskatchewan Water Security Agency (WSA) or other appropriate government or private sector consultants will be utilized as a source for technical advice and in determining the method of protection required in circumstances which may include:

- a) Ensuring that the development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or ground water resources; and
 - b) The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.
17. The Town shall support the implementation and evolution of the North Saskatchewan River Watershed Source Water Protection Plan.²
18. The Town shall ensure that development protects and sustains important waterbodies, waterways, wetlands, and groundwater systems in the town and broader region employing site-specific planning programs, either alone or in cooperation with other agencies, organizations, or governments.
19. Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans and other issues that may be required for the purpose of ensuring public health and safety.
20. All applications for development near water wells and aquifers shall be accompanied by a report certified by a Professional Engineer that shall address site design, waste water management, and hazardous materials handling, storage and disposal, descriptions of physical/facility-specific structures, and plans and standards.

Hazard Lands Policies

21. The Town is encouraged to pursue the development of a flood hazard plan developed by a professional engineer or Saskatchewan Water Security Agency.
22. As per the *Subdivision Regulations 2014*, no development shall be allowed within 125 meters of an existing, proposed, abandoned, or reclaimed well or facility. The minister may approve development less than, or greater than, the required setback, depending on specific circumstances.
23. Development constraints related to those adjacent to active railways are addressed in Section 2.9.

² <https://www.wsask.ca/Water-Info/Watershed-Planning/North-Saskatchewan-River-Watershed/>

2.9 Transportation Networks

Cut Knife is situated along Highway 40, 50 kilometers west of the Battlefords. Other close areas include the Town of Unity 50 kilometers north of Cut Knife, and the Alberta border which is 70 kilometers to the east. Being in proximity to these areas brings opportunities for the Town and as well as the Paynton and Cut Knife Planning District.

It is also a priority to ensure a variety of transportation networks for pedestrians, cyclists and vehicles and that they are safe. The Town benefits from transportation services including regular STC bus service, and handi-van services for seniors in the community to travel out of the community.

Objectives

- ❖ To provide a system of arterial, collector and local roads to accommodate anticipated traffic movements within the Town and provide an effective linkage to provincial highway system.
- ❖ To ensure that road and sidewalk design permits safe and convenient pedestrian, bicycle and vehicle circulation.
- ❖ To establish safe, efficient, and convenient transportation facilities and service for all users.
- ❖ To ensure the Town remains an important node along Highway No. 40 with opportunities to become a hub to serve local and regional residents and visitors.
- ❖ To maintain the rail services as an important economic development opportunity for the Town and District.

Streets, Roadways and Access Policies

1. Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.
2. Sidewalks shall be identified and prioritized for upgrades/construction throughout the Community to ensure efficient and effective public access.
3. Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.
4. Future trail networks shall be identified and up kept to ensure their functionality for all accessibility levels.



5. The Town shall support and maintain transportation services such as the handi-van service for individuals who are in need of alternative transportation options.
6. New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property of a sufficient width to accommodate alternate forms of transportation to the automobile.
7. New subdivisions may be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted concept plan.
8. Developments will ensure safe access from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.

Railway Policies

9. The Town, through this Plan, shall provide for efficient and effective land use transportation planning. This includes consultation with neighbouring property owners, including railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
 - a) New land development or redevelopment in proximity to existing rail operations;
 - b) New or significantly expanded rail facilities in proximity to existing residential uses; and
 - c) Road/rail crossing issues.
10. The Town, together with the Railways, shall strive to improve information-sharing regarding existing and future planning efforts through early consultations in advance of proposed land use or transportation changes, projects or works.
11. The Zoning Bylaw shall specify building setbacks utilized from the *Guidelines for New Development in Proximity to Railway Operations*³ for new developments located along an active rail line.
12. The development of schools, commercial uses, parks or plazas should not locate in close proximity to active railway facilities unless there is the provision for adequate pedestrian crossings.
13. Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 meters from the rail line in order to prescribe mitigation measures and to determine the viability of foundation structures.

³ Information on building setbacks from railways can be found in Section 3.3, pg. 27 of the following document "Guidelines for New Development in Proximity to Railway Operations"
http://www.proximityissues.ca/asset/image/reference/guidelines/2013_05_29_Guidelines_NewDevelopment_E.pdf

14. All costs associated with preparing the noise and vibration assessment and implementing the approved mitigation measures shall be borne by the affected developers.

2.10 Infrastructure: Asset Management Planning

The Town of Cut Knife is able to provide a variety of quality infrastructure including water, sewage, waste management and more. The Town has made it a priority to investigate upgrades to their existing infrastructure, namely water and sewer that will serve a growing population.

The Town is committed to providing these services and would like to expand or upgrade their capacities to allow for growth. District opportunities exist between the Town of Cut Knife and the Paynton and Cut Knife Planning District, including regional waste management.

Objectives

- ❖ To take a proactive approach in infrastructure planning in order to direct investment sustainably and conserve financial resources.
- ❖ To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.
- ❖ To provide effective municipal services that can be supplied economically and that meet the needs of a growing population in a standard equal for all residents of Cut Knife.

General Policies

1. The Town shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
 - a) Provide baseline information to measure performance;
 - b) Improve efficiency and effectiveness;
 - c) Rank relevant and up-to-date inventory;
 - d) Analyze the system's condition and capacity; and
 - e) Budget service life for long term replacement.
2. The progress of the Asset Management Plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables. Infrastructure improvements shall be supported by the Town on an annual basis, where the budget is available to ensure upgrades to water and sewer amenities are achieved.
3. The Town shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards and other public utilities.
4. Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management

requirements will require adopting and implementing the Infrastructure Asset Management Plan Policies.

5. The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructures upgrading and extensions.
6. The Town shall continue to coordinate and work with communication providers (e.g. SaskTel) to ensure essential communication services are provided and maintained in the community.

Public Works and Services Policies

7. The cost of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
8. 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.
9. The Town will work to educate residents and visitors on water and natural resource conservation to reduce over-consumption and reduce pressure on existing water infrastructure.
10. The planning, phasing and development of water and sewer services will be based on:
 - a) Conformance with environmental regulations;
 - b) The demand for services and the need for upgrading;
 - c) The financial resources of the Town of Cut Knife;
 - d) The logical extension of existing services; and
 - e) Growth trends.
11. The Town will encourage balanced development that effectively utilizes existing utility infrastructure for infill development while exploring new types of renewable utility systems to accommodate future land development.
12. Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town.
13. 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. The Town shall continue to pursue available funding and grants to assist with maintaining their water supply.
14. The Town shall continue to work with the Paynton and Cut Knife Planning District, organizations and agencies 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 waste.

2.11 Future Urban Development

The Town of Cut Knife is surrounded by agricultural holdings, in which it is supported by the community to remain in place until the Town is in need to expand. The Town would like to see more value added agriculture and organic farming methods utilized.

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.

General Policies

1. Future Urban Development Areas are identified within the Town limits on the Future Land Use Map in Appendix "A". These are areas where the future use of land or the timing of development is uncertain due to matters 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 or densities that may hinder expansion will be discouraged, or mitigated.
3. Future Urban Development Areas may include:
 - a) Lands which are capable of 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 Town, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Official Community Plan and the Paynton and Cut Knife District Plan, a clear plan of action or implementation strategy is required. Action Plans for the Paynton and Cut Knife Planning District have been included as an appendix to the Paynton and Cut Knife District Plan. The Town of Cut Knife 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.

3.1.1 The Plan Guides Action

As a statutory document for guiding development and land use in the Town, the Plan gives direction to Council on their day-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 Town is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

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

3.1.2 The Future is a Shared Responsibility

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

3.2 Implementation and Monitoring

3.2.1 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.

3.2.2 Definitions

The definitions contained in the Town of Cut Knife Zoning Bylaw shall apply to this Official Community Plan and the Paynton and Cut Knife 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.

3.2.3 Adoption of the Official Community Plan

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

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Town in making decisions regarding land use, zoning, servicing extension, 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 Town of Cut Knife. 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.

3.2.4 Adoption of the Municipal Zoning Bylaw

Following the adoption of the Official Community Plan, the Town of Cut Knife 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 Paynton and Cut Knife District Plan and future land use and development shall be consistent with the goals and objectives of this Plan;

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

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

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

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

3.2.5 Adoption of the Paynton and Cut Knife District Plan

The Paynton and Cut Knife Planning District has adopted the Paynton and Cut Knife District Plan as per Section 102 of *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Town of Cut Knife Official Community Plan to guide land use development decisions at the local and District level over the next 25+ years.

In support of the Paynton and Cut Knife District Plan, the Municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Paynton and Cut Knife 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*.

3.2.6 Contract Zoning

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

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

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

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

3.2.7 Concept Plans

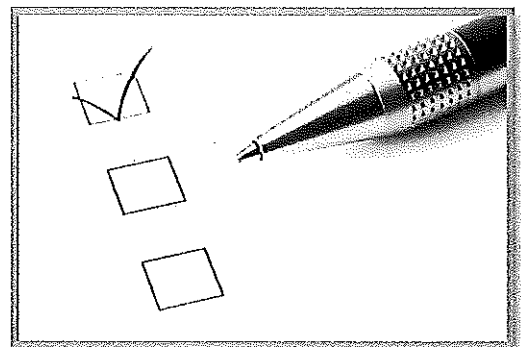
Concept plans represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- ✓ 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.

3.2.8 Comprehensive Development Reviews

A Comprehensive Development review shall be completed and presented to Council by the developer proposing to rezone land for multi-parcel country residential, commercial, industrial purposes, or Intensive Livestock Operation purposes. The purpose of this comprehensive



review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

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

3.2.9 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.

3.2.10 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

3.2.11 Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Town of Cut Knife and Paynton and Cut Knife Planning District. The Municipality has input into the subdivision procedure:

- ✓ The Municipality provides comments on all subdivision applications within the Municipality.
- ✓ As per the Paynton and Cut Knife District Planning 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.

3.2.12 Monitoring Performance

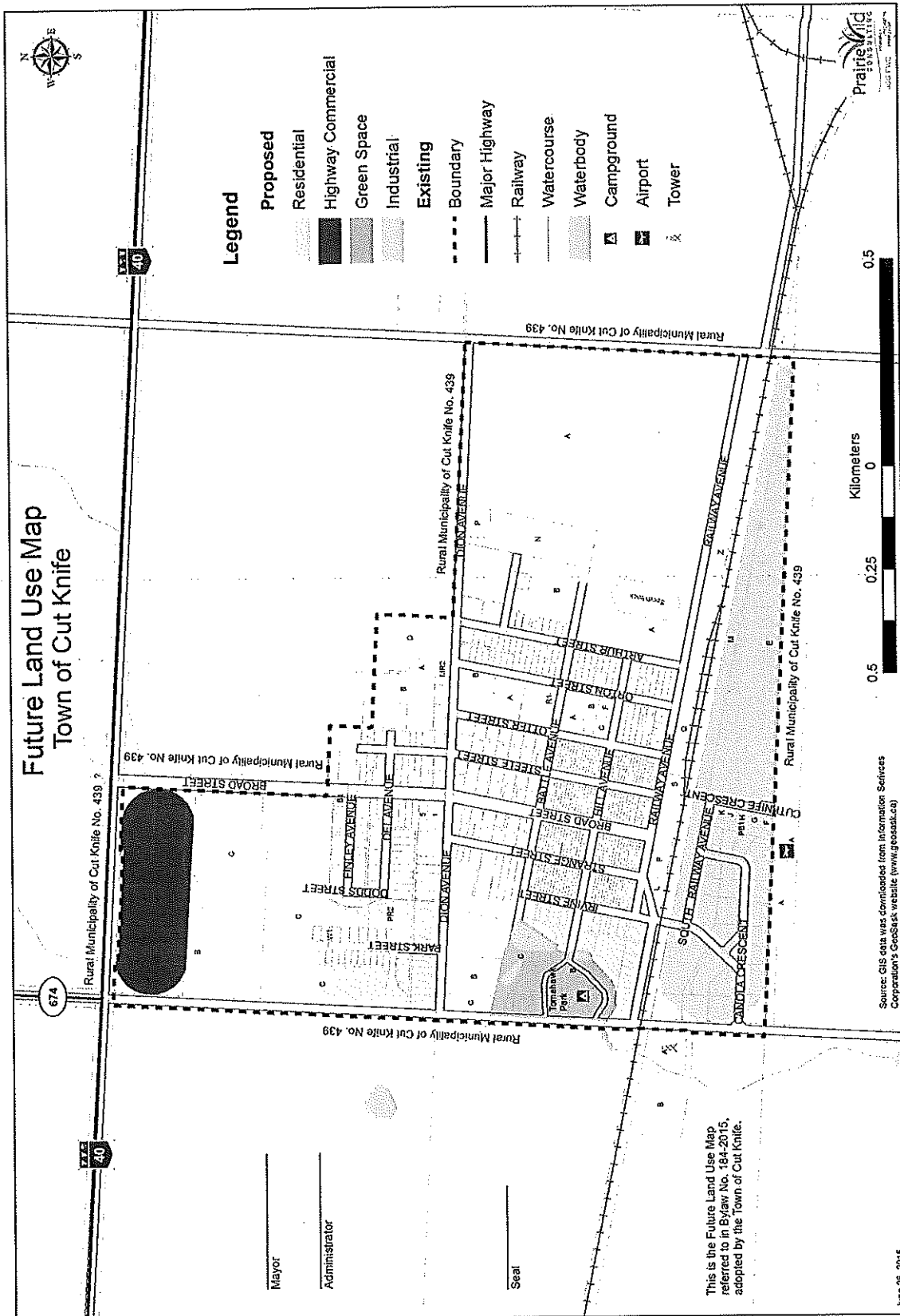
The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Town to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall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

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

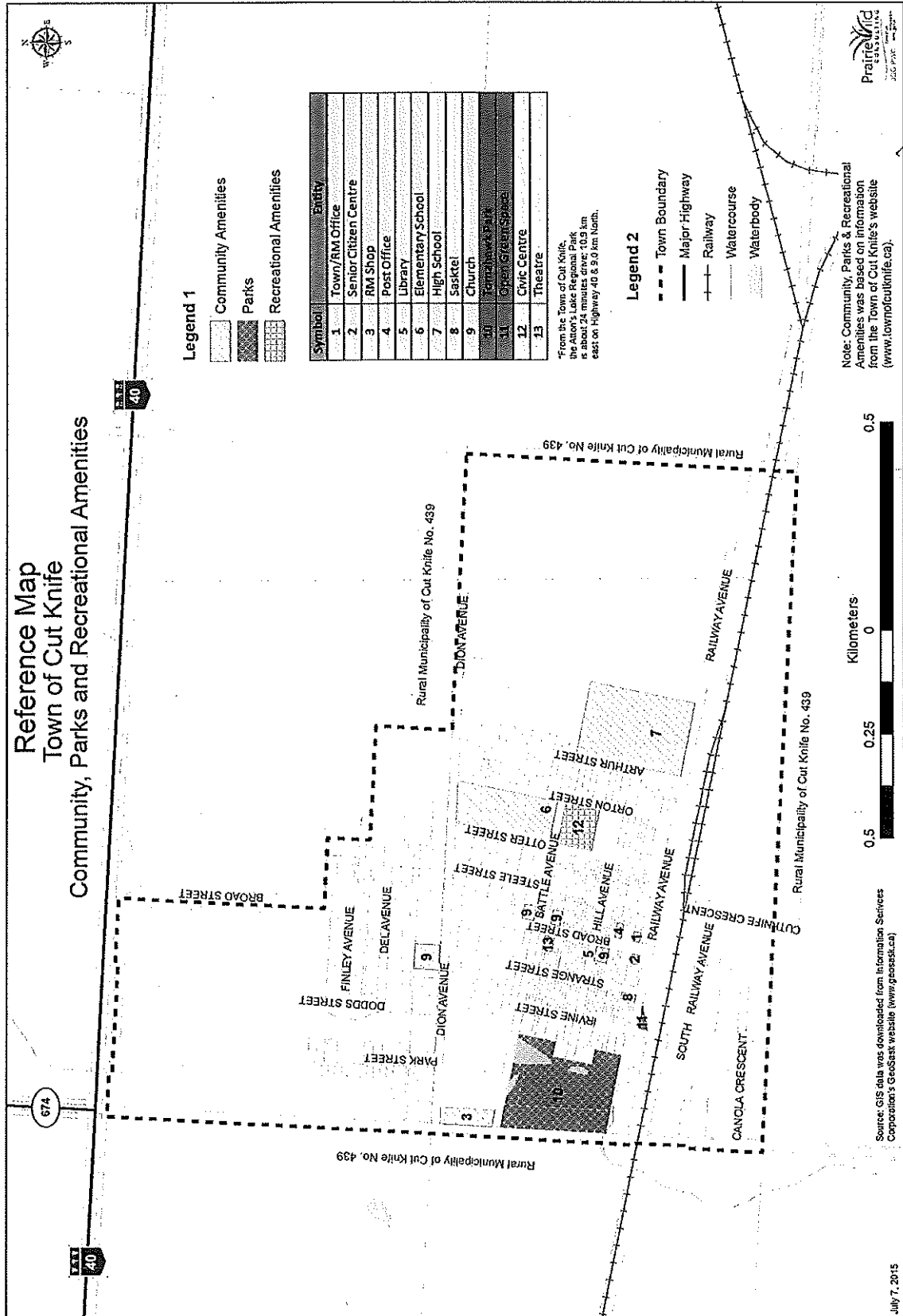
3.2.13 Amendment

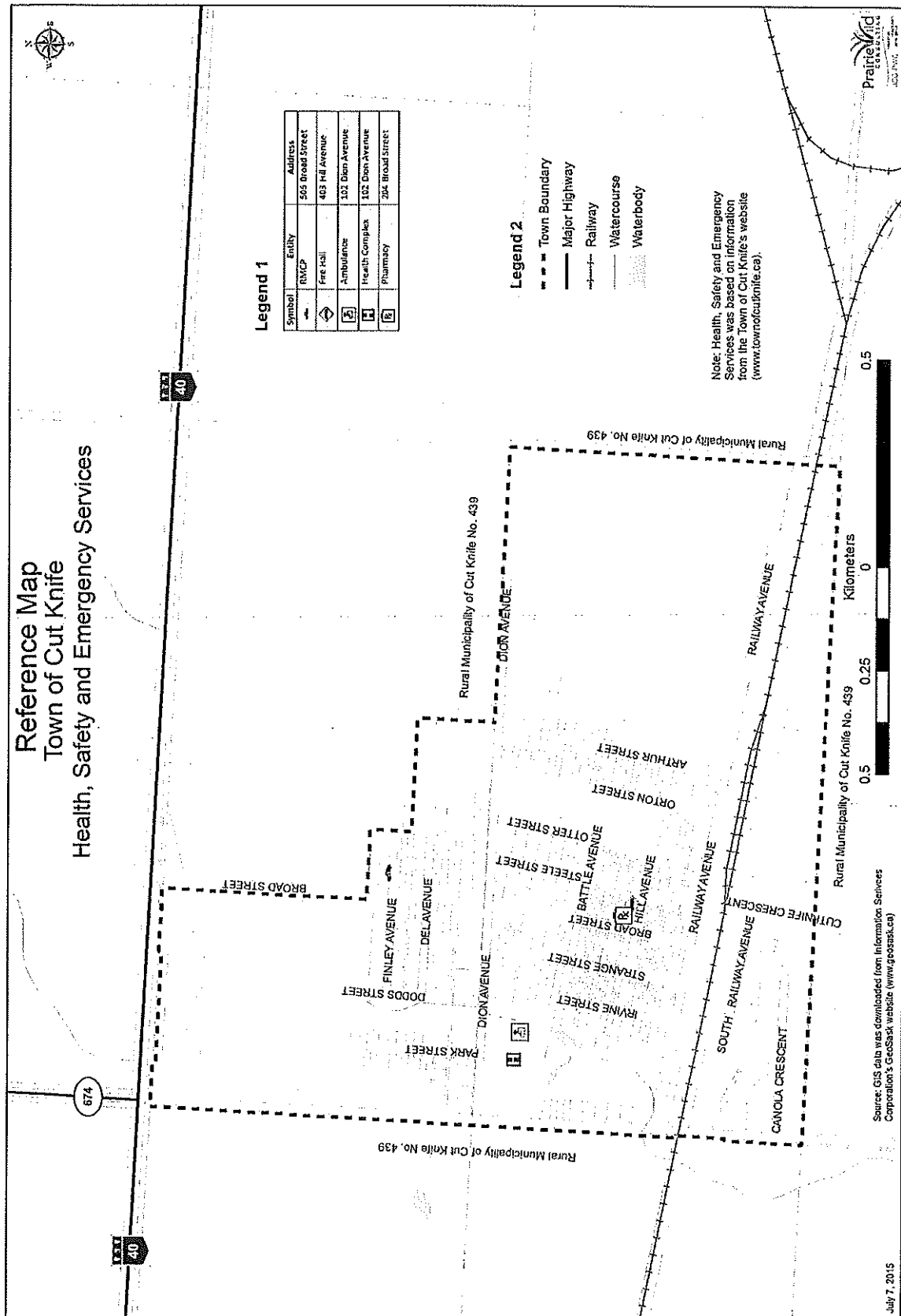
On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change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

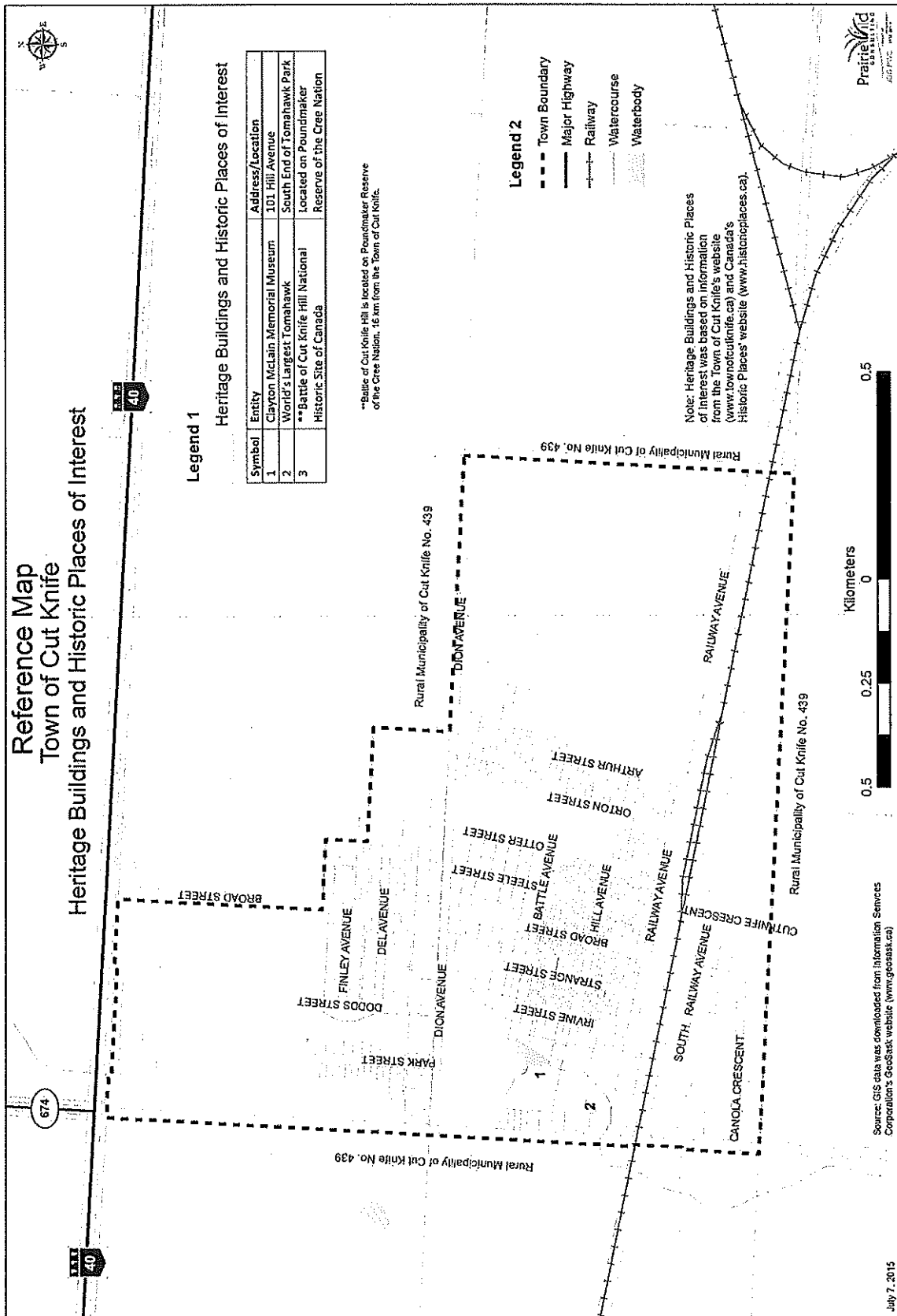
Appendix "A" – Future Land Use Map

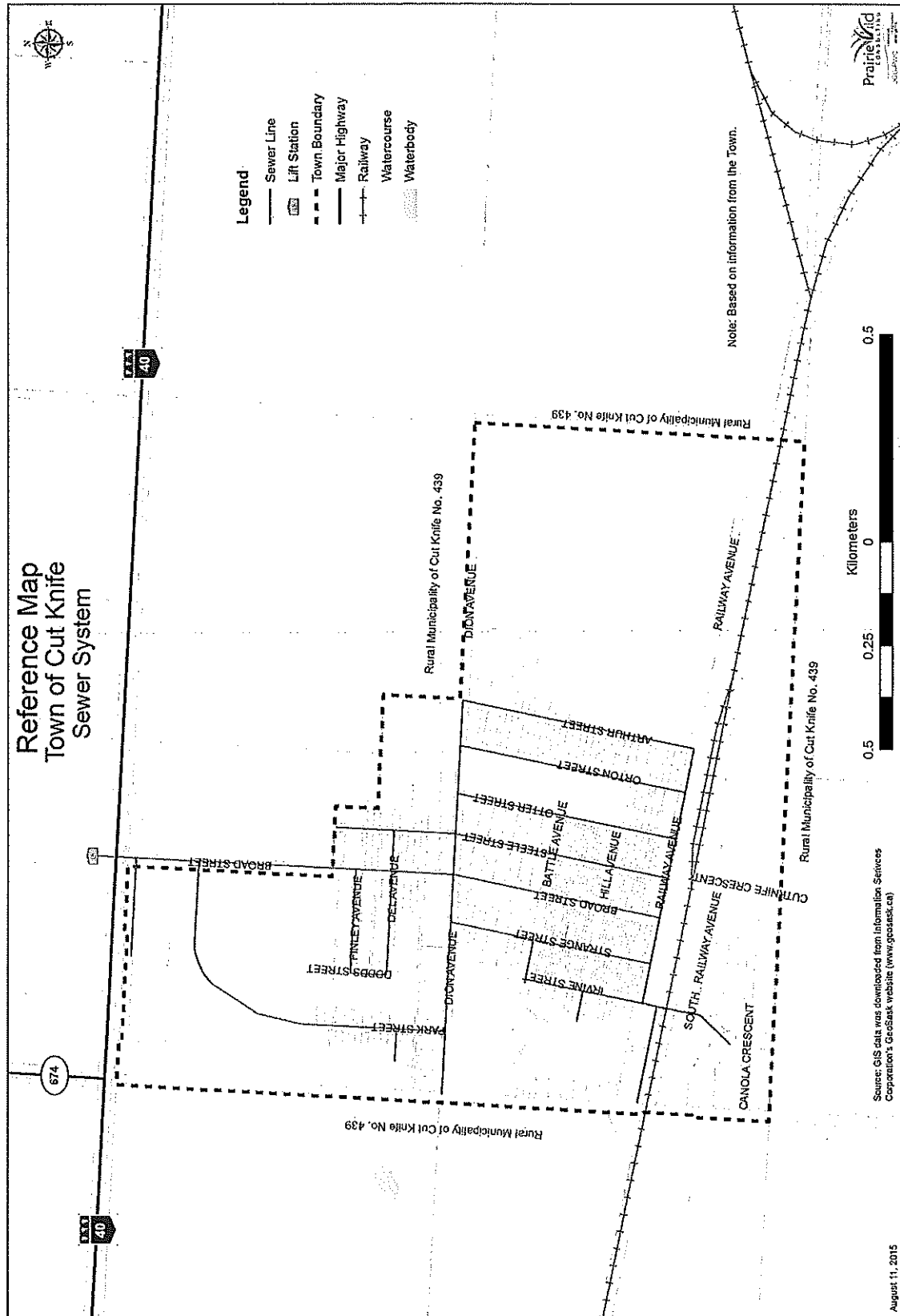


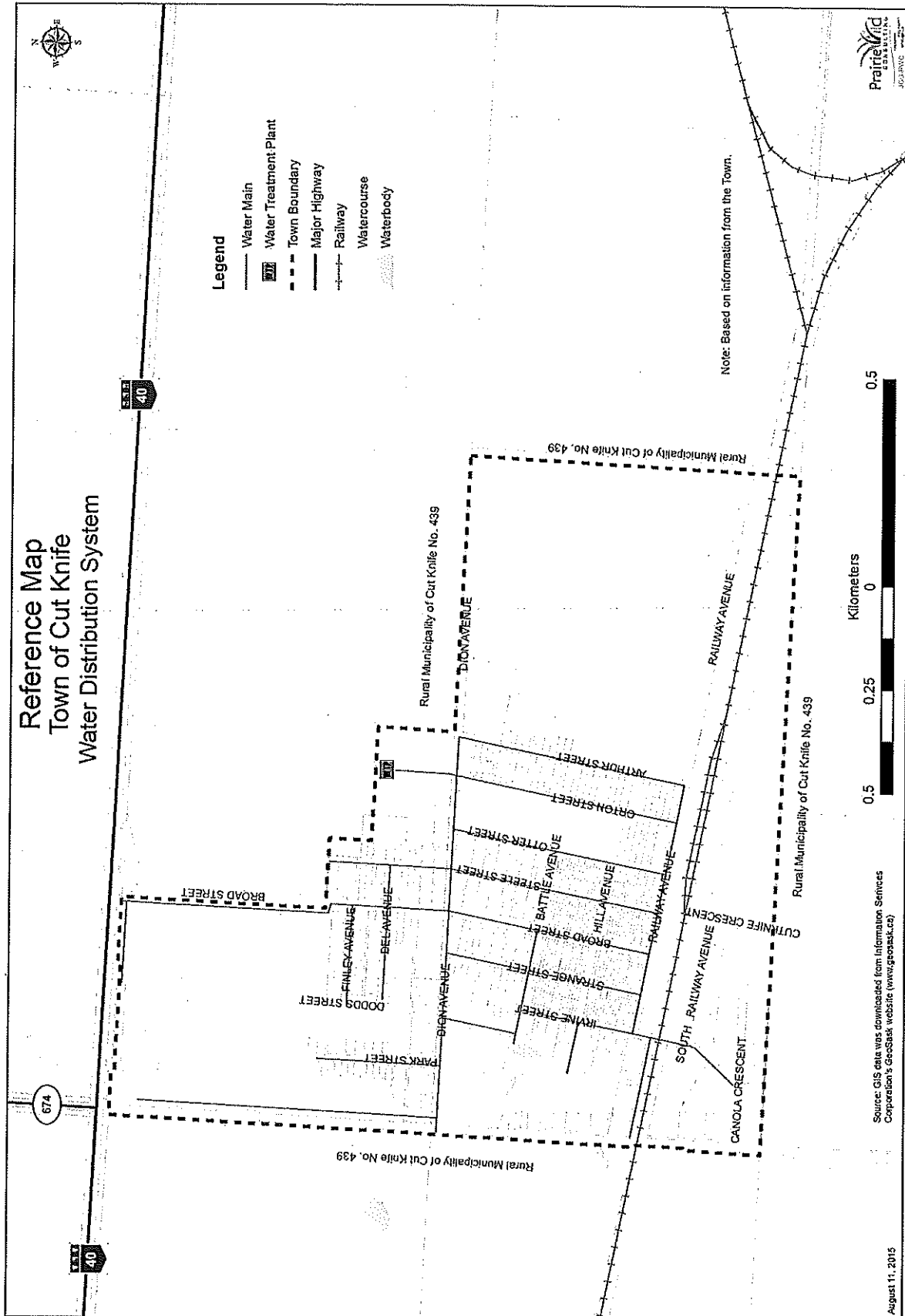
Appendix "B" – Reference Maps

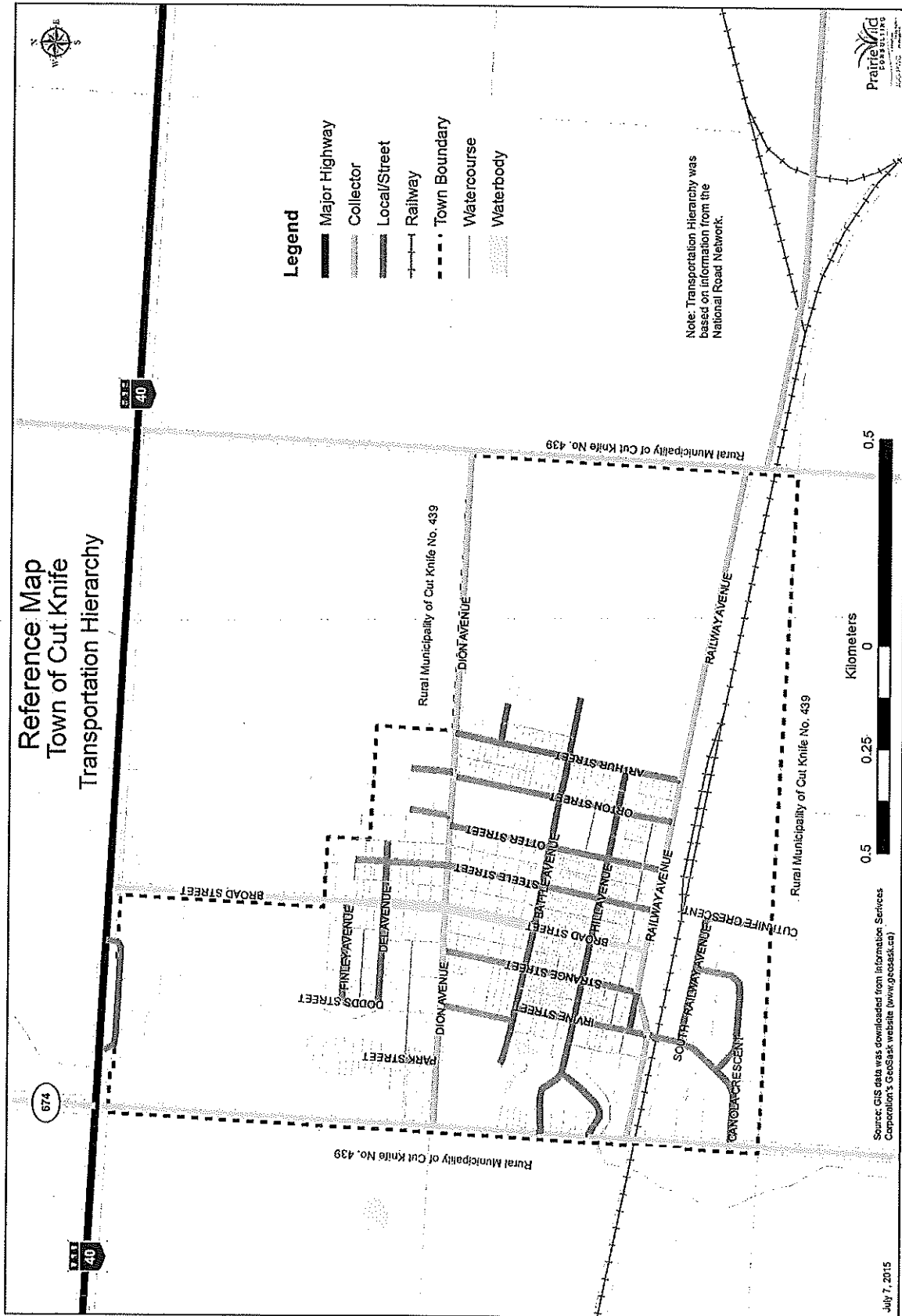












Appendix "C" – Infrastructure Capacities Table

	Town of Cut Knife
CONNECTIONS	310
WATER SUPPLY	Aquifer, approx. 18 to 20 m gallons per year; 200,000 treated water reservoir, pumping rate – 100 gal/min
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	100%, or 500 people
ANNUAL WATER TREATMENT	18 to 20 million gallons
SEPTIC TREATMENT	2 cell lagoon, 1 treatment, 1 storage
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	50%, or 250 people
SOLID WASTE MANAGEMENT (TRANSFER STATION / LANDFILL life expectancy)	Shared landfill with RM; 50 year expectancy; Landfill located in the RM of Cut Knife No. 439
CURRENT ENGINEERING STUDY (YES/NO; YEAR)	Yes, 2011
PUBLIC WELLS OR WELL-HEADS	Yes
WATER LINES / UTILITIES	Yes
LAGOONS	No, in RM of Cut Knife
CEMETERY	No, in RM of Cut Knife