

# VILLAGE OF DEBDEN

## OFFICIAL COMMUNITY PLAN

Prepared for:

THE VILLAGE OF DEBDEN

Prepared by:

**CROSBY HANNA & ASSOCIATES**  
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING  
SASKATOON, SK

MARCH 2023

**THE VILLAGE OF DEBDEN**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 1/2023  
of the Village of Debden



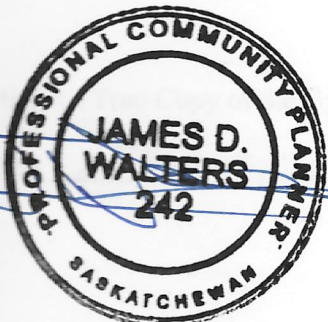
SEAL

A handwritten signature in black ink, appearing to read "J. Walters", written over a horizontal line.

(Mayor)

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(Administrator)





**The Village of Debden**

Bylaw No. 1/2023

A Bylaw of the Village of Debden to adopt an Official Community Plan.

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

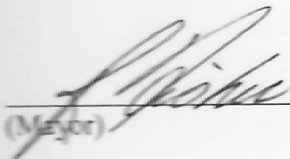
- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Village of Debden hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 1/87, and all amendments thereto, are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 9<sup>th</sup> day of March, 2023

Read a Second Time the 27<sup>th</sup> day of June, 2023

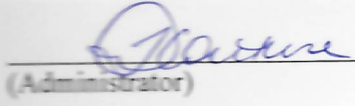
Read a Third Time the 27<sup>th</sup> day of June, 2023

Adoption of this Bylaw this 27<sup>th</sup> day of June, 2023

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

**APPROVED  
 REGINA, SASK.  
 SEP 19 2023**

  
 \_\_\_\_\_  
 Minister of Government Relations

  
 \_\_\_\_\_  
 (Administrator)



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

On the 27<sup>th</sup> day of June, of the year 2023

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JUNE 2023

# TABLE OF CONTENTS

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1	INTRODUCTION.....	1
1.1	Authority .....	1
1.2	Scope and Purpose .....	2
2	VILLAGE TARGETS .....	3
3	OBJECTIVES & POLICIES .....	4
3.1	Residential.....	4
3.2	Commercial .....	7
3.4	Transportation & Infrastructure .....	11
3.5	Economic & Tourism Development .....	14
3.6	Community Services and Recreation .....	15
3.7	Amenities and Dedicated Lands.....	16
3.8	Biophysical Considerations & Hazards.....	18
3.9	Intermunicipal & Interjurisdictional Cooperation.....	20
3.10	Agricultural Land & Fringe Areas .....	22
3.11	Natural and Cultural Heritage Resources.....	23
4	IMPLEMENTATION .....	25
4.1	Zoning Bylaw .....	25
4.2	Other Implementation Tools .....	27
4.3	Other.....	28
5	MAPS.....	30

# 1 INTRODUCTION

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## 1.1 AUTHORITY

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

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

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public works;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection;
- (7) the means of implementing the Official Community Plan;
- (8) the co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- (9) the provision of municipal reserve for school purposes, including policies that:
  - (a) ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
  - (b) designate the locations of municipal reserve sites to be used for school purposes; and,
  - (c) provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and,
- (10) the management of lands that are in proximity to existing or proposed railway operations.

The Province of Saskatchewan adopted *The Statements of Provincial Interest Regulations* effective 29 March 2012, and amended in January 2021 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with *The Statements of Provincial Interest Regulations*.

In general *The Statements of Provincial Interest Regulations* address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development

- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation
- Community Health and Well-Being
- Economic Growth

## 1.2 SCOPE AND PURPOSE

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

This Plan is intended to guide the growth and development of the Village of Debden for the next 15-20 years.

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

## 2 VILLAGE TARGETS

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The planning targets for the Village of Debden are as follows:

- (1) To direct the development and growth of Debden that is sustainable, consistent with the values of the community, in an orderly and cost-efficient manner.
- (2) To ensure that land use planning is fully integrated with the Village's long term strategic, financial, infrastructure, transportation, environmental and asset management planning initiatives.
- (3) To ensure that the Village's current and future infrastructure requirements are planned and developed in a manner that facilitates growth in an environmentally and financially sustainable manner.
- (4) To support tourism and economic development as a means of enhancing the quality of life for the current and future residents of Debden.
- (5) To protect and promote the significant historical, cultural and heritage resources in the Village of Debden and in the region.
- (6) To ensure that the village maintains its commitment to an open, consultative and transparent planning and decision-making process.
- (7) To protect the economic vitality of the Village Centre commercial area.
- (8) To encourage healthy and active lifestyles among village residents through integration of planning and design considerations.
- (9) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.
- (10) To work with other local and senior governments to strengthen regional partnerships and initiatives.
- (11) To enhance the role of the Village as a service center to the surrounding agriculture area
- (12) To engage with neighboring communities and municipalities in the identification and mitigation of future planning, growth constraints, municipal servicing, and other issues of concern in the region.
- (13) To support and complement *The Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this plan.



## 3 OBJECTIVES & POLICIES

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### 3.1 RESIDENTIAL

#### 3.1.1 Residential Findings

- Statistics Canada reports the Village had a 2021 population of 327. This represents a total population decrease of 5.9% from 2011 population of 358.
- While the Village population has declined over the last 10 years, anticipated population growth associated with business opportunities relating to the agricultural and tourism sectors could result in the in-migration of young workers and families.
- The Village of Debden is well-situated geographically to provide all the amenities of a small urban centre, while being within close proximity to the Prince Albert National Park, Delaronde Lake, and other northern lake communities.
- Single detached, semi-detached, and manufactured dwellings are the dominant forms of housing in the Village of Debden. Rental housing is available through privately owned dwellings and affordable housing is made available by the Debden Housing Authority.
- The Debden Housing Authority offers a social housing program on behalf of the Saskatchewan Housing Corporation. Housing options include 14 Seniors Housing Units and 9 Family Housing units.
- Heritage Manor is a 20-bed Nursing Home in the south-western portion of the village. There are twenty employees working within the home.
- The Council of the Village of Debden recognizes the importance of providing opportunities for a diversity of housing including identifying areas for manufactured dwellings and allowing for flexibility in the redevelopment of existing residential sites.
- The largest age cohorts in the village comprises those within 10 - 14 years of age and 55 - 59 years of age.
- There are currently a total of 148 developed private dwellings in the village.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning residential development, which is addressed in the objectives and policies that follow:
  - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*

#### 3.1.2 Residential Objectives and Policies

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

To identify the areas, within Debden, as well as outside of the Village's current boundaries (where applicable), that are most suitable for future residential development.

- Policy (a)      The Village will ensure that new residential development is located in the areas noted as "**Future Residential**" on Map 1 – Future Land Use Concept. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long-term use of these areas.
- Policy (b)      If and when sufficient land is no longer available to accommodate additional residential development, the village will ensure that new residential development shall locate in the areas noted as "**Potential Residential**" on the Future Land Use Concept. Prior to the build-

out of land identified as Potential Residential on the Future Land Use Concept, noted herein, the village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate potential residential developmental opportunities over the next 15-20 years.

- Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Residential**" within the corporate limits of the Village through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Village. Those lands that are designated and zoned for future urban development will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- Policy (d) Support residential subdivision development in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.

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

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

- Policy (a) The Zoning Bylaw shall contain residential zoning districts that will facilitate a wide range of residential uses. These districts will provide appropriate development standards to address building form and dwelling unit densities. Certain community facilities will be permitted in all residential districts.
- Policy (b) Supportive housing, such as personal care homes, will be facilitated in all appropriate areas of the Village. The Zoning Bylaw will contain development standards for these uses.
- Policy (c) The Village will accommodate affordable and alternative housing opportunities for residents by facilitating the development of secondary suites, garden suites, and garage suites. The Zoning Bylaw will include appropriate standards to ensure that these uses are not detrimental to the residential character of the areas where they are located.

#### **Objective 3.1.2.3: Infill Development**

To ensure that infill development opportunities support and enhance existing residential areas within the Village of Debden.

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

- Policy (b) In order to facilitate access to the Village Centre Commercial area, commercial services primarily utilized by seniors or others with mobility constraints, seniors housing, community services and other essential services will be encouraged to locate in close proximity to the commercial core.
- Policy (c) In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration may be given to higher density residential development in appropriate locations in existing neighbourhoods, including the Village Centre Commercial area. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

#### **Objective 3.1.2.4: New Residential Areas**

To ensure that new residential areas are designed in a manner that provide a range of housing options in a high-quality living environment.

- Policy (a) New residential areas shall be designed to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.
- Policy (b) Residential uses shall be properly buffered from incompatible uses, railways, and major roadways.
- Policy (c) The development of new residential areas should contain a variety of housing forms, including such housing as single detached dwellings, semi-detached and two unit dwellings, secondary suites, and multiple unit dwellings, to accommodate a range of users, including seniors.
- Policy (d) Multiple unit dwellings should generally be located with satisfactory access to residential entrance points and should be sited to minimize potential conflicts with other residential uses.

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

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

- Policy (a) Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.
- Policy (b) The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- Policy (c) Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.

- Policy (d) Those types of home-based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion, based on prescribed use-specific discretionary use evaluation criteria.
- Policy (e) The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

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

To provide for complementary land uses within residential neighbourhoods.

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

## **3.2 COMMERCIAL AND INDUSTRIAL**

### **3.2.1 Commercial and Industrial Findings**

- Commercial development within the Village of Debden is located primarily along Main Street between Highway #55 and 4<sup>th</sup> Avenue east.
- Existing commercial development includes retail stores, construction and hardware stores, service stations and gas bars, financial institutions, tavern, and food establishments.
- The Village of Debden has a distinct Village Centre Commercial area and as the community continues to develop, it is important to continue to enhance and encourage appropriate development in this area, for it to remain the “heart” of the community.
- In addition to commercial development in the Village Centre Commercial area, important community services are also located near this area including churches, the post office, insurance agency, and the Village office.
- Debden’s Village Centre Commercial area also hosts the Debden Centennial Hall, a location that provides an advantage for other commercial businesses and services who benefit from the increased traffic.
- Encouraging new commercial development in a well-defined core area will ensure the Village of Debden remains viable and vibrant as the community develops.
- Identification and designation of appropriate areas for both short-term and long-term future commercial development is an important consideration for the Village as it grows.
- Encouraging visual improvements to the core area, including removing or replacing abandoned buildings and properties, improving streetscape and roadway enhancements, and general aesthetic upkeep will help promote the Village as a business-friendly center.
- Industrial development within the Village is primarily located along the major transportation corridor Highway #55.
- Important industrial services are located along Highway #55 includes card locks, storage yards, service stations, gas bars, and the Debden airstrip.

- Identification of areas for both short-term and long-term future industrial land is needed as the Village moves forward. Providing opportunities for industrial development within Debden will assist the Village in capitalizing on new and existing economic opportunities in the region.
  - *The Statements of Provincial Interest Regulations* provides the following statement concerning economic development (which is addressed in the objectives and policies that follow):
    - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

### **3.2.2 Business District Commercial Objectives and Policies**

#### **Objective 3.2.2.1: Business District Strength**

To promote and enhance the attractive and viable Village Centre Commercial area within the Village of Debden, centered around Main Street.

- Policy (a)      The Village Centre commercial area shall continue to be prioritized as a primary location for retail activity, services, government functions, and cultural activities in the community.
- Policy (b)      The character of the Village Centre Commercial area may be enhanced by:
- encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
  - encouraging residential / commercial mixed use and small- to mid-scale commercial developments to locate in this area.
- Policy (c)      Consideration may be given to the enhancement of the Business District commercial area through:
- the construction of infrastructure;
  - investment in public buildings;
  - public realm improvements such as public park and greenspace development;
  - encouragement of public - private partnerships;
  - consideration for tax abatement incentives;
  - incentives to promote the use of vacant and underutilised buildings or sites;
  - planning and building permit fee rebates; and
  - the promotion of the Village of Debden as a place for business development.
- Policy (d)      Work towards increasing the opportunities available to re-use vacant or underutilised buildings and sites in Debden by addressing the constraints that exist for potential developers.
- Policy (e)      Support, encourage, and facilitate the creation of a viable and coherent vision for the future development of the Village Centre Commercial area by continuing to ensure development remains concentrated in its well-defined central location with important community services in close proximity.
- Policy (f)      Provide opportunities for increased levels of overall activity in the Village Centre commercial area by promoting a mix of compatible uses within the area.

#### **Objective 3.2.2.2: Supply of Land**

To ensure an available supply of land for Business District commercial development.



- Policy (a) The Zoning Bylaw will contain a Village Centre Commercial District to provide for a wide range of commercial and other compatible uses.
- Policy (b) The Village may undertake, where necessary, to acquire land for additional Village Centre commercial development through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the Village Centre Commercial area, the Village may investigate the possibility of land exchange on a case-by-case basis.

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

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

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

- Policy (a) Ensure a standard of landscaping and screening is provided to achieve aesthetically appealing gateways.
- Policy (b) Facilitate the development of visually appealing entry points into the Village along Highway #55 and Highway #793 by:
- (i) initiating the preparation of a coordinated highway entry enhancement master plan or strategy;
  - (ii) providing financial support from the implementation of such a master plan or strategy; and
  - (iii) establish landscaping requirements and signage standards in highway commercial areas.

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

Highway commercial development should accommodate uses that by virtue of their scale or locational requirements are not readily suited to the Village Centre commercial location.

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

#### **Objective 3.2.3.3: Highway Commercial Land Use**

To ensure that sufficient land is designated along Highway #55 for the development of Highway Commercial uses.

- Policy (a) Ensure new Highway Commercial development locates in the areas noted as "**Future Commercial**" on the Future Land Use Concept. Prior to the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for commercial use. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- Policy (b) If and when sufficient land is no longer available to accommodate additional commercial development, new commercial development will be encouraged to locate in the areas noted as "**Potential Commercial**" on the Future Land Use Concept. Prior to the build-out of

land identified as Potential Commercial on the Future Land Use Concept, noted herein, the Village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate commercial development which will be required over the next 15-20 years.

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

#### **Objective 3.2.3.4: Industrial Land Use**

- Policy (a) In order to accommodate a range of economic development opportunities, the Zoning Bylaw will make provision for light industrial, limited heavy industrial, and railway industrial development.

#### **Objective 3.2.3.5: Industrial Development Opportunities**

To attract new industrial operations to Debden.

- Policy (a) Ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Village of Debden. Industrial activities shall be directed to the area located along Highway 55 and Railway Avenue throughout the Village where existing Highway Commercial and Industrial sites are located as identified on Map 1 – Future Land Use Map.

#### **Objective 3.2.3.6: Land Use Conflicts and Development Design**

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

- Policy (a) Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible land uses.
- Policy (b) Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources.
- Policy (c) Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from residential areas and from highways and other entrance ways into the Village.
- Policy (d) Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.

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

### **Objective 3.2.3.7: Servicing Capacity**

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

Policy (a) All industrial developments shall be serviced by potable water and sanitary sewer infrastructure, as well as other required services (e.g. natural gas, power).

## **3.4 TRANSPORTATION & INFRASTRUCTURE**

### **3.4.1 Transportation and Infrastructure Findings**

- Primary access to Debden is provided via Provincial Highway #55 and Provincial Highway #793.
- The Village's lagoon is located north of the Village within the RM of Canwood, No. 494.
- Highway 55 Waste Management Corporation provides waste and recycling material pickup from a waste transfer station. Door to door waste and recycling services are provided to residents by the Village of Debden.
- Highway 55 Waste Management Corporation also disposes of waste and recycling for businesses in the Village.
- There are currently two private withdrawal wells within the Village boundaries.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation:
  - *The Province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.*
  - *The Province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

### **3.4.2 Integrated Decision Making**

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

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

Policy (a) The Village will continue to inform their decision making processes by preparing and coordinating strategic planning, financial planning, asset management planning and other similar initiatives.

Policy (b) The Village will pursue innovative opportunities to enhance municipal service delivery.

Policy (c) The Village will undertake comprehensive infrastructure studies, as necessary, to plan for changes or improvements to the Village's infrastructure systems, including roads and street systems, to meet current engineering standards, accommodate growth and improve operational efficiency.

### **Objective 3.4.2.2 Asset Management**

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

- Policy (a) The Village of Debden will utilize and implement an Asset Management Strategy in order to sustainably provide an appropriate level of service to residents and visitors.
- Policy (b) Ensure consistency between all long term planning documents going forward including this Official Community Plan, Asset Management Strategies, Long Term Financial Plans, and others.
- Policy (c) Ensure Asset Management Strategies are kept up to date and improved to get the best performance out of municipal assets, realize the greatest return on infrastructure investment and to support infrastructure investment decisions.

### **3.4.3 Transportation Objectives and Policies**

#### **Objective 3.4.3.1: Village of Debden's Road and Street Network**

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

- Policy (a) Developments shall be located and designed in a manner that ensures safe and efficient traffic operations.
- Policy (b) New subdivisions shall provide for the expansion of the road and street network beyond the area being subdivided as necessary.
- Policy (c) The Village shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.
- Policy (d) Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify potential traffic impacts to the Village given the nature of the proposed development. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary road and street network changes or improvements may be negotiated by the Village and the affected developers based on the extent to which the impacts of the proposed development necessitates the need for the improvements.
- Policy (e) Council may, by bylaw, establish or adopt a system relating to vehicle weights or route designation in the municipality.

#### **Objective 3.4.3.2: Active Transportation**

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

- Policy (a) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.

- Policy (b) Opportunities should be provided for the development of walking and cycling facilities within the Village by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas. The Village will consider development of a trails committee to actively pursue opportunities for trail development throughout the community and in collaboration with the RM of Canwood, No. 494.

### **3.4.4 Infrastructure Objectives and Policies**

#### **Objective 3.4.4.1: Infrastructure Costs**

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

- Policy (a) The Village will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Village-owned developments. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing such services.

- Policy (b) Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage infrastructure, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

#### **Objective 3.4.4.2: Infrastructure Capacities**

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

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

- Policy (b) Continue to monitor population and business growth as it relates to water and wastewater systems and usage.

#### **Objective 3.4.4.3: Stormwater Management**

To ensure stormwater management systems within the Village are designed effectively.

- Policy (a) Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.



### 3.5 ECONOMIC & TOURISM DEVELOPMENT

#### 3.5.1 Economic Development Findings

- The Village of Debden has a rich history as a bilingual community since its formation 1912.
- The settlement of Debden was incorporated as a Village in 1922.
- The Village of Debden is located approximately 85 km north-west of Prince Albert, and approximately 20 km south west of Prince Albert National Park. The Village is surrounded by farmland with agriculture playing a key role to the Village's economic base.
- The Village is located adjacent to a number of tourist attractions including Morin Lake, and the Prince Albert National Park. Morin Lake Regional Park is located 14 km west of the Village. It features a beach, boat launch, horse shoe pits, playground, serviced and un-serviced camping, and reunion grounds complete with a full kitchen.
- Morin Lake Regional Park plays a key role in attracting tourists to our area and plays an integral part of increasing the economy during the summer months.
- The Village hosts an extensive business directory on the Village of Debden website that lists businesses within the municipality and surrounding area.
- The Village of Debden Chamber of Commerce provides benefits to its members including information, networking opportunities, lobbying, community promotion, and community safety.
- The Debden Chamber of Commerce hosts an Annual General Meeting as well as social events throughout the year.
- The Canwood Regional Park is located 25 km south-east of the Village and plays a key role in attracting tourists to the region. The park features a 20-site serviced campground, 3 ball diamonds, playground equipment, a shower house, and food service.
- A Community Grant Program provides funding for sport, recreation and culture programs within the village with applications due March 31<sup>st</sup> each year.
- The Debden Housing Authority offers a social housing program on behalf of the Saskatchewan Housing Corporation. Housing options include 14 Seniors Housing Units and 9 Family Housing units.
- The Debden Airstrip (CKH3) hosts one registered turf runway (13/31) and is open to the public.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning tourism:
  - *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*
- *The Statements of Provincial Interest Regulations* provides the following statement concerning economic development (which is addressed in the objectives and policies that follow):
  - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

#### 3.5.2 Economic & Tourism Development Objectives and Policies

##### Objective 3.5.2.1

To attract investment and foster economic and population growth by promoting the benefits of living and working in the Village of Debden.

Policy (a)      The Village, in partnership with other regional stakeholders, will pursue opportunities to market and promote Debden's investment properties, events, services, and culture and heritage.

- Policy (b) Where appropriate, the Village will continue to support existing and pursue new Village-wide special events.
- Policy (c) The Village will continue to encourage the maintenance and support of existing businesses by delivering municipal services in cost effective ways, while continuing to build, maintain and operate Village infrastructure in a manner that is sustainable.
- Policy (d) The Village of Debden will continue to collaborate in providing tourism amenities and opportunities for the region and will seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of tourism.
- Policy (e) The Village of Debden will continue to support local organizations and will seek out opportunities in forming local boards and committees to address tourism and economic development for the Village and region.

## 3.6 COMMUNITY SERVICES AND RECREATION

### 3.6.1 Community Service and Recreation Findings

- The French Cultural Committee of Debden is a registered non-profit organization whose mission is to preserve and promote French language and culture. The Committee aims to recognize the rights of the Fransaskois community, ensure Fransaskois visibility and to preserve, enhance and promote the French language and culture within the Village and the province.
- The Village of Debden features a number of recreation facilities including the Debden Centennial Hall, Debden Skating Rink, Debden Curling Rink, Debden Community Centre, and the Debden School which has a soccer field, and a playground on school grounds. Ball diamonds are located behind the arenas.
- Village boards and clubs include the Debden Recreation Board, Debden Community Center Board and the Debden Curling Club providing support and resourcing to community recreation programs such as curling, softball, recreational bowling, minor hockey programs, broom ball programs, and public skating and shinny.
- The region is served by the Saskatchewan Rivers School Division No. 119. The Debden Public School offers Kindergarten to Grade 8 French Immersion classes as well as Grade 9 – 12 classes. The school Division also provides a number of extracurricular programs to its students.
- One public cemetery is located within the south-western portion of the Village.
- Heritage Manor is a 20-bed Nursing Home in the south-western portion of the Village. There are twenty employees working within the home.
- The Debden Arena is a natural ice arena offering a regulation size skating rink with public skating, ice rentals, competitive and recreational hockey practice and games, and competitive and recreational broom ball practice and games.
- The Debden Curling Rink is a volunteer run curling rink hosting the Debden Curling Club. It was introduced in 1956 with the current arena being completed in 1986. The curling rink offers regular draw curling and bonspiels to people of all ages and abilities.
- The Debden Community Center is a multi-use building which houses the library, the Comite Culturel French Office, the Village Office, the Recreation Office, a bowling alley and a museum.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning recreation:
  - *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing an actively promoting recreation and tourism opportunities.*

### **3.6.2 Community Service Objectives and Policies**

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

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the village and region.

- Policy (a) The Village will continue to support the volunteer organizations that participate in the delivery of services to the community.
- Policy (b) The Village will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities.
- Policy (c) The Village will consult with the Saskatchewan Rivers School Division No. 119 with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.
- Policy (d) Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.

#### **Objective 3.6.2.2: Public Service Delivery**

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

- Policy (a) The Village will encourage extensive participation by service clubs, community and public agencies, developers, the RM of Canwood, No. 494, and other interested groups, in the development of recreation and other community facilities.
- Policy (b) The Village will examine, from time to time, the feasibility of expanding or adjusting the types of programs and facilities in the community in accordance with Village demographics and population growth, by monitoring shifts in population structure and shifts in the demands and needs of the population.

#### **Objective 3.6.2.3: Cooperation and Communication**

To encourage the coordination and integration of community facilities where appropriate.

- Policy (a) The Village will facilitate cooperation and communication between service clubs and groups, community service agencies, and other stakeholders in the development or redevelopment of community facilities.

## **3.7 AMENITIES AND DEDICATED LANDS**

### **3.7.1 Findings**

- Parks and green space within Debden include the Debden School Park located between the school and Debden Arena. The park includes a playground, soccer field and greenspace.

- Green spaces are also located adjacent to the intersection of Main Street and Railway Avenue, with another green space located adjacent to 5<sup>th</sup> Avenue West.
- There are three ball diamonds located south of the Debden Arena and Debden Curling Rink.
- The Sno Blazers maintain a formal trail system in and around the community of Debden.
- The Village continues to work towards ensuring safe walking and cycling throughout the community.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning Saskatchewan’s biodiversity, unique landscapes and ecosystems:
  - *The Province has an interest in biodiversity and natural ecosystems for present and future generations.*

### **3.7.2 Amenities and Dedicated Lands Objectives and Policies**

#### **Objective 3.7.2.1**

To safeguard and enhance Debden’s green space in order to contribute to the wider objectives of sustainable community development.

- Policy (a)      The Village shall endeavour to protect and enhance green spaces and recreation spaces through dedication of land.
- Policy (b)      The Village will encourage extensive participation by service clubs, community and public agencies, and other stakeholders in the development of parks, green space and trail systems.
- Policy (c)      Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership.
- Policy (d)      The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Village’s parks and open space shall be encouraged.
- Policy (e)      The Village will continue to ensure that public walking and cycling spaces throughout the community are safe for users.

#### **Objective 3.7.2.2**

To facilitate the development of municipal reserve land upon subdivision.

- Policy (a)      The following factors shall be considered in making decisions on the dedication of municipal reserve land:
- (i)      Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
  - (ii)      In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
  - (iii)      School site needs, as identified by the Saskatchewan Rivers School Division No. 119, ensuring the creation of municipal reserve areas large enough to be used for a school.

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

### 3.8 BIOPHYSICAL CONSIDERATIONS & HAZARDS

#### 3.8.1 Findings

- To avoid development in hazardous areas within the Village, policies discouraging development on potentially hazardous land due to flooding, and other hazards, such as contamination, erosion, soil subsidence and slope instability, are required.
- The Village of Debden is located within the north-east region of the North Saskatchewan River Watershed. The North Saskatchewan River Basin Council (NSRBC) has developed a Source Water Protection Plan for this particular watershed.
- There are currently two private withdrawal wells within the Village boundaries.
- The Carlton Trail Railway (CTR) owns a strip of land that runs through the Village. Though the railway itself has been removed, new developments must consider setbacks associated with the CTR.
- The Village of Debden's sewage lagoon is located in the NE ¼ 31-52-06 W3M to the north of the Village. The lagoon has a capacity of 49,133 m<sup>3</sup>. The Village completed a new lagoon and lift station project in 2020.
- The Village owns and operates the lagoon and has entered into a renewable short term contract with the RM of Canwood, No. 494 to accept effluent from the RM, however, the maintenance and operation of lagoon is the responsibility of the Village.
- Sewage lagoons, as per *The Subdivision Regulations*, require a 457-metre setback from residential subdivision.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public safety and source water protection:
  - *The Province has an interest in ensuring the safety and security of individuals, communities and property from natural and human induced threats.*
  - *The Province has an interest in the protection of water sources that provide safe drinking water.*
  - *The province has an interest in safe, cost-effective, transportation systems that meet existing and future needs for economic growth, community development and diversification.*

#### 3.8.2 Biophysical Constraints Objectives and Policies

##### Objective 3.8.2.1: Hazard Lands

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

- Policy (a) Development will be directed to areas believed to be capable of supporting such development.



- Policy (b) The Village will ensure that the subdivision of land and/or the development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. Any required hazard report shall be prepared by a qualified professional at the cost of the proponent of the proposed development.
- Policy (c) The Zoning Bylaw will contain standards for development on or near hazard lands.
- Policy (d) Environmentally sensitive areas should be used for public open space.
- Policy (e) Future development shall be consistent with the 457 m lagoon setback, as per *The Subdivision Regulations* or a different setback as required by the Ministry of Environment.

### **Objective 3.8.2.2: Flooding**

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

- Policy (a) The Village will work with the Water Security Agency and the RM of Canwood, No. 494, as necessary, on potential flood protection issues in the municipality and the broader region.
- Policy (b) As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.
- Policy (c) As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

### **Objective 3.8.2.3: Source Water Protection**

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

- Policy (a) Ensure that development does not reduce the quality of water resources in the broader region by protecting Debden's ground water resources from contamination.
- Policy (b) Continue to work with the Water Security Agency in implementing source water protection strategies.
- Policy (c) Ensure that development protects and sustains important waterbodies, waterways, wetlands, and groundwater systems in the Village and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Village is satisfied that specific development projects will sustain these areas.

### **Objective 3.8.2.4: Contaminated Sites**

To ensure safe development on brownfields and contaminated sites.

- Policy (a) If contaminated sites are identified, ensure they are remediated to a level suitable for the intended use or for site suitability prior to development, to the satisfaction of the Approving Authorities.

### **Objective 3.8.2.5: Emergency Measures**

To ensure public safety during emergency situations.

- Policy (a) The Village of Debden has an existing Emergency Management Plan and will continue to work towards additional community preparedness measures for emergency situations by continually updating the plan.

## **3.9 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION**

### **3.9.1 Findings**

- The Village of Debden is situated on the south side of Highway #55. Other communities in the region include the Village of Canwood, Hamlet of Mont Nebo, Community of Victoire, Village of Shell Lake, Town of Shellbrook, and the Town of Big River.
- The Village of Debden is located in the RM of Canwood No. 494.
- The Village of Debden's sewage lagoon is located in the NE ¼ 31-52-06 W3M to the north of the Village.
- Village boards and clubs include the Debden Community Centre Board, Debden Recreation Board and the Debden Curling Club which provide support and resourcing to community recreation programs such as curling, bowling, minor hockey programs, broom ball programs, and public skating and shinny programs.
- First Nation Reserves in the area include the Ahtahkakoop First Nation Reserve No. 104, Sturgeon Lake First Nation Reserve No. 101, and Big River First Nation Reserve No. 118.
- Many outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As a part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status.
- It is important and would benefit the region as whole, for the Village of Debden to work collaboratively with its regional neighbours on issues and areas of mutual interest such as the rural-urban fringe and regional transportation corridors.
- In areas adjacent to the Village, it is important to ensure that development does not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure future growth can occur in an orderly and well planned fashion, it is imperative for the Village to identify future development areas outside of current municipal boundaries for long term growth.
- *The Statements of Provincial Interest Regulations* provide the following statement concerning inter-municipal cooperation:
  - *The Province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

### **3.9.2 Intermunicipal & Interjurisdictional Cooperation Objectives and Policies**

#### **Objective 3.9.2.1: Government Cooperation**

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

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

#### **Objective 3.9.2.2: Regional Cooperation**

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

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

Policy (b) The Village will work with regional partners in the delivery of emergency and safety management services.

#### **Objective 3.9.2.3: Urban Reserves**

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

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

#### **Objective 3.9.2.4: Annexation**

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

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

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

#### **Objective 3.9.2.5: Communication and Referral Process**

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

- Policy (a) The Village shall work collaboratively with the RM of Canwood, No. 494 to develop plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors, lands within the Village that are adjacent to RM boundaries and other areas of mutual interest.
- Policy (b) Council will work with the RM of Canwood, No. 494 when designating or amending future urban growth areas that are located within the RM, on the Village's Future Land Use Concept.

### 3.10 AGRICULTURAL LAND & FRINGE AREAS

#### 3.10.1 Findings

- The Village of Debden has a rich history of agricultural and railway development that attracted settlers and homesteaders to the area in the early 1900's.
- The Village of Debden is surrounded by the RM of Canwood No. 494.
- In areas adjacent to the Village, it is important to ensure that development does not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure future growth can occur in an orderly and well planned fashion, it is imperative for the Village to identify future development areas outside of current municipal boundaries to accommodate long term growth.
- The Village has one privately owned grain elevator owned and operated for personal agricultural use.
- *The Statements of Provincial Interest Regulations* provide the following statement concerning agriculture and value added agribusiness:
  - *The Province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in agricultural operations and value-added agribusiness.*

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

##### Objective 3.10.2.1

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

- Policy (a) The Village shall continue to work with the Rural Municipality of Canwood No. 494 to address and resolve issues and concerns of mutual interest.
- Policy (b) Intensive livestock operations (ILOs) shall not be permitted within the village.

##### Objective 3.10.2.2

To safeguard municipal services from incompatible land uses.

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

### 3.11 NATURAL AND CULTURAL HERITAGE RESOURCES

#### 3.11.1 Heritage and Natural Resource Findings

- The Village of Debden is primarily situated within the Boreal Transition of Saskatchewan. The municipality lies within the Sturgeon River Plain landscape area within this ecoregion which is represented in a relatively cool, moist climate encouraging productive forest soils and landscapes characterized by a mix of forest and farmland. Slightly less than half of the Sturgeon River plain is cultivated, with cereals and oilseeds accounting for about 70% of the seeded area. The remaining area is largely trembling aspen forest or wetlands.
- There is currently one grain elevator within the Village of Debden that stands out as a notable landmark when entering the village via Highway #55.
- Due to the historical significance of the CTR Railway in the Village, considerations for the preservation of culturally significant railway infrastructure should be made as development within the Village progresses.
- It is possible that there are historic sites and buildings that are locally known but are not yet recognized by the Heritage Conservation Branch as Heritage Property. Therefore it is recommended that public consultations be held prior to the onset of any development should they be located adjacent or on any of these locally-known sites.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning Saskatchewan's heritage and culture, and biodiversity and natural ecosystems:
  - *The Province has an interest in ensuring that Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.*
  - *The Province has an interest in conserving Saskatchewan's biodiversity and natural ecosystems for present and future generations.*

#### 3.11.2 Heritage Resources Objectives and Policies

##### **Objective 3.11.2.1: Heritage and Culture Resource Protection**

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

- Policy (a)      Support the designation of provincial heritage and municipal heritage buildings and sites within the Village, including those owned by the Village, as well as those owned privately.
- Policy (b)      Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Resource Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development.
- Policy (c)      The Village's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.
- Policy (d)      The Village shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.



- Policy (e) Insofar as practical, the village shall use the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places* to guide protection and conservation efforts of heritage places.
- Policy (f) The Village will continue utilising boards and committees, such as the School Board, Recreation Board, Community Grant Program, and Chamber of Commerce to assist in the protection and promotion of heritage and cultural resources within the Village and region.

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

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

- Policy (a) The Village may consider the development of a Municipal Cultural Plan that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- Policy (b) The Village shall continue to support heritage and cultural events.
- Policy (c) The Village shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.
- Policy (d) The Village will build upon its listing of heritage resources, with collaboration from local residents.
- Policy (e) The Village will endeavour to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.

## 4 IMPLEMENTATION

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### 4.1 ZONING BYLAW

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

#### 4.1.1 Purpose

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

#### 4.1.2 Content and Objectives

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

#### 4.1.3 Amending the Zoning Bylaw

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

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

#### 4.1.4 Zoning by Agreement

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

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

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

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

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

#### **4.1.6 Bonus Provisions**

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

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

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

## 4.2 OTHER IMPLEMENTATION TOOLS

### 4.2.1 Subdivision Application Review

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

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

### 4.2.2 Dedicated Lands

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

### 4.2.3 Building Bylaw

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

### 4.2.4 Development Levies and Servicing Fees

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

within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

### 4.3 OTHER

#### 4.3.1 Updating the Official Community Plan

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

#### 4.3.2 Further Studies

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

#### 4.3.3 Community Engagement

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

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

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

#### 4.3.4 Cooperation and Inter-Jurisdictional Consideration

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

#### 4.3.5 Programs

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

#### 4.3.6 Provincial Land Use Policies and Interests

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

or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

**4.3.7 Binding**

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

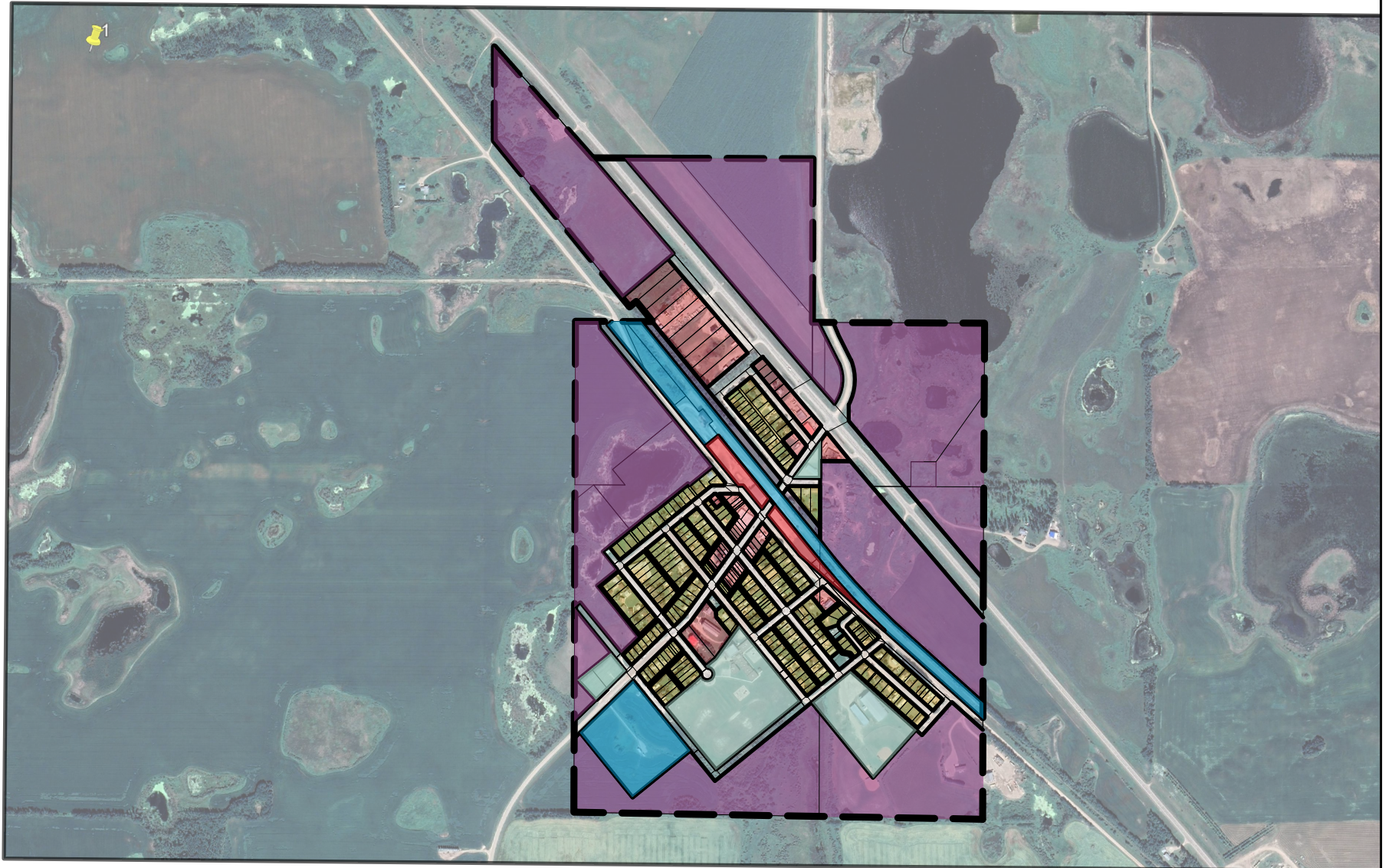
**4.3.8 Definitions**

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

## 5 MAPS

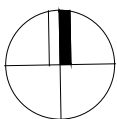
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## Village of Debden FUTURE LAND USE MAP

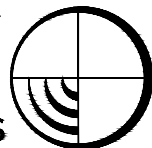
PROJECT NO.: CHA 21044  
 URBAN MUNICIPALITY: VILLAGE OF DEBDEN  
 MAP PROJECTION: UTM ZONE 13  
 HORIZONTAL DATUM: NAD 83 CSRS 98  
 DATE: 2023-03-13



### LEGEND

- Residential
- Commercial
- Highway Commercial/Industrial
- Community Service
- Future Urban Growth
- Urban Boundary

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LANDSCAPE ARCHITECTURE  
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