



**2019 OFFICIAL  
COMMUNITY PLAN**





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## OFFICIAL COMMUNITY PLAN

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# **1** *INTRODUCTION*



## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the City of Swift Current has prepared and adopted this Official Community Plan to provide the City with goals, objectives and policies relating to approximately 25 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 work;
- (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; and,
- (7) the means of implementing the Official Community Plan.

The Province of Saskatchewan adopted the Statements of Provincial Interest Regulations effective March 29, 2012 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



The Official Community Plan is more than a set of individual policies. It is to be read in its entirety and the relevant policies and overarching statements are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy will assist decision-makers in understanding how the policies are to be implemented. While specific policies sometimes refer to other policies for ease of use, these cross references do not take away from the need to read the Official Community Plan as a whole. There is no implied priority in the order in which the policies appear.

When applying the Official Community Plan it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Plan, and how it relates to other policies. Some policies set out positive directives; other policies set out limitations and prohibitions; and other policies use enabling or supportive language, such as “should”, “promote” and “encourage”. The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

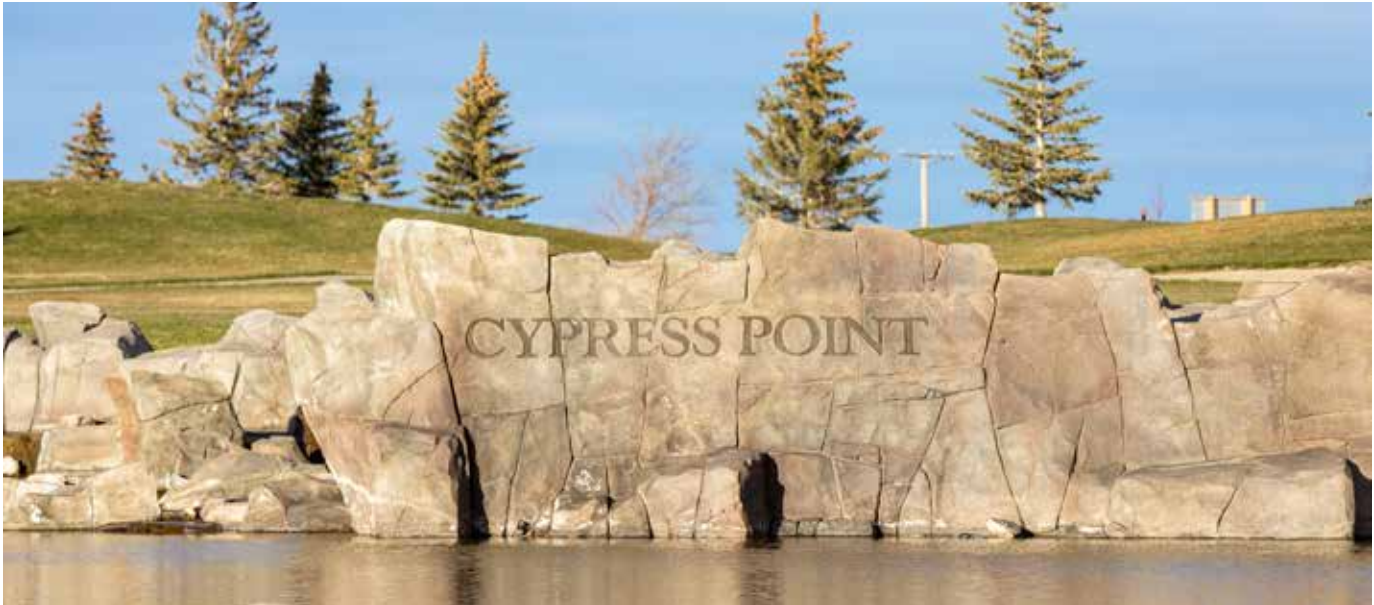
## 1.2 CONTEXT

### 1.2.1 BACKGROUND

Swift Current is strategically located in southern Saskatchewan on Trans-Canada Highway #1 and Provincial Highway #4. Currently the 6<sup>th</sup> largest city in Saskatchewan, Swift Current has a population that exceeds 17,000 people and serves a market area of approximately 55,000 people. Much has changed since Swift Current's establishment as a City in 1914, through its early origins as an important overland transportation route - which continues to be a vital part of the City, to its present day status as a growing hub for agriculture, oil and gas, renewable resources, retail, tourism, and health services.

In order to prepare for the next century of growth, the City has undertaken a process to develop a plan that establishes direction for the development of the City's spaces - a direction that, at the heart of it, considers the City's people, the City's relationships, the City's environment, the City's infrastructure capacity, and the City's identity to develop over the next twenty five years. This Official Community Plan's objectives and policies in these five key areas are based on the City of Swift Current's goal to be a safe, vibrant and modern community that is ready to grow, and through guidance from the 2016 Background Report for the Swift Current Official Community Plan. The Background Report has provided the information necessary for preparation of this Official Community Plan and has provided the direction for policy development in the five key areas - *Our Environment, Our Relationships, Our People and Places, Our Transportation and Infrastructure and Our Identity*.





The City undertook the development of a Strategic Plan in 2014. Within this Plan the City made a commitment to planning, developing and growing Swift Current, with key areas of focus on:

- Vibrant Neighbourhood Initiatives
- Downtown Revitalization
- Increasing Community Engagement
- Urban Design Initiatives
- Tourism
- Economic Diversity and Growth
- Integrated Facilities
- Regional Projects
- Shared Use Facilities
- Housing Alternatives
- Infill Strategy
- Growth Strategy
- Resident Retention and Expansion
- Transportation
- Relationship Building / Regional Partnerships
- Business Retention and Expansion
- Supporting Post-Secondary Education Development

This Official Community Plan serves to address these key areas by continuing to guide the City in becoming a complete community - one which continuously works towards meeting the needs of all residents in the community. Swift Current has started along a path to develop neighbourhoods, commercial corridors, associated community facilities and other development areas in a way that makes Swift Current a place where it is easy to live, work and play for people of all ages, incomes, interests and lifestyles. Continuing on this path is prudent and will ensure the success of Swift Current for years to come. The key elements that will assist Swift Current in maintaining its path to being a complete community are summarized as follows:

- Foster distinctive, attractive and active residential communities with a strong sense of place
- Create walkable environments
- Facilitate a wide range of transportation options
- Provide safe and direct connections between key attractors
- Provide access to a variety of public open spaces
- Support compact, mixed use development
- Create a range of housing opportunities and choices
- Preserve open space, agricultural land, natural beauty and critical environmental areas
- Utilize (where possible) green infrastructure and buildings

These key elements provide policy options that will be presented in this Plan as a fresh approach to developing the spaces in Swift Current.



### 1.2.2 COOPERATION AND CONSULTATION

The City of Swift Current has prepared this plan in a spirit of cooperation and consultation as our citizens and neighbours played a key role in shaping it. Through public information and engagement sessions (farmer's market kick off event; open houses), focused business and industry consultations (stakeholder consultations and Chamber/Council presentations), and a corresponding public information campaign (website - media - online channels), stakeholders were able to voice their opinions about where Swift Current should be headed over the next twenty five years. An advisory committee including various key departments from the City of Swift Current as well as representation from the Rural Municipality of Swift Current, was the primary point of contact throughout the process - providing perspective and understanding of community preferences, and the priorities of City Council and stakeholders within the community and broader region. Detailed information about this process is contained within the 2016 Background Report for the Official Community Plan.

### 1.2.3 INTER-MUNICIPAL PLANNING AND REGIONAL INITIATIVES

The Swift Current region plays a large part in the growth and development of the City. Regional neighbours such as the RM of Swift Current and other outside influences, provide the backdrop to Swift Current's success as a regional hub. Swift Current and its regional partners should continue to work together, with the eventual goal of formalizing this process under the framework provided for in provincial legislation.

Projected land needs for future City expansion is a major factor in the formulation of an appropriate land use policy framework. The City needs land for future expansion that is unencumbered by sporadic and inappropriate land use, subdivision, servicing and development, while respecting the future growth aspirations of the RM of Swift Current. Being sensitive to impacts that cross municipal boundaries, by all regional partners, will be of the utmost importance in the success of the Swift Current region. Growth and development in the region provides benefits to all, regardless if it is located within urban or rural boundaries.



## 1.2.4 COMMUNITY CHANGES

The City's previous Plan was adopted in 2003, and since that time, Swift Current has experienced significant changes such as the following:

- A population increase of 18% from 15,709 to 18,558 (2017 - Sask Health).
- Over 900 residential units constructed since 2007, including Riverview Village Estates (seniors units) and affordable rental units in partnership with Saskatchewan Housing.
- An exponential increase in the number of condo units being developed.
- Sustained growth and expansion of service related industries and retail - including Canadian Tire, The Brick and Holiday Inn Express.
- Large scale commercial / industrial developments such as Patterson Grain, Custom Truck Sales, SaskPower, Pumpjack Equipment Services, Kruse Glass, Simpson Seeds, Ilta Grain, Standard Motors, Black Bridge Brewery and Crutch's Plumbing.
- Two new K-8 schools (now at capacity).
- New state-of-the-art hospital completed in 2007 and a long term care facility (\$80 million) adjoining the hospital.
- \$15 million expansion to the Credit Union I-plex.
- Development of the Living Sky Casino, a \$35M entertainment facility.
- Doubling of travel expenditures of visitors in Swift Current.
- An increase in the hosting of regional and national sporting events.
- The best ever construction values that the City has ever seen (2015) at \$87M.
- More than double the construction values in the past 10 years (2004 - 2015), than was seen in the previous 25 years (1979 - 2003) \$584M vs. \$240M.
- A larger, newer museum opened that includes both local and regional content and a tourism visitor centre.
- Growth of Art Gallery activity which has spawned cultural festivals, Blenders Music, Long Days Night Music Festival, Stir Crazy Blues Festival, Windscape Kite Festival, and Big Top Tent Community Event facilities.
- The City's festivals, the Art Gallery and the Lyric Theatre have become provincial, national and international in service and scope and have helped to put Swift Current on both the cultural and tourism maps.



### 1.2.5 OPPORTUNITIES AND CHALLENGES

Since the implementation of the City's previous Plan, Swift Current has faced some ongoing and new opportunities and challenges including the following:

- Adoption of the Statements of Provincial Interest Regulations.
- Continued provision for serviced residential, commercial and industrial lands.
- Continued increased demand for multi-unit housing.
- Scheduled upgrades and maintenance of infrastructure.
- Absence of a District Plan in the peripheral urban areas.
- Existing developed hazard lands that fall within the 1:500 safe building elevation - a provincial required standard for subdivision and development.
- Unprecedented growth.
- Attraction of private developers.

### 1.2.6 MANAGING GROWTH

#### PLANNING HORIZON

This Official Community Plan provides Swift Current with the policies and tools to address growth and development for the next twenty five years. The City of Swift Current's 2014 Strategic Plan envisioned a population of 25,000 strong by 2025.

#### PROJECTED LAND NEED

It is projected that a potential of up to 1,094 - 1,722 acres of residential land will be needed over the planning horizon and an additional 92 acres will be needed for commercial growth, while 109 acres will be needed for industrial growth and 28 acres needed for institutional development. It is prudent, therefore, for the City of Swift Current to have a clear plan for future growth and expansion, including associated land requirements years in advance of actual development.

#### RESIDENTIAL

Approximately 750 acres of land has been planned for residential development in the Northwest Urban Expansion Sector Plan while the Northeast Urban Expansion Sector Plan allocates approximately 200 acres for residential development. The NE Sector Plan represents approximately 1,300 dwelling units while the NW Sector Plan represents approximately 5,036 dwelling units. Other plans are in the works to develop additional residential lands in proximity to the South Hill Reservoir (at a limited density), as well as near the golf course and through residential infill development in the core of the City. It has been identified that Swift Current has approximately 1,270 acres of land available for residential development. (see Map 1 - Future Land Use Concept)

In 2012 the City of Swift Current developed a Housing Plan which identified infill development as a priority for the City. In 2015, the City developed guidelines for



infill development in order to foster the development of additional housing stock, as well as to take advantage of existing infrastructure. Residential land consumption would be slowed over the twenty five year time frame, with infill projects occurring in mature areas of the city (including appropriate intensification of these areas) and if residential lands were developed at a higher density (7+ dwelling units / acre). The NW Urban Expansion Area will be developed at approximately 6 dwelling units / acre. Previously the City of Swift Current subscribed to a density target of 4.25 du/acre. Due to the level of growth projected for Swift Current, it is prudent for the City to develop new residential neighbourhoods at a higher density than targeted in their previous plan, in order to take advantage of existing infrastructure, while supporting compact, mixed density housing (City of Swift Current Housing Plan).

## COMMERCIAL

Approximately 120 acres of vacant and unserviced land that could be used for commercial purposes is available within City limits. This calculation considers both the northwest and northeast urban expansion areas, where commercial development has been conceptually planned. (see Map 1 - Future Land Use Concept). These areas should meet the demand in the short to medium term, however, long term planning (25+ years) for commercial land uses within the City of Swift Current requires that lands outside of the northeast and northwest urban expansion areas needs to be identified (Map 1 - Future Land Use Concept)

## INDUSTRIAL

Approximately 160 acres of vacant land within the City would be suitable for industrial development in the short to medium term. The planned expansion of the Munro Industrial Park encompasses this amount (see Map 1 - Future Land Use Concept). Long term planning (25+ years) for industrial land uses within the City of Swift Current requires that lands outside of the northeast and northwest urban expansion areas need to be identified.

## DEVELOPING SWIFT CURRENT

In the interests of ensuring a comprehensive and planned approach to development, the City may require developers prepare a Concept Plan. The City will work in partnership with developers in the preparation of concept plans for development or redevelopment of lands within Swift Current. Concept plans will show how the development is to be phased along with servicing plans and other requirements as determined on a case-by-case basis by the City of Swift Current.

During the concept planning stage, concept plans that are not part of an approved sector plan must demonstrate how the proposed concept plan is consistent and compatible with adjacent sector plans, neighbourhoods, and land uses, with consideration given to the integration of transportation, drainage, and connectivity.

Notwithstanding the policies and phasing plan contained in this section, the City, by resolution, may initiate development and infrastructure projects at any time.



Phase I areas of the City shall include the Northeast and the Northwest Sector Plan Areas. Phasing of the Northeast Sector Plan Area, expected to accommodate approximately 1,300 dwelling units, and the Northwest Sector Plan Area, expected to accommodate approximately 13,000 people (5,000 dwellings), are identified on Map 2 - Development Phasing as Phase I development areas.

Phase II areas of the City are also identified on Map 2 - Development Phasing, and a potential development order has been given to each quarter section based upon evaluation of these lands for future development in terms of development suitability and infrastructure requirements. The three major potential development areas in Phase II include:

- **The North West Urban Expansion Area** - lands adjacent to the planned development areas within the North West Urban Expansion Area Sector Plan (approximately 5 quarter sections).
- 
- **The North East Urban Expansion Area** - the NW1/4 of 6-16-14-W3M located adjacent to lands within the North East Urban Expansion Area Sector Plan.
- 
- **The South West Urban Expansion Area** - lands located within and outside of the City boundary in the south west corner of the City (6 quarter sections were analysed).

Development will not be allowed in Phase II areas, and the City will not consider applications for concept plans for Phase II areas until:

- (1) Development of Phase I areas is projected to be within 5 years of completion; and
- (2) The land available for redevelopment in existing neighbourhoods is insufficient to meet projected housing demand.



# 2 GOALS







## 2.1 OUR GOALS

### OUR ENVIRONMENT

- (1) To be stewards of the natural and cultural environment while ensuring protection from hazards and enjoyment of our lands.

### OUR RELATIONSHIPS

- (2) To be cooperative partners with our regional neighbours, leading to greater economic prosperity for our citizens and the region.

### OUR PEOPLE AND PLACES

- (3) To be a complete community in which it is easy to live, work and play for people of all ages, incomes, interests, and lifestyles.

### OUR TRANSPORTATION AND INFRASTRUCTURE

- (4) To be a connected community that invests in infrastructure and services to achieve timely, well serviced development.

### OUR IDENTITY

- (5) To foster pride through visible and vibrant culture, heritage and arts.



# 3 OUR ENVIRONMENT



**GOAL (1):** *To be stewards of the natural and cultural environment while ensuring protection from hazards and enjoyment of our lands.*



### 3.1 NATURAL AREAS

In the 2003 Development Plan for the City of Swift Current, the City recognized the importance of the Swift Current Creek to the region, in terms of its value as an open space / recreational resource as well as the City's role as an environmental steward in the protection of the creek and other natural areas. Looking ahead 25 years, the City shall continue to be a steward for the Swift Current Creek as well as areas identified as having potential opportunity for natural heritage resource conservation.

Protecting Swift Current and area's source water includes protection of the Swift Current Creek. In addition to this, areas adjacent to creeks or water bodies, such as Swift Current Creek, are ecologically very important. These areas filter run-off, contribute to the maintenance of water quality, while channels, banks, valley slopes and floodplains, sustain botanical diversity, provide habitat and linkage corridors for wildlife, enhance landscape aesthetics and provide recreational and educational opportunities.

As part of this protection, the City has developed the Chinook Parkway Masterplan, which was adopted by City Council in 2011. The Chinook Parkway provides over 20 kilometers of hard-surface trail alongside the

Swift Current Creek and the Parkway Masterplan provides for additional trail development and protection of the creek in the northeast and southwest portions of the City. The extent of the Chinook Parkway Masterplan has been identified on Map 1- Future Land Use Concept, to ensure long term protection of not only the creek, but Swift Current's valuable recreation infrastructure alongside this important natural resource.

Other natural areas of importance in the City have been identified on Map 4 - Environmental Sensitivity based on the results of field reconnaissance and satellite photo interpretation. These areas include extensive or pronounced shallow ravines and adjoining slopes that support remnants of natural to semi natural mixed grass prairie and associated shrub communities. These areas have relatively high natural heritage resource value and significant development constraints. In addition to this, areas with moderate natural heritage resource value have also been identified. These areas include comparatively broader, shallower coulees which generally support remnants of semi-natural mixed grass prairie and associated shrubs. All areas identified are important in terms of their hydrological function in the watershed, including their roles in source water protection in the watershed.



### 3.1.1 NATURAL AREAS POLICIES:

- (1) Use land use approaches and infrastructure designs that will avoid or minimize environmental degradation and maximize the benefits of maintaining essential ecological services.
- (2) The City may require an ecological impact assessment should development be proposed in areas that contain Class A or Class B uplands, as identified on Map 4 - Environmental Sensitivity.
- (3) Work with provincial agencies to protect any significant environmentally sensitive areas, including Swift Current Creek and identified Wildlife Habitat Areas as identified on Map 4 - Environmental Sensitivity. These resources will be protected in as much possible and, where appropriate, integrated with recreational use and development. Where significant potential for environmental degradation has been identified, development may be delayed until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- (4) Create a continuous open space system, consistent with the City of Swift Current's parks and facilities master planning efforts and the Chinook Parkway Master Plan, between significant natural areas and city-wide destination sites.
- (5) Require the use of native species and planting material, within required landscape plans, that are hardy to the Swift Current region and to the location on the site where they will be planted.

### 3.2 SOURCE WATER PROTECTION

Since Swift Current's previous Development Plan was implemented, a Source Water Protection Plan was completed by the Saskatchewan Water Security Agency and Swift Current Creek Watershed Stewards Inc., a primarily volunteer, not-for-profit corporation formed by local people in the Swift Current Creek and Rush Lake Creek Watersheds. This Source Water Protection Plan is an important guiding document in protecting source water for Swift Current and region, as the City and immediate surrounding area rely on the Swift Current Creek as a reliable source of water for drinking, as well as for agriculture, industry and municipal supplies. This Source Water Protection Plan focusses on the health of the creek and the measures needed to manage potential threats to the quantity and quality of the source water.

Swift Current Creek is the sole supply of municipal water for the City of Swift Current. The creek is formed by spring runoff and ground water springs. Due to the arid nature of the Swift Current region, the protection of the creek is critical in ensuring a healthy long term supply of drinking water for the residents of Swift Current and region.

The Statements of Provincial Interest Regulations provides the following statement regarding source water protection which is addressed in the policies that follow:

- *The province has an interest in the protection of water sources that provide safe drinking water.*

### 3.2.1 SOURCE WATER PROTECTION POLICIES:

- (1) Work in partnership with the Swift Current Creek Watershed Stewards Inc. and the Saskatchewan Water Security Agency in protecting source water in the region by supporting the recommendations and key actions contained within the Swift Current Creek Watershed Protection Plan, including, but not limited to:
  - (a) Developing policies and regulations regarding development along the Swift Current Creek.
  - (b) Ensuring development in the Swift Current Creek Watershed occurs in a responsible and environmentally sensitive manner.
  - (c) Managing treated effluent releases into the Swift Current Creek to minimize fluctuations in creek flows during winter months by providing a constant flow from the waste water treatment plant.
  - (d) Working with the Saskatchewan Water Security Agency and the Ministry of Government Relations in understanding the impacts of runoff and flood potential within the City of Swift Current.
  - (e) Managing storm water in new developments, according to best practices for storm water runoff in urban environments, in order to protect source water in the region.
  - (f) Restricting new development that has the potential to alter the channel of the Swift Current Creek and within the floodplain to the 1:500 year flood levels.
  - (g) Restricting development in wetland or potential wetland areas.

- (h) Working in partnership with the Saskatchewan Water Security Agency in using Beneficial Management Practices and innovative ideas for water conservation.
- (i) Supporting the Saskatchewan Water Security Agency's long term water management strategy for the Swift Current Creek Watershed.

- (2) Support the Swift Current Creek Watershed Stewards in their mission to enhance water quality and stream health of the Swift Current Creek Watershed.

- (3) Applicants proposing a development or subdivision in areas that may impact source water will be required to submit a report prepared by a qualified professional that assesses the risk associated with the proposed development or subdivision and identifies any necessary mitigation measures. The costs of any required hazard report to identify the risk of proceeding with a proposed development on potentially vulnerable land, or recommending specified measures to mitigate the risk of development of vulnerable land, will be the responsibility of the proponent of the proposed development.

### 3.3 FLOOD RISK

Flood hazard areas have been identified on Map 3 Development Constraints, according to flood hazard mapping undertaken by the City of Swift Current in 2014. Two areas have been identified, the floodway and the flood fringe (which is the extent of the 1:500 year flood event). The floodway contains the deepest, fastest and most destructive flood waters and only necessary infrastructure should be allowed in the floodway. The flood fringe is the zone within the flood hazard area where some types of development may occur if suitably flood-proofed.



A number of existing dwellings are located within this 1:500 year flood extent. The Statements of Provincial Interest Regulations (SPI) prohibit the development of new buildings and additions to buildings in the 1:500 year flood elevation of any water course or water body, insofar as practical.

The City should continue working with the Provincial Government and its agencies in ensuring that appropriate development standards are met, when development is feasible, to minimize the risk of flood hazards in the City of Swift Current, including in areas of existing development within the flood fringe.

### 3.3.1 FLOOD RISK POLICIES:

- (1) Ensure redevelopment avoids land that is hazardous due to flooding, unless suitable mitigation measures are to be implemented. Map 3 - Development Constraints, identifies areas that are unacceptable for development, or may require mitigation measures, due to hazard lands.
- (2) Ensure new development avoids land that is hazardous due to flooding, unless suitable mitigation measures are to be implemented and shall remove proposed areas from the 1:500 year flood elevation. Map 3 - Development Constraints, identifies areas that are unacceptable for development, or may require mitigation measures, due to hazard lands.
- (3) Require applicants seeking development or subdivision approvals to consult with the Water Security Agency to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:500 year flood elevation.
- (4) Require that applicants for proposed developments on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development, and identifies any necessary mitigation measures. The costs of any required flood hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land, or recommending specified measures to mitigate the risk of development of hazardous land, will be the responsibility of the proponent of the proposed development.
- (5) Ensure that subdivision of land or the development of structures on hazard prone land, does not occur or, if applicable, occurs in accordance with specified mitigation measures. The costs of any required flood hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land, or recommending specified measures to mitigate the risk of development of hazardous land, will be the responsibility of the proponent of the proposed development.
- (6) Ensure appropriate development standards are used in areas of existing development where waters are projected to be less than a depth of one metre or a velocity of one cubic metre per second (flood fringe) through the use of a Flood Plain Bylaw.





# 4 **OUR RELATIONSHIPS**



**GOAL (2):** *To be cooperative partners with our regional neighbours, leading to greater economic prosperity for our citizens and the region.*

## 4.1 COOPERATIVE PLANNING AND EFFECTIVE RELATIONSHIPS

The City of Swift Current can ensure success in the region through supporting and recognizing the importance of regional cooperation in expanding the regional economy through such initiatives as coordinated land use, infrastructure, long range planning, tourism, and other economic development initiatives.

Creating a beneficial partnership with the Rural Municipality of Swift Current No. 137 will be vital in ensuring complementary development occurs in future growth areas. More importantly, partnering with the RM to collaborate on land use planning and bringing a regional focus to future growth in the region will ensure the success of both the City and the RM. Benefits of growth, whether occurring in the City or occurring in the RM, are advantageous to the region as a whole and are never entirely specific to one municipality. Providing greater certainty for land use decisions where impacts cross municipal boundaries, will contribute to the region's success.

In areas adjacent to the City of Swift Current, it is important to ensure that developments do not cause adverse effects upon existing or proposed future land uses or servicing requirements. In order to ensure future growth can occur in an orderly and planned fashion, it is imperative for the City to identify future development areas outside of current City boundaries for long term growth.

In the past, the RM of Swift Current and the City of Swift Current had a formal planning relationship through the Swift Current Planning District. Dissolved in 2011, the re-establishment of this relationship in some form will contribute greatly to increased cooperation and collaboration between the municipalities and, most importantly, to the strength and growth of the region.

The region also includes the Nekaneet Cree Nation Indian Reserve, who occupy an Urban Reserve within City limits. Matters of land use planning, infrastructure development, cultural relations, and economic development will also need to be worked on together, by Swift Current and First Nation Governments, in order to ensure success of the region.

The Statements of Provincial Interest Regulations provides the following statements regarding Inter-municipal Cooperation and First Nations and Metis Engagement which are addressed in the policies that follow:

- *The province has an interest in the promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure, and coordinated local development.*
- *The province has an interest in enhancing the participation of First Nations and Metis communities in land use planning and development decisions.*

#### 4.1.1 COOPERATIVE MANAGEMENT POLICIES:

- (1) 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 City boundaries in a manner that will ensure that sufficient lands are available within the City limits. Sufficient lands are deemed to exist within the City if they can accommodate future development for a period of twenty years and if they can be serviced in a practical, cost-effective manner.
- (2) The City will support requests for alteration of City boundaries that are consistent with sound land use planning principles and this Official Community Plan, and when it is determined to be of benefit to the City.
- (3) The City will work in cooperation with the RM of Swift Current towards developing a growth management strategy that addresses the need for additional land in the City boundary well in advance of an annexation application.
- (4) The City shall work collaboratively with the RM of Swift Current, by continuing to maintain a line of open and transparent communication, in developing plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors and other areas of mutual interest.
- (5) In an effort to provide greater certainty, transparency and inter-municipal cooperation for future planning for the region, the City of Swift Current shall refer sector plans, neighbourhood concept plans, transportation plans, future land use map amendments that affect lands located within the RM of Swift Current, and drainage plans that may impact across municipal boundaries, to the RM of Swift Current for review and comment.
- (6) The City of Swift Current will work with the RM of Swift Current when designating or amending future urban growth areas that are located within the RM, on the City's Future Land Use Concept (Map 1).
- (7) The City will support the development of First Nations Reserve Land within the city limits, subject to appropriate agreements regarding such matters as:
  - (a) Compensation for loss of municipal taxation;
  - (b) Payment for municipal services; and
  - (c) Bylaw compatibility and compatibility of enforcement.
- (8) Swift Current will work with its regional partners when undertaking planning studies that have inter-municipal or other implications and would benefit from a cohesive planning approach. This may include working cooperatively to achieve:
  - (a) Compatible land use and future growth patterns;
  - (b) Protection of the environment, including Swift Current Creek and regional source water;
  - (c) Coordination of major infrastructure development; and,
  - (d) Cooperatively managing issues of common interest.



## 4.2 REGIONAL TOURISM AND ECONOMIC DEVELOPMENT

Predominantly fueled by agriculture and the oil and gas industries, the City of Swift Current's economy is also supported by health and retail services, tourism and business travel, and the fact that the City has a regional trading area for a population of more than 55,000 people. With increased industrial and commercial activity occurring over the last ten years, Swift Current continues to be a competitive industrial land vendor in Saskatchewan and continues to offer many other competitive advantages, including important infrastructure such as the TransCanada Highway. In addition to this, the potential for the renewable energy industry is high in the Swift Current region due to several factors. The area has the most hours of sunshine in the province - making it a prime location for solar energy investments as well as the most consistent wind resources in the province, and the 5<sup>th</sup> clearest skies in Canada. Economic development in Swift Current will continue to be a collaborative effort amongst all of the players in the Swift Current region.

The Statements of Provincial Interest Regulations provides the following statement regarding tourism which is addressed in the policies that follow:

- *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.*

### 4.2.1 TOURISM AND ECONOMIC DEVELOPMENT POLICIES:

- (1) The City will continue to explore opportunities for regional collaboration in attracting key industries and services for the region.
- (2) The City will continue to encourage the maintenance and support of existing businesses in the City of Swift Current through delivering municipal services in more cost effective ways along with continuing to build, maintain and operate City infrastructure in a manner that is sustainable.
- (3) The City will continue to support efforts in bringing community leaders together to identify, understand and address the needs of local business.
- (4) The City of Swift Current will continue to collaborate in providing tourism amenities and opportunities for the region, and seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of tourism in the region, including, where appropriate, support for existing and new city-wide special events.
- (5) The City will work with regional partners, organizations, and private landowners to protect, preserve, and enhance Swift Current Creek as a valuable natural resource for the region.

- (6) The City will work with neighboring municipalities and the Ministry of Transportation and Infrastructure, to undertake coordinated and integrated planning for land adjacent to primary highways to improve transportation management and maintain a functional highway network.
- (7) The City will maintain its key role in the region as a centre for wealth creation and business and employment opportunities by ensuring a sufficient supply of land for new business and industrial growth is available by continuing to offer incentives such as the Tax Incentive Policy for both new and existing businesses.
- (8) The City will continue to support a comprehensive, community-driven strategy for the revitalization of its downtown, through Downtown Swift Current's emphasis on community organization, economic restructuring, and heritage conservation and promotion.



# 5 **OUR PEOPLE AND PLACES**



**GOAL (3):** *To be a complete community in which it is easy to live, work and play for people of all ages, incomes, interests, and lifestyles.*



## 5.1 NEIGHBOURHOODS

Planning for residential development in Swift Current is a multi-faceted approach from planning new neighbourhoods on greenfields, to implementing the City's infill strategy in existing neighbourhoods. Sector plans for the entire north side of the City have been developed in order to accommodate long term institutional, residential and commercial growth of the City.

Over the next twenty-five years, Swift Current is projected to grow to a population of between 33,048 and 42,127 people. With a 2014 Saskatchewan Health population of 17,990 residents, this growth translates into an additional potential 6,500 to 10,000 dwelling units over the next twenty-five years.

Residential development in Swift Current is dominated by single detached dwellings (66.7%), with multiple unit dwellings making up 33.3% of the housing stock. Strong housing demand presents the opportunity for housing developments that address housing sub-markets, in addition to single family homes, such as condos for downsizing seniors and young couples, rental apartments and affordable units for lower-income residents.

Vacant land, potentially appropriate for residential development, exists in the southwest, northwest and northeast areas of the City as shown on Map 1 – Future Land Use Concept. The City of Swift Current, given potential growth scenarios and recent construction activity, needs to consider areas for long term future residential development.

Ensuring the success of Swift Current as a complete community includes supporting the development of residential that meets the needs of the City's growing population. Residential development should be sensitive to surrounding land uses - particularly in established neighbourhoods, take advantage of existing infrastructure capacities where possible, and address the City of Swift Current's Housing Plan including the following:

- Ensuring there is provision for and sufficient supply of a variety of affordable and appropriate housing options for various life stages and incomes;
- Ensuring there is sufficient supply of developable land appropriately zoned to accommodate a diversity of housing forms and densities;
- Supporting infill development in existing areas of the community;
- Supporting purpose built residential development targeted to specific demographic groups in the community, including immigrant, senior and student populations;
- Ensuring policies, regulations and the development process are up to date, efficiently administered and achieving desired outcomes; and
- Supporting housing education and collaboration.

Swift Current has strived to encourage infill development in established neighbourhoods as well as in the downtown - subject to compatibility in age, height, scale and design to surrounding residential. Providing opportunities for infill residential development in the older



areas of Swift Current as well residential development adjacent to and within the downtown can help to reduce the cost that is normally attributed to the development of typical suburban residential housing and can help to refuel the interest from local, national and international retailers to locate or re-locate in the downtown core. As part of the City's Housing Plan, a strategy for infill development was developed in order to create additional housing stock, revitalize old housing stock, and to take advantage of existing infrastructure.

The Statements of Provincial Interest Regulations provides the following statement regarding residential development which is addressed in the 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 well-being of communities.*

### 5.1.1 RESIDENTIAL LAND USE POLICIES

(1) The City will ensure that new residential development locates in the areas noted as "Future Residential" on the Future Land Use Concept (Map 1). 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 that would conflict with the long term use of these areas.

(2) If and when sufficient land is no longer available to accommodate additional residential development, the City 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 City shall undertake the necessary studies and analysis to identify the lands necessary to accommodate residential development for the next 15-20 years.

(3) Subject to policies contained in Section 4 - Our Relationships, Council will initiate required actions to bring the areas noted as "Potential Residential" within the corporate limits of the City 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 City. 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.

(4) The City will 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.

(5) Phasing of long term residential development Swift Current beyond the City's Urban Expansion Area Plans is shown on Map 2 - Development Phasing.

(6) The City will monitor housing conditions and the impact of implemented housing initiatives as identified in the City of Swift Current's Housing Plan, as follows:

- (i) Monitor changes in housing situation including housing development summaries, rental summaries and social housing demand;
- (ii) Monitor funding opportunities and policy directions by other levels of government; and
- (iii) Monitor the priorities and strategy updates as identified in the Housing Priority and Strategy Matrix in the City's Housing Plan.

(7) The City may establish an active housing committee involving various housing stakeholders within the City of Swift Current including but not limited to other levels of government, land developers and homebuilders, and community organizations who focus their resources and efforts to meet the needs of the housing continuum at the attainable housing level, such as the Swift Current Housing Authority.

(8) While giving consideration to the City of Swift Current's development constraints, the City will ensure the overall development of Swift Current continues on a path of balanced growth between the north and south sectors of the community.

(9) New neighbourhood development will be encouraged to achieve 6-7 dwelling units per gross acre and should be designed to facilitate a range of housing choices.

### 5.1.2 CONCEPT PLANS AND NEW NEIGHBOURHOOD DEVELOPMENT

(1) The City will continue to endeavor to ensure processes for development applications and processes for amendments to this Official Community Plan and Swift Current's Zoning Bylaw are clear in terms of the roles and responsibilities of the City of Swift Current and the roles and responsibilities of the applicant through Development Guides designed for property owners, developers, builders and others interested in obtaining approvals for developing property in the City of Swift Current.

(2) Concept plans may be required to be prepared by developers, as outlined within Section 8 - Implementation, of this Official Community Plan before the development of new residential subdivisions occur. The City will work in partnership with developers in the preparation of concept plans, and this process will be guided by the City of Swift Current's *Developer's Guide for Preparing Concept Plans*, to ensure design is consistent with Section 5.1.3 - Neighbourhood Design and Section 5.9 Urban Design.

(3) The City will continue to provide direction to the development community, in terms of processes, through the use of the City's website and through print material.



### 5.1.3 NEIGHBOURHOOD DESIGN

- (1) The development of new neighbourhoods in Swift Current shall be consistent with the following desirable neighborhood principles (complete community):
  - (a) orderly and efficient expansion;
  - (b) compact, mixed use development;
  - (c) diverse and inclusive with a broad range of housing choices;
  - (d) safe;
  - (e) walkable and connected;
  - (f) a sense of place - distinctive, attractive and designed with natural elements;
  - (g) a wide range of transportation options;
  - (h) protection of the environment and preservation of open space, agricultural land, and natural beauty; and
  - (i) support for sustainability initiatives.
- (2) Ensure the design of new neighbourhoods is appropriate for the housing continuum, based on feedback and direction given to City of Swift Current through the monitoring of housing conditions as set out in Policy 5.1.1(6) above. The City will ensure a sufficient supply of developable land that is appropriately zoned to accommodate a diversity of housing forms and densities.
- (3) New neighbourhoods should be developed based on the principles of Neighbourhood Activity Centres and Neighbourhood Activity Corridors. Residential density shall move outward from activity centres, located along arterial or

collector roadways, and corridors by gradually transitioning from higher to lower density housing forms. Neighbourhood Activity Centres shall be centrally located focal points that have a strong sense of place. Neighbourhood Activity Corridors shall be complementary to the adjacent Neighborhood Activity Centre and nearby residential areas. These corridors shall consist of medium to higher density multi-residential development and provide a vibrant pedestrian-oriented environment, with a well-designed public realm.

- (4) Design new residential areas to be walkable by developing pedestrian-oriented grid-like networks of streets with efficient multi-modal transportation linkages between residential development, destination sites and areas outside of the neighbourhood.
- (5) Direct the highest intensity of development to be located in pedestrian-oriented activity nodes and in close proximity to local amenities, areas of public space and in proximity to collector and arterial streets in order to take advantage of transportation amenities such as public transit.
- (6) Respect the functions of the natural environment by protecting and integrating significant natural areas into the design of the neighbourhood. Consideration of this shall be done at the sector area planning stage, where protection of significant natural and archaeological features and integration of such features into the design and development of neighbourhoods can be adequately addressed.

(7) Ensure parks and open spaces are accessible and well connected to the broader community.

(8) Provide for a mix of land uses within neighbourhoods, in addition to housing, that will meet a portion of the learning, working, social and recreational needs of the residents. This may include minor employment areas, daily convenience needs and service areas, community service areas and areas for recreation, as well as providing for the development of home-based businesses and live-work units.

(9) Ensure new neighbourhoods are integrated into existing development areas in a manner that limits and mitigates potential negative impacts.

(10) Buffer residential uses from incompatible uses, railways, and major roadways.

(11) Provide for the development of secondary suites.

(12) Ensure that the development of energy efficient housing is accommodated and streamlined within the City's regulations and development processes.

#### 5.1.4 RESIDENTIAL INFILL DEVELOPMENT

(1) Infill development within Swift Current shall be guided by the City of Swift Current's Infill Guidelines (included as Appendix A to this OCP).

(2) In order to make use of residual capacity of infrastructure in existing urban areas, intensification will be generally supported throughout the City. Infill development shall be consistent with the City of Swift Current's Housing Plan and the City

of Swift Current's Infill Development Guidelines, including the following principles:

- (a) Maintain a balanced mix of housing types within existing areas and distribute density amongst mature areas;
- (b) Protect the stability of single family areas;
- (c) Develop animated and secure public streets and open spaces;
- (d) Minimize vehicular traffic and parking impacts that may result from intensification;
- (e) Secure improvements to existing mature areas infrastructure;
- (f) Provide additional housing for aging in place and affordable housing;
- (g) Encourage the retention of existing housing stock; and
- (h) Support the replacement of deteriorated housing stock.

(3) In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration will also be given to higher density residential developments in appropriate locations in existing residential areas. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced. The city will continue to utilize incentives to achieve this, including, but not limited to, the Inner City Housing Initiative Policy, the Infill Policy and the Multi-Family Incentive Policy.

(4) Continue to pursue and encourage opportunities for sensitive infill residential development on underutilized land within the City, such as unoccupied school sites and other surplus land owned by the City.



## 5.2 COMPLEMENTARY NEIGHBOURHOOD USES

Neighbourhood commercial is found throughout the City of Swift Current's neighbourhoods, and although not noticeable to the eye, a number of home-based businesses are also present throughout Swift Current's neighbourhoods.

Complementary neighbourhood uses contribute to the liveability of neighbourhoods by providing opportunities for recreation, learning, care for dependent populations, daily convenience needs and limited employment. Allowing complementary uses within residential neighbourhoods reduces dependence on daily vehicle trips and contributes to the vibrancy of the neighbourhood.

### 5.2.1 COMPLEMENTARY NEIGHBOURHOOD USES

(1) The City will contribute to the development of complete neighbourhoods by permitting certain community facilities in all residential zoning districts such as places of worship, schools, parks, daycares and community centres. Supportive housing, such as care homes and day care centres, will be facilitated in all compatible areas of the City including in residential areas. Other compatible uses may be permitted in residential areas such as convenience stores, bed and breakfasts, and clubs such as lodges and fraternal organizations.

- (2) 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.
- (3) 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.
- (4) 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.
- (5) The Zoning Bylaw shall contain development standards pertaining to 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.

### 5.3 DOWNTOWN SWIFT CURRENT

Downtown Swift Current, bounded generally by North Railway Street, Sidney Street, Second Avenue NW, and Second Avenue NE, is where the majority of Swift Current's employment sector is located (along with the West District). Employment concentration in the downtown core provides supporting evidence that Swift Current continues to have a strong and vibrant Central Business District. The continued revitalization of Swift Current's downtown area will play an important role in meeting future economic and social challenges and benefit from new business opportunities and continues to be an important consideration as the City grows.

In 2014 the City of Swift Current was admitted to the Saskatchewan Main Street Program, operated by the non-profit group Swift Current Downtown Heritage Inc. The City of Swift Current was a key partner in the Main Street Swift Current initiative. The Main Street Program is a preservation-based organizing framework that leverages "heritage" and local assets from historical, cultural and architectural resources - limited to the downtown core. The policies of this Official Community Plan align with the revitalization strategy as provided for by the Main Street Program and Downtown Swift Current.

In 2015 the City of Swift Current undertook a Downtown Master Plan, a guiding document for development within the City Centre, with the goal of continuing to bring downtown to life and having more people living, working and shopping downtown. Initiatives to achieve this include: having more gathering places; having a mix of residential and commercial developments; convincing entrepreneurs to invest; addressing parking

and transportation issues; creation of first good impressions; having a good signage and wayfinding system; having a variety of destinations shops, sidewalk cafés and intimate surroundings; investing in retail beautification; providing opportunities for activities and entertainment; and branding and giving identity to the downtown district. The policies of this Official Community Plan align with the findings and strategies contained within the Downtown Master Plan.

Providing incentives for future commercial development in areas of the City that are not located on the Trans-Canada Highway will ensure the development in the downtown core does not suffer the adverse effects of being located away from Highway #1.

#### 5.3.1 DOWNTOWN DIVERSIFICATION POLICIES

- (1) Implement the Swift Current Downtown Master Plan as the primary policy document guiding city centre development.
- (2) Continue to support efforts in implementing the City of Swift Current's Downtown Revitalization Strategy.
- (3) Continue to collaborate with the Swift Current Chamber of Commerce and downtown merchants and property owners in ensuring Swift Current's central business district contributes to downtown's role as the predominant destination for business, retail, entertainment and cultural activities in the City.



(4) Enhance the viability of the downtown and optimize the use of existing infrastructure and services, by considering higher density residential and mixed use residential/commercial development in proximity to Swift Current's core.

(5) Development in the Swift Current's Central Business District should be pedestrian oriented at grade and contribute to a high quality public realm.

(6) Continue to support existing special events, and programming in the city core such as the City's Market Square, and where appropriate, pursue new downtown wide events.

(7) Promote the development of vacant and under-utilized spaces within the city centre core through the use of incentives such as breaks on development levies, density bonusing, and relaxation of parking standards or tax abatements.

(8) In order to facilitate access to commercial services by seniors' or others with mobility constraints, seniors housing, community services and other essential services that cater to seniors and others with mobility constraints should be encouraged to locate in close proximity to the City's downtown through the use of incentives such as breaks on development levies, density bonusing, relaxation of parking standards or tax abatements.

(10) Undertake, where necessary, to acquire land for additional downtown development through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, investigate the possibility of land exchange on a case-by-case basis.

### **DOWNTOWN SWIFT CURRENT REVITALIZATION STRATEGY**

(1) The City of Swift Current will use the Downtown Master Plan as the primary document in the development of downtown, to ensure the downtown continues to provide for:

- Strong conceptual and physical connections among all residents, workers, visitors and businesses.
- A variety of events and creative spaces that will bring people downtown on a regular basis, setting the stage for a more vibrant economic climate in downtown.
- Unity behind an identity system rooted in history, welcoming of reconnection, and fostering excitement for the future.
- Partnerships that will harness the strength of a variety of groups to fulfill the mandate of a sustainable future based on natural, economic, political and social conditions.
- New investment in rehabilitated heritage buildings, a mix of infill development, reuse of underutilized spaces and growth of existing businesses will foster entrepreneurship, create jobs and stimulate collaborative progress.



(2) The role of Swift Current's downtown is to:

- Be the predominant destination for business, retail, entertainment and cultural activities in the City.
- Provide for a mix of commercial and residential uses.
- Provide developments that are pedestrian-oriented at grade and provide a high quality public realm.
- Provide for residential uses that are either in the form of multi-family developments or mixed-use developments with commercial on the ground floor and residential units on the upper levels.
- Provide for active, pedestrian focused uses on the ground floor.

(3) The City of Swift Current will continue to support the twelve catalyst projects, identified within the Downtown Master Plan, to showcase the potential of Swift Current's city centre and to support the development of mixed-use sites, adaptive reuse, façade improvements, and streetscape and infrastructure investment.

(4) The City will strive to ensure downtown remains the predominant space for business, entertainment and cultural activities while recognising the importance of adjacent land uses and the need to provide for graduated intensities of development in peripheral areas.

(5) The Beltline, located on the peripheral east and west sides of the downtown (Map 1 - Future Land Use

Concept), will be used to create a buffer between the City's core and the adjacent residential districts that mainly support single family residential uses. The role of the Beltline is to:

- Provide for a mix of commercial, residential, and cultural uses that support the downtown's role.
- Provide for commercial uses that are compatible with adjacent residential uses.
- Provide for residential uses in the form of multi-family residential or mixed-use developments with commercial use on the ground floor and residential units in upper levels.
- Provide for active, pedestrian focused uses on the ground floor.

(6) The identified Industrial-Commercial Area (Map 1 Future Land Use Concept), located adjacent to the west side of downtown is intended to provide a buffer between three areas - residential uses located on the north side of the identified area, commercial uses in the downtown, and industrial uses located to the south. The role of the Industrial - Commercial Area is to:

- Provide for light industrial uses that are compatible with adjacent residential uses.
- Provide for commercial uses that are compatible with and complement industrial uses.
- Provide for limited residential options in the form of live-work units.
- Provide for setbacks, screening, landscaping and building design that addresses aesthetic concerns associated with highly visible locations.



## 5.4 ARTERIAL AND HIGHWAY COMMERCIAL

Commercial uses account for five times more in gross revenue than industrial development within the City of Swift Current. Although commercial development appears to be the major driver within the community, it would surely not exist without the support of the surrounding communities, including oil and gas industries within and near the City, as well as the support of the agricultural sector. A large portion of the thriving commercial businesses within the City are located along the Trans-Canada Highway.

Moving into the future Swift Current will continue to develop highway and other commercial corridors that flourish as important regional and city-wide commercial assets, that are sensitive to surrounding land uses and traffic patterns, and that provide visually appealing gateways into the City.

### 5.4.1 GENERAL COMMERCIAL POLICIES

- (1) Ensure that Swift Current's commercial developments contribute positively to the aesthetics of the City, through the use of landscaping regulations and through encouragement of the use of quality urban design principles.
- (2) Concept plans may be required to be prepared by developers, as outlined within Section 8 - Implementation, of this Official Community Plan before the development of commercial subdivi-

visions occur. The City will work in partnership with developers in the preparation of concept plans, and this process will be guided by the City of Swift Current's *Developer's Guide for Preparing Concept Plans*.

- (3) Support the development of vacant and underutilized spaces in commercial areas within the City using incentives such as breaks on development levies, density bonusing, relaxation of parking standards or tax abatements.
- (4) Work towards increasing opportunities available to reuse vacant or underutilized buildings and sites in Swift Current by addressing the constraints that exist for potential developers.
- (5) Ensure new types of commercial development (outside of the downtown) 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 that would conflict with the long-term use of these areas.
- (6) When Council determines that sufficient land is no longer available to accommodate additional commercial development (outside of the downtown), 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 City shall undertake the necessary studies and analysis to identify the lands necessary to accommodate commercial development that will be required over the next 15-20 years.

- (7) Subject to policies contained in Section 4 - Our Relationships, Council will initiate required actions to bring the areas noted as "Potential Commercial" within the corporate limits of the City 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 City. 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.

### 5.4.2 ARTERIAL COMMERCIAL CORRIDOR POLICIES

- (1) Create intensified, mixed-use developments, incorporating public amenities such as bus stops and transit shelters.
- (2) Ensure that arterial commercial development supports the function and role of the city centre.
- (3) Ensure arterial commercial development is located on or adjacent to arterial streets.
- (4) Ensure that Swift Current's arterial commercial corridors contribute positively to the aesthetics of the City's gateways.
- (5) Require landscaping that considers all forms of transportation, including walking, cycling and transit.
- (6) Ensure parking does not form a dominant element in the landscape by requiring appropriate landscaping and screening.

### 5.4.3 HIGHWAY COMMERCIAL CORRIDOR POLICIES

- (1) Ensure that a high standard for landscaping and screening is provided to achieve aesthetically appealing and functional gateways into Swift Current.
- (2) Facilitate the development of visually appealing entry points into the City along Highway #1 and Highway #4 by:
  - (i) initiating the preparation of a coordinated highway entry enhancement master plan or strategy;
  - (ii) providing financial support for the implementation of such a master plan or strategy; and
  - (iii) establishing landscaping requirements and signage standards in highway commercial areas.
- (3) Work with the RM of Swift Current to establish consistent and complementary landscaping and screening standards for transportation corridors leading into the City of Swift Current.
- (4) Ensure that the impact on traffic is a prime consideration in the development of commercial areas by potentially requiring Traffic Impact Assessments for subdivisions and other developments, as well as potentially referring applications to the Ministry of Highways and Infrastructure.
- (5) Ensure development in highway commercial corridors is unique from the types of development located downtown and in other established commercial areas, in that the development style will accommodate large format retail and vehicle oriented services that serve a city-wide and regional market.
- (6) Capitalize on the strategic location of lands adjacent to Highways #4 and #1 to facilitate the orderly development of commercial opportunities within these corridors.



## 5.5 INDUSTRIAL

Swift Current has two industrial parks located along the southern entrance of Highway #4 into the City: McIntyre and Munro Industrial Parks. A planned expansion for Munro Industrial Park will provide the City with additional serviced lands for heavy industrial development. Light industrial development is interspersed throughout Swift Current and is primarily found in locations along the rail line as well as on the west side of Swift Current, north and south of the Trans-Canada Highway.

The industrial sector has observed increased activity over the past ten years, and Swift Current remains among the least expensive industrial land vendors in Saskatchewan. Swift Current's important role as an agricultural service centre for a larger region is a major part of the City's economic profile. Businesses supplying agricultural products, including machinery, and services to farmers and farm businesses in the region and the growing importance of visits to the City by rural residents for sales by other commercial sectors demonstrates the importance of agricultural business in the City.

Over the ten year time frame from 2005 - 2015, Swift Current has had a total of \$12.6 million invested in industrial development. It is forecasted that an increase of 516,000 square feet of industrial space (or 60 acres of industrial zoned land) will be needed over the next twenty years.

Swift Current will identify areas for future industrial land and continue to develop serviced land in order to meet market demands, as well as ensure industrial development within the City is sensitive to surrounding land uses and traffic patterns, aesthetically pleasing, and is consistent with capacities of the City's infrastructure.

### 5.5.1 INDUSTRIAL POLICIES

- (1) Promote the City, and its industrial development opportunities, including the City's commitment to supporting infrastructure (transportation networks, air and rail), that are a major attraction for new business development.
- (2) Accommodate a diverse range of light-to heavy industrial uses in order to facilitate the development of future industrial opportunities and ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities in the City of Swift Current. Industrial activities shall be directed towards the east and southeast sides of Swift Current, as well as along the rail lines, where existing industrial is presently located as identified on Map 1 - Future Land Use Concept.
- (3) Promote and encourage new industrial development through the use of actions and tools including but not limited to:
  - (a) the construction of infrastructure;
  - (b) tax abatement incentives;
  - (c) incentives to promote the use of vacant and underutilized buildings or sites;
  - (d) planning and development permit fee rebates;
  - (e) the promotion of the City of Swift Current as a place for new business development;
  - (f) marketing and branding.
- (4) Capitalize on industrial growth through collaboration with industry and government in realizing economic development initiatives in the region.

- (5) Ensure land use conflicts are minimized between industrial areas and other development through the use of landscaping, buffers, screening, separation distances, and any other measures appropriate in addressing potential impacts. Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.
- (6) Industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas that provide appropriate separation from residential areas and from highways and other entrance ways into the City.
- (7) Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.
- (8) Industrial development shall be directed to areas that are readily accessible to major transportation infrastructure, are capable of being economically serviced, and shall not have adverse impacts on the natural environment, including groundwater resources.
- (9) Transform older, existing industrial areas, located adjacent to residential areas and the Central Business District, into uses that are more compatible with the surrounding residential character of the area through the implementation of the City's Downtown Master Plan.
- (10) Maintain Swift Current's role as an agricultural and oil and gas service centre and promote the city as a place for new business development supporting such activities as value-added agricultural industries and the renewable energy resource industry.
- (11) Concept plans may be required to be prepared by developers, as outlined within Section 8 - Implementation, of this Official Community Plan before the development of industrial subdivisions occur. The City will work in partnership with developers in the preparation of concept plans, and this process will be guided by the City of Swift Current's *Developer's Guide for Preparing Concept Plans*.
- (12) When Council determines that sufficient land is no longer available to accommodate additional industrial development, new industrial development will be encouraged to locate in the areas noted as "Future Industrial" on the Future Land Use Concept. Prior to the build-out of land identified as "Future Industrial" on the Future Land Use Concept, noted herein, the City shall undertake the necessary studies and analysis to identify the lands necessary to accommodate industrial development which will be required over the next 15-20 years.
- (13) Subject to policies contained in Section 4 - Our Relationships, Council will initiate required actions to bring the areas noted as "Potential Industrial" within the corporate limits of the City through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the City. Those lands that are designated and zoned for future urban development will be rezoned for industrial 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.



## 5.6 PARKS AND OPEN SPACE

As the City is located on the Swift Current Plateau, a relatively low-lying glaciated plateau in the vicinity of Swift Current, there is an abundance of surface drainage in this area through numerous gullies that has led to the development of the Swift Current Creek. Elevations on the plateau range from 880 to 975 metres, with dissected slopes dropping from these elevations to 750 m on the plains below. Due to this topography, an abundance of opportunities exist for the development of naturally scenic parks and open spaces.

The City takes pride in its well-developed park system which has been impeccably integrated with the Swift Current Creek. The community of Swift Current embraces the City's natural beauty and benefits from the opportunities afforded by the creek and other natural amenities. In addition to the City of Swift Current's beautiful natural areas that have been developed for recreation and park space, such as the Chinook Parkway trail system, the City has also developed numerous parks and green spaces for both active and passive recreational activities.

As Swift Current continues to grow, it is important for the City to maintain residents' quality of life and to continue to make provisions for appropriate park and open space systems, which Swift Current now offers to its residents. Opportunities for future development of the City's parks, trails and open spaces are plentiful, including the expansion of the Chinook Parkway and protection of Swift Current Creek.

Trends in urban agriculture are continuing to be seen across North America, with Swift Current being no

exception. City operated community gardens in Swift Current provide residents with economic, health, environmental, educational and social benefits within neighbourhoods and contribute positively to the collection of parks within the City.

The City of Swift Current's focus on pathway enhancements and community development, has led them in a direction towards examining the City's parks and open space resources including environmental, recreational, scenic, cultural, historic, and urban design elements. This master planning effort will establish goals and objectives for future and existing greenspace development; create a supply inventory of future and existing resources; assess current and future demand; analyze and identify any deficiencies; and provide recommendations for future policy, standards, and implementation through strategic projects.

### 5.6.1 PARKS AND OPEN SPACE POLICIES

- (1) Ensure provision is made for municipal reserve when land is subdivided in the following ways:
  - (a) Smaller municipal reserve areas within new residential subdivisions should be provided for parks and playgrounds.
  - (b) Large programmable park spaces should also be provided in new neighbourhoods.
  - (c) In commercial and industrial subdivisions, cash-in-lieu 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 for reserve use.



(2) Ensure areas of natural and heritage significance (Map 4), are protected, in as much as possible, through the concept planning stage for new development areas, and subsequently dedication of these lands as municipal or environmental reserve during the subdivision process.

(3) Ensure that land intended for storm water or runoff management or primarily serves a utility function, is not included in the area dedicated as municipal reserve in new subdivisions and are identified as utility parcels on subdivision plans.

(4) Continue with master planning efforts examining the City's parks and open space resources including environmental, recreational, scenic, cultural, historic, and urban design elements.

(5) Establish goals and objectives for future and existing greenspace development by creating a supply inventory of future and existing resources, while assessing current and future demand and analyzing and identifying any deficiencies.

(6) Ensure all future parks and greens spaces are developed to the standard level of development as included in the City's design standards for parks, ensuring municipal reserve lands provided by developers are constructed in a manner satisfactory to the City, so that additional resources are not required to upgrade them after the warranty period.

(7) Provide guidance and transparency to developers in the required dedication of parks and environmental areas.

(8) Continue to strengthen the connectivity between Swift Current's parks and open spaces, significant natural areas and public recreation facilities when planning new neighbourhoods, parks, school sites and trails.

## 5.7 COMMUNITY SERVICES AND RECREATION

Swift Current is a regional centre for health, education and community services which not only provide important services to the public, but also play an important role in the City of Swift Current's economic development. Home to many institutional uses and knowledge centres, Swift Current has several institutional uses of regional and community-wide significance, the most notable being the Cypress Regional Hospital and the Great Plains College. Smaller institutional services such as churches, schools, daycare centres, nursing homes, community facilities, government facilities and emergency service facilities are found throughout the City.

Recreation programming and facilities within the City are also well developed. Swift Current has over 130 sports, culture and recreation programs that are available to the community at large and the City collaborates with the South West District of Culture, Recreation and Sport who is committed to bringing experiences in sport, culture and recreation to the southwest part of the province.



The Statements of Provincial Interest Regulations provides the following statements regarding recreation which is addressed in the policies that follow:

- *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.*

### 5.7.1 COMMUNITY SERVICE & RECREATION MANAGEMENT POLICIES

- (1) The City will continue to support and collaborate with the volunteer organizations that participate in the delivery of services to the community.
- (2) The City will continue to work with other levels of government and adjacent municipalities in the provision of social, cultural and recreation programs and opportunities.
- (3) The City will continue to consult with the Chinook School Division and the Holy Trinity Catholic School Division with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities and shared use of lands for recreation and community use.
- (4) Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.



- (5) The City will continue to monitor and assess the changing needs of the community, in terms of service delivery, due to in-migration, economic opportunities occurring in the region, the aging of the population and an increase in the diversity of cultures found throughout Swift Current's residents.
- (6) The City will continue to monitor the feasibility of expanding the types of programs and facilities in the community in accordance with population growth, ensuring programming and facilities are meeting current and emerging needs and inclusion for a diversity of cultures and varied age demographics is being met.
- (7) During the development of large scale institutional uses, the City will coordinate with institutional land owners in addressing operational and neighbourhood land use impacts as required.
- (8) Ensure recreation facilities and programs are accessible to people of all ages, ethnicity, incomes and abilities by developing and adopting standards that can be used to measure the adequacy of existing recreational facilities.





### 5.7.2 COMMUNITY SERVICE & RECREATION COLLABORATION AND INTEGRATION POLICIES

- (1) The City will encourage extensive participation by service clubs, community and public agencies, developers, the RM of Swift Current, and other interested groups, in the development of recreation and other community facilities.
- (2) The City will facilitate cooperation and communication between service clubs and groups, community service agencies and other stakeholders in the development or redevelopment of community facilities in the City.
- (3) The City will continue to reach out to community service groups to strengthen and encourage collaboration in the areas of health, education and other public and community services that play an important role in the City of Swift Current's social and economic development.
- (4) Consult with the school divisions and the Great Plains College to coordinate infrastructure, including the shared use of lands and facilities for recreation and community use.
- (5) The City shall continue with the timely implementation of the City's Community Services Master Plan.

### 5.7.3 SCHOOL SITE POLICIES

- (1) Where a Sector Plan or Neighbourhood Concept Plan is being prepared the City shall consult with the Government of Saskatchewan and the affected school divisions to determine the need and, where applicable, location for new school(s). The location for new school site(s), where applicable, shall be shown illustratively in these plans (conceptually in the case of Sector Plans and specifically in the case of Neighbourhood Concept Plans, or as otherwise required by the City).
- (2) Where a new school is deemed to be required the City:
  - (a) may require that land (e.g. municipal reserve dedication) or money (e.g. cash in lieu of municipal reserve dedication; levies) be provided through the affected subdivision process(s) for the purpose of accommodating the school site;
  - (b) may seek a financial contribution scheme, where the proposed school benefits an adjacent surrounding municipality, which may include proportionally equitable monetary contributions from any benefitting municipality.
- (3) New school sites shall:
  - (a) Be located away from potentially hazardous activities (e.g. arterial roadways, industrial development, hydrocarbon pipelines, etc.);
  - (b) Be located adjacent, or in close proximity, to transit routes or future transit routes and pedestrian networks that provide safe connectivity to adjacent neighbourhoods;
  - (c) Accommodate a school and a contiguously located recreational open space;
  - (d) Be in substantial compliance with any applicable guidelines or standards pertaining to school site design adopted or endorsed by the City.
- (4) Where proposed school sites are identified in close proximity to storm water retention ponds, all features deemed necessary to ensure safety as per Section 6.3.1 (2) shall be implemented.



## 5.8 SAFETY

Swift Current is the major service centre for southwest Saskatchewan for policing. The Swift Current RCMP detachment has 24-hour staffing and services the City of Swift Current. The surrounding region is serviced by a Rural Detachment, based out of the City of Swift Current.

In terms of other safety services, emergency out-of-hospital care is provided by the Swift Current and District Ambulance Services and fire protection is provided by the Swift Current Fire Department who prides itself on being one of the most proactive departments in Saskatchewan and on a being a leader in fire protection.

The City of Swift Current has implemented a comprehensive emergency plan that is updated and exercised to ensure the City is capable of responding to major emergencies of all sizes. The City has developed an all hazards emergency plan, as well as a number of disaster specific emergency plans, and has also signed mutual aid agreements with neighbouring communities in order to help each other in the event of a major disaster. In terms of safety planning, the City has adopted an Emergency Management Operations Bylaw and has also adopted the Safe Places - Youth Certified Program, a community-wide initiative designed to support quality programming while reducing potential risks to children and youth.

A Canadian Pacific Railway Main Line and a CP Branch line are located within the City of Swift Current, running east / west through the City and south of the Main Line (Branch Line), servicing portions of the City's industrial



areas. With the support of rail transportation to Swift Current and region's trade, industry and economic development areas comes also the potential for land use conflicts, from noise and vibration to emergency vehicle disruption. Ensuring continued railway service while mitigating any negative impacts is imperative for municipalities. In 2013, the Federation of Canadian Municipalities and the Railway Association of Canada released the *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when developing in proximity to rail.

Specific safety concerns identified within the City are identified on Map 3 - Development Constraints. In addition to these, the potential for contaminated sites also exists within City limits, including existing abandoned oil wells. The Ministry of Environment is the appropriate resource to provide information regarding spills, hazardous substances and waste dangerous goods storage facilities in addition to regulating contaminated sites through the *Environmental Management and Protection Act, 2002*. While it is essential to encourage infill development, the City must also limit the potential for development to take place on potentially contaminated sites until they have been remediated by those responsible for the contamination.

The City also has two high pressure pipelines, one entering from the southeast and one entering from the northwest. Consideration is needed for high pressure pipelines, in terms of development in proximity to.

The Statements of Provincial Interest Regulations provides the following statements regarding safety which is addressed in the policies that follow:

- The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.



### 5.8.1 COMMUNITY SAFETY POLICIES

- (1) Foster the development of a community that is safe, diverse and inclusive and where social interaction, physical activity, sense of place, and neighbourliness are actively promoted and supported.
- (2) Continue to improve transportation safety through the implementation of infrastructure, design and construction best management practices and through cooperation with the Ministry of Highways and Infrastructure on safety issues.
- (3) The City will work with the Chinook and Holy Trinity School Divisions, and the Great Plains College in providing safe routes, which include walking and cycling options.
- (4) The City of Swift Current shall continue to work towards community preparedness for emergency situations by continuing to implement the City's Emergency Plan.
- (5) Ensure identified contaminated sites are remediated to a level suitable for the intended use or for site suitability prior to redevelopment, to the satisfaction of the relevant Approving Authorities.
- (6) All proposed developments adjacent to high pressure pipelines should demonstrate how all development responds to the *Recommended Set Back and Utility Corridor requirements, 2015* prepared by SaskEnergy and TransGas and all other relevant acts and regulations.

### 5.8.2 RAILWAY SAFETY AND PLANNING

- (1) Ensure pedestrian and vehicular safety is addressed during the development review process of proposed developments located adjacent to or requiring a railway crossing.
- (2) Continue to work with the Canadian Pacific and Canadian National Railways in addressing safety concerns, aesthetics, and transportation movement constraints in order to reduce the potential for future land use conflicts and to provide appropriate protection of rail infrastructure.
- (3) As Swift Current grows, the City shall continue to explore opportunities, and advocate for, improved and additional linkages across the railway lines to enhance both vehicular and pedestrian connectivity.
- (4) Noise and vibration levels near rail lines shall be a factor in the evaluation of development proposals.
- (5) Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations, 2013*.
- (6) Where a new residential development abuts a railway right-of-way, a minimum 30 metre setback shall be maintained between the railway right-of-way and the principal building.
- (7) All developments requiring a development permit for properties that are adjacent to a railway right-of-way should demonstrate how the proposed development responds to the *Guidelines for New Development in Proximity to Railway Operations, 2013*.
- (8) Lands adjacent to railways should be preserved for those future uses requiring direct rail access.



## 5.9 URBAN DESIGN

### 5.9.1 URBAN DESIGN POLICIES

- (1) Require on-site landscaping for commercial, industrial, institutional, and multi-unit residential development. Landscaping shall enhance the experience of walking down the street and provide definition between public / private realms.
- (2) Establish standards for the enhancement of gateways into the city that will increase the prominence of these areas and create a positive, lasting impression.
- (3) Continue to implement streetscaping, heritage preservation, architectural and site improvement standards, and pedestrian and vehicular movement improvements outlined in the Downtown Master Plan. Extend these principles, where applicable, to other established and new areas of Swift Current.
- (4) Lead by example, by using high quality architecture, landscaping and exterior design in the development of public facilities and spaces within Swift Current.
- (5) Reinforce the role of the street as a public open space by creating pedestrian and cyclist friendly streetscapes and increasing connectivity between neighbourhoods and the community. Ensure the role of the complete street is a consideration at the concept planning stage.
- (6) Celebrate winter throughout the city's urban design initiatives, encouraging enjoyment of the city in all four seasons.
- (7) Continue to support culture and arts as an integral component of the City's urban aesthetic, through continued support of such initiatives as the City's Public Murals Policy, Memorial Tree Policy, Memorial Bench Policy and other initiatives that may contribute to community pride.



# 6 OUR TRANSPORTATION & INFRASTRUCTURE



**GOAL (4):** *To be a connected community that invests in infrastructure and services to achieve timely, well serviced development.*

## 6.1 INFRASTRUCTURE

Swift Current's roadways, sidewalks, water, sewer and storm systems all play an integral role in serving the needs of the residents of Swift Current. In order to promote future development in Swift Current, AECOM was retained to analyze the existing infrastructure capacity within City limits. Within the Servicing Master Plan (2010), problem areas were identified and it was determined that the City should continue planning potential upgrades to the systems to keep up with increased amounts of property development. Three different reports summarizing the upgrades needed to service new development areas were completed, including the Northeast (Sask Valley) / South Hill Area and the Northwest Highland Area. In addition, a report entitled "Sanitary Lift Station No. 10 Hydraulic Review" was completed. Following the completion of these three reports, the City prepared an internal document that details the necessary upgrades that the City would have to undertake to prepare for future development. Several conclusions were made as a response to these reports, which are detailed in the findings and policies below.

As a growing City, Swift Current strives to ensure future development contributes to the cost of infrastructure services and does not create a burden for existing residents or impede long term growth. In addition to this, the City strives to optimize the use of existing City water, sewer, solid waste, and stormwater management infrastructure and capacities, ensuring that future development remains within the area serviceable by the existing system for as long as possible and minimize municipal costs in the provision of services to areas that pose special servicing problems. Ensuring a clear picture of the City's municipal infrastructure will allow the City to manage its infrastructure assets over the long term.

Evaluation of lands for future development (outside of the City's Sector Plans as identified on Map 1) in terms of suitability and infrastructure requirements, was completed. The full analysis can be found in the Background Report to this Official Community Plan. Three major potential development areas were considered as shown on Map 2 -Phasing, and include:

- **The North West Urban Expansion Area** - Lands adjacent to the planned development areas within the North West Urban Expansion Area Sector Plan (approximately 5 quarter sections).
- **The North East Urban Expansion Area** -the NW1/4 of 6-16-14-W3M located adjacent to lands within the North East Urban Expansion Area Sector Plan.
- **The South West Urban Expansion Area** - Lands located within and outside of the City boundary in the south west corner of the City (6 quarter sections were analysed).

Each area has been evaluated (based on 'hard' infrastructure requirements) for its suitability for residential development, along with criteria for determining the infrastructure requirements for each area, and a prioritization for development. The prioritization of development was based on topography, flood potential, potable water and infrastructure, sanitary sewer and infrastructure, storm water and infrastructure, and transportation. Other factors, including land control and proximity to existing serviced lands also were considered. It is typically desirable to develop lands immediately adjacent to serviced areas and not to "leap frog" less desirable parcels to develop more advantageous parcels without good reason.

### 6.1.1 MANAGING INFRASTRUCTURE COSTS AND CAPACITIES

- (1) The City will continue to inform its decision making processes by preparing, coordinating and ensuring consistency between all long term planning documents going forward including strategic planning, financial planning, asset management planning and this Official Community Plan.
- (2) The City will continue to undertake infrastructure and other studies using the most up-to-date information available, as necessary, in order to understand the City's infrastructure needs and the costs associated with those needs in order to plan for changes or improvements to the City's infrastructure systems to meet current City of Swift Current engineering design standards, accommodate growth and improve operational efficiency.
- (3) The City of Swift Current will not be responsible for the costs associated with the provision of municipal services to new subdivisions, except for City-owned development. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.
- (4) Where a subdivision of land will require the installation or improvement of municipal services such as water and / or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the City 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 letter of credit.
- (5) Ensure that development costs, including on and off-site infrastructure costs, are recovered by the City through servicing fees and development levies. In order to ensure that the actual costs of development are being covered through servicing fees and development levies, the City will review these amounts every three years and provide a formal update report to City Council.
- (6) Update Swift Current's Servicing Master Plan to ensure that it adequately addresses future growth areas as identified on the City's Future Land Use Concept (Map 1) and any infrastructure gaps.
- (7) Ensure Asset Management Plans 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.
- (8) Monitor population and business growth in order to ensure the capacities of the City's infrastructure systems continue to meet the requirements of the City of Swift Current.





## 6.2 POTABLE WATER & SANITARY SEWER SYSTEMS

The City obtains raw water from the Swift Current Creek. Raw water is then treated at the City's water treatment plant (WTP) and delivered to two existing storage reservoirs for distribution to users. The distribution system includes two booster pump stations located on 6<sup>th</sup> Avenue and 8<sup>th</sup> Avenue and approximately 143 km of distribution piping. The water treatment plant was last upgraded in 2011.

The City commissioned AECOM in 2006 to undertake the development of a steady state WaterCAD model of the City's water distribution system to assess performance of the existing water distribution system during the Average Daily Demand (ADD), Maximum Daily Demand (MDD) and Peak Hour Demand (PHD). The model predicted that additional new developments are likely to impact the water distribution system and a number of recommendations were made for upgrades.

The City's sanitary sewer system consists of a network of buried pipe, manholes and lift stations. The sanitary sewer collection system includes approximately 260 km of gravity sewer mains and fourteen lift stations to collect and transport wastewater to the City's wastewater treatment plant (WWTP).

A hydraulic model of the City's sanitary sewer collection system was developed and the system was evaluated to determine the ability of the system to accommodate new developments. The model indicated that provided the sewer pipes are clean, most of the existing sewer system appears to have sufficient capacity to handle current flows. It was concluded that based on the sanitary sewer system model, the existing sewage collection system has sufficient capacity to accommodate

new developments within City limits without any major upgrades required to the collection system. However, upgrades to lift stations may be required.

Provincial subdivision regulations require a 457 metre setback for residential and other types of development located in proximity to waste water treatment plants. Development within the northeast sector will need to have regard for this or other setback distances as required by the Approving Authorities.

### 6.2.1 WATER & SANITARY SEWER SYSTEM POLICIES

- (1) Ensure that the water distribution and sanitary sewer systems can be extended into proposed future land use areas as identified on the City's Future Land Use Concept (Map 1), in an efficient and cost effective manner.
- (2) Continue to monitor and upgrade the City's water distribution and sanitary sewer systems, in order to accommodate new development and provide for adequate water demand and appropriate fire flows.
- (3) Continue to update and implement master plans related to servicing and infrastructure in order to manage assets over the long term and to accommodate growth.
- (4) Ensure appropriate setbacks are considered for development in proximity to Swift Current's sanitary sewer system facilities, as per *The Subdivision Regulations* or as recommended by the Approving Authorities.



### 6.3 STORM WATER SYSTEM

The City's stormwater collection system includes approximately 51 km of buried storm mains to collect and transport storm water. Additionally, the City has a total of 66 free outfalls, the majority of which are located along the Swift Current Creek. A review of the City's stormwater management system was undertaken and the existing minor storm drainage system was modeled for the 1:2 and the 1:5 year Atmospheric Environmental Service (AES) storms to determine capacity and identify existing constraints. It was concluded that while the City's existing minor storm system has sufficient capacity to accommodate a 1:2 year storm, a 1:5 storm would result in the surcharge of several storm sewer mains. Additional modeling was completed for a 1:50 year, 1 hour storm event to identify potential problem areas. A number of upgrades were provided for the City's existing storm sewer collection.

It was also noted in the report that going forward, storm water should be managed on site with detention ponds, depending on any future development that is proposed. The detention ponds should be designed to attenuate runoff to pre-development conditions.

#### 6.3.1 STORM WATER SYSTEM POLICIES

- (1) Ensure that when development occurs, post-runoff events are the same or less than pre-development events through the use of on-site detention methods.
- (2) Integrate the use of stormwater management facilities in the development of parks and open

space by locating them adjacent to municipal reserve parcels whenever possible. Where storm water retention ponds are located in close proximity to a proposed or existing school site, particular care shall be taken in the design of the storm water retention pond to ensure safety including fencing, signage and any other features deemed necessary, as per the City of Swift Current's engineering standards.

- (3) Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.
- (4) Ensure that lands intended for storm water or runoff management or primarily serves a utility function, are identified as utility parcels on subdivision plans.
- (5) The Zoning Bylaw will require development to provide adequate surface water drainage to maximize on-site infiltration and minimize increased overland flow from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve open spaces including existing trees and natural drainage channels will be encouraged. Additionally, new development will be required to provide an adequate degree of suitable landscaping.



## 6.4 SOLID WASTE AND RECYCLING

The City of Swift Current owns and operates two landfills, one located on Highway #1 east and one located west of the City that is for commercial and industrial use only. The City also provides for household hazardous waste days, managed by Envirotec and the Swift Current Fire Department, and provides communal recycling depots for residents to drop off their recyclables.

Provincial subdivision regulations require a 457 metres setback for residential development in proximity to a landfill. Development within the northeast sector of the City will need to have regard for this setback requirement.

### 6.4.1 SOLID WASTE AND RECYCLING POLICIES

- (1) Actively support initiatives to continue to reduce solid waste and develop efficient and environmentally acceptable long-term waste disposal solutions.
- (2) Continue to monitor and upgrade the City's solid waste and recycling systems, in order to accommodate new development, redevelopment and expansion of the City.
- (3) Ensure appropriate setbacks, as per *The Subdivision Regulations* or as recommended by the Ministry of Environment are considered for development in proximity to Swift Current's landfill facilities.



## 6.5 TRANSPORTATION NETWORK

In addition to Swift Current's unique location along the TransCanada Highway, the City's extensive street network accommodates the routing of heavy trucks, the safe transport of dangerous goods and the efficient and safe movement of people. With this extensive transportation network of provincial highways, local streets and active transportation amenities, the City of Swift Current strives to continue to plan the future growth of its transportation network in an efficient, safe and convenient manner.

The City of Swift Current operates an airport, located 6.5 km east of the City on Airport Road that accommodates corporate charters, military training, private aircraft, and government aircraft including the RCMP, STARS and the provincial air ambulance. Long term development of Swift Current's airport should be protected in order to support the economic and social roles that the airport provides to the Swift Current region.

The City of Swift Current provides transit to both the general public (Swift Transit) and Access Transit for residents of Swift Current with mobility constraints. Transit development within the City has been identified by the City of Swift Current as essential to growth and providing for a better quality of life for all.

The City of Swift Current's well established active transportation network, including the Chinook Parkway, provides endless opportunities for the City to maintain and continue to establish linkages between major destinations sites, park spaces and community services. Continuing to encourage walking, cycling



and other active forms of transportation will be prime considerations as Swift Current continues to grow, and in particular to ensure appropriate connections are available between the north and south sides of the City.

### 6.5.1 GENERAL TRANSPORTATION POLICIES

- (1) 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 in new developments. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary transportation changes or improvements may be negotiated with the City and the affected developers based on the extent to which impact of the proposed development necessitates the need for improvements.
- (2) Developments shall be located and designed in a manner that ensures safe and efficient traffic patterns and consideration should be given to providing for the expansion of the transportation network and the extension of roadways beyond the area being developed.
- (3) The City shall continue to collaborate with the Ministry of Highways and Infrastructure on joint safety issues on Highway #1 such as speed limits, access onto the highway and installation of traffic control devices and safety, through the Urban Highway Connector Program.
- (4) Collaborate with the Ministry of Highways and Infrastructure, the Ministry of Government Relations and adjacent municipalities in the design and development of truck routes.
- (5) Minimize negative impacts on existing residential areas when accommodating the routing of heavy trucks and dangerous goods routes, by accounting for future routes during the concept plan stage for development within Swift Current.
- (6) Ensure the safety of local streets by requiring adequate buffering for residential development adjacent to major roadways.
- (7) Ensure that transportation links allow for efficient disaster/emergency response routes throughout the city and into the region.
- (8) Ensure Swift Current's Transportation Pattern, as established in the City's Transportation Master Plan, is the framework used for planning and designing the road system necessary to support the City of Swift Current's Future Land Use Concept.
- (9) Due to the topography of Swift Current, streets shall be located with due regard, to avoid the costs of excessive cutting and filling.
- (10) The City shall determine the timing, location and design of major transportation infrastructure such as streets, interchanges and bridges for future growth of the City, through transportation studies and future land use planning based on sound planning principles.



(11) Truck depots, freight transfer facilities and bulk storage facilities shall be encouraged to locate close to provincial highways and arterial streets.

(12) In order to create an aesthetically pleasing street network, parking facilities, amenities and infrastructure contributing to Swift Current's overall transportation network shall be landscaped.

### 6.5.2 AIRPORT POLICIES

(1) Work with the RM of Swift Current to ensure airport operations are protected and land use activities in the vicinity are regulated.

(2) Work with the RM of Swift Current in continuing to ensure land use compatibility impacts between the Municipal Airport and land use development in the vicinity are considered in development decisions.

(3) Ensure land use at the airport does not impede the development of aviation related activities.

### 6.5.3 TRANSIT POLICIES

(1) Continue to monitor the population and transportation system needs of Swift Current in order to evaluate the need and feasibility of future expansion to the transit system through the development of the Master Transportation Plan.

(2) Support new transit routes that service new subdivisions and run along major and arterial roads by ensuring transit is integrated into new areas and routes during the concept planning stage.

(3) Integration of transit will take priority in areas of major employment and retail concentrations; high density residential concentrations; institutional use areas such as schools and educational institutions, major medical and social service centers; major recreational development; and seniors housing complexes.

(4) The City will continue to support Access Transit for residents of Swift Current with mobility constraints.



#### 6.5.4 ACTIVE TRANSPORTATION

- (1) Ensure new neighbourhoods provide for active transportation (walking and cycling), with connections to schools, daily convenience needs, key destination sites, the downtown and Swift Current's broader parks and open space system, including the Chinook Parkway.
- (2) Improve active transportation linkages and connectivity in existing, developed areas of Swift Current by continuing to develop Swift Current's trail network, through the guidance of the Chinook Parkway Master Plan and other master planning efforts.
- (3) Acquire rights-of-way or easements of identified future trails, footpaths, and bikeways at the time of rezoning or subdivision, in order to continue to create high quality pedestrian and bicycle infrastructure throughout Swift Current.
- (4) Ensure the needs of pedestrians and cyclists are integrated in to the planning and design of Swift Current's transportation network, with consideration given to providing adequate sidewalks, walkways, crosswalks, lighting, street furniture and landscaping.
- (5) The City's downtown shall be prioritized for pedestrian-oriented amenities and opportunities.



# 7 OUR IDENTITY



**GOAL (5):** *To foster pride through visible and vibrant culture, heritage and arts.*





## 7.1 HERITAGE, CULTURE & ARTS

The origins of Swift Current date to 1882-83 with the construction of the CPR main line through the region. The City received its city charter on January 15<sup>th</sup>, 1914 becoming Saskatchewan's seventh city. Swift Current's varied history over the last 130 years has resulted in the designation of several Municipal and Provincial Heritage Properties, and various sites of cultural significance (any pictograph, petroglyph human skeletal material, buried object, burial place or mound, boulder effigy or medicine wheel). In addition to this, potential exists for historic sites, which may be locally known but are not yet recorded and recognized by the Heritage Conservation Branch as Heritage Property, to be recognized in either an informal or formal capacity.

In 2015, the City of Swift Current was accepted into the Province's *Main Street* program - a comprehensive revitalization strategy that draws on a downtown's full range of assets - historic, cultural, economic and human - to restore confidence in downtown as a place to shop, invest, live, work, and play. The celebration and preservation of Swift Current's historic assets has resulted in the celebration of a vibrant and diverse community. Public interest in Swift Current's heritage legacy is notable and support has been demonstrated for the conservation, commemoration and interpretation of historic sites, with support from the Swift Current Museum, the Swift Current Mennonite Heritage Village, Swift Current Multicultural Council, Doc's Town Heritage Village and the Southwest Cultural Development Group.

The development of a heritage and arts & culture management framework that recognizes historic sites, structures, buildings, people, events, and arts & culture is key to the success of Swift Current. Heritage conservation is recognized as an important part of the economic development and sustainability of a municipality and is crucial in the long-term development of a complete community. Through the development of heritage policies and programs, the City can look to improve linkages between heritage management with broader civic policies such as sustainability, economic development, affordable housing and cultural tourism.

Swift Current's culture and arts also play an important role in the development of the city, contributing to residents' sense of pride and identity found within the community of Swift Current. Pride in Swift Current leads not only to interest, commitment and investment in the community, but is needed for community survival. The promotion and development of arts & culture within the community will continue, along with the city's heritage, to play an important part in the City's economic development. The arts, including visual, performing, music, literary, and media are the voice of the community and are an expression of the culture that residents are a part of. Recognizing the importance of arts & culture within a community can lead to vibrant neighbourhoods, more interesting and livable environments and can be a catalyst for placemaking. Initiatives such as the Swift Current Art Gallery, the Swift Current Museum, the Lyric Theatre and Tourism Swift Current are cornerstones in the development of arts & culture within Swift Current. In addition to these

cornerstones, the City also continues to see other new programs, initiatives and businesses that support arts & culture throughout the community.

The Statements of Provincial Interest Regulations provides the following statement regarding heritage and culture which is addressed in the policies that follow:

- *The province has an interest in ensuring that Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*

### 7.1.1 HERITAGE MANAGEMENT POLICIES:

- (1) Ensure development does not proceed on potentially heritage sensitive land, as identified by the Heritage Conservation Branch of Saskatchewan and as shown on Map 3 - Development Constraints, until an appropriate assessment has been completed by a qualified professional. The costs of any required Heritage Impact Resource Assessment to identify if 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 Conservation Branch of Saskatchewan will be the responsibility of the proponent of the proposed development.
- (2) Continue to support the designation of provincial heritage and municipal heritage buildings and sites within Swift Current by supporting residential and other property owners in identifying, researching and if applicable, working towards heritage designation, restoration and preservation efforts.
- (3) Support the development of a Municipal Heritage Advisory Committee to deal with matters concerning Municipal Heritage Property within the City of Swift Current.
- (4) Collaborate with the Chamber of Commerce in enhancing character areas in Swift Current's downtown through heritage designation bylaws

and through other preservation strategies available to building owners in the City of Swift Current.

- (5) Ensure development and revitalization within the downtown is sensitive to the character and historical context of Swift Current by ensuring development is consistent with the Swift Current Downtown Master Plan and the City of Swift Current's Downtown Pattern Book.

### 7.1.2 ARTS & CULTURE POLICIES:

- (1) Continue to support the development of arts & culture within the City of Swift Current through the continued use of the City's Naming Policy, Public Murals Policy, Memorial Tree and Bench Programs and other initiatives that will foster our community's sense of pride and identity.
- (2) Support initiatives by community based arts & cultural organizations and other levels of government to increase access to arts & cultural opportunities for residents of the City.
- (3) Support enhancements and expansion of arts & cultural expression and private arts & cultural facilities in the community through land use provisions permitting such uses within residential, community service and commercial areas of the City.
- (4) Continue to support the enhancement and expansion of cultural events and activities in the City through consideration of funding requests, in-kind service provisions and consideration for these events and activities when creating or amending City policies and bylaws. The City may consider accommodating requests and partnering with non-profit groups and agencies to facilitate programs and events when they are financially accessible and contribute to community pride, identity, placemaking and other community building opportunities.



# 8 *IMPLEMENTATION*



## 8.1 OFFICIAL COMMUNITY PLAN

This Official Community Plan fulfills the requirements of Provincial Legislation and incorporates the principles of *The Statements of Provincial Interest Regulations, 2012*. This Plan supersedes Bylaw No. 3-2003 adopted as The Swift Current Development Plan.

### 8.1.1 CONTENT AND OBJECTIVES

This Plan meets the requirements of provincial legislation by addressing:

- Future growth and development within Swift Current;
- Coordination of land use, future growth, and management of infrastructure capacity;
- Protection of sensitive lands and resources such as the Swift Current Creek and source water;
- Management of hazardous lands, including the management of existing development in hazardous areas;
- Policy relating to the physical environment, economic, social and cultural development of the City; and,
- Implementation of the Plan.

The Official Community Plan is more than a set of individual policies. It is to be read in its entirety and the relevant policies and overarching statements are to be applied to each situation. When more than one policy is relevant, a decision-maker should consider all of the relevant policies to understand how they work together. The language of each policy will assist decision-makers in understanding how the policies are to be implemented. While specific policies sometimes refer to other policies for ease of use, these cross references do not take

away from the need to read the Official Community Plan as a whole. There is no implied priority in the order in which the policies appear.

When applying the Official Community Plan it is important to consider the specific language of the policies. Each policy provides direction on how it is to be implemented, how it is situated within the broader Plan, and how it relates to other policies. Some policies set out positive directives; other policies set out limitations and prohibitions; and other policies use enabling or supportive language, such as “should”, “promote” and “encourage”. The choice of language is intended to distinguish between the types of policies and the nature of implementation. There is some discretion when applying a policy with enabling or supportive language in contrast to a policy with a directive, limitation or prohibition.

### 8.1.2 AMENDING THE OFFICIAL COMMUNITY PLAN

This Plan provides a framework to guide development and growth decisions in Swift Current over a twenty-five year time frame. City Council will evaluate the need to review and update this Plan as needed through on-going monitoring. City Council, when considering an amendment to the Plan, will have regard for the policy framework established within this Plan and any impacts changes may have to that framework.

## 8.2 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.

### 8.2.1 PURPOSE

The purpose of the City'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 City of Swift Current.

### 8.2.2 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.

### 8.2.3 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.

### 8.2.4 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) 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.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) 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.

### 8.2.5 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.

### 8.2.6 ARCHITECTURAL CONTROL DISTRICTS

- (1) Where is considered desirable to preserve the physical character of an area or to promote a selected design theme for an area, Council may designate the area as an Architectural Control District in the Zoning Bylaw, using the symbol “AC” in conjunction with any zoning district.
- (2) In general, Architectural Control Districts shall be applied only where there is a clear public interest, and where it is considered economically feasible to establish and fund a design review process, consistent with the terms and conditions of *The Act*. Examples of where a design review process may be applied include, but are not limited to, the downtown, areas containing heritage properties, business improvement districts, entry points to the city, key transportation corridors, sensitive infill development sites, or new development areas.
- (3) The design review process for Architectural Control Districts shall be specifically outlined within the Zoning Bylaw.

## 8.3 OTHER IMPLEMENTATION TOOLS

### 8.3.1 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.

### 8.3.2 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.

### 8.3.3 MUNICIPAL LAND BANKING

- (1) Where private development of land for urban purposes is not occurring to meet the City's land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.

### 8.3.4 LAND EXCHANGE AND PURCHASE

- (1) To facilitate the relocation of non-conforming uses, Council may consider a program for acquiring such sites, or for exchanging municipally owned land in an appropriate area of the City for the relocation of those uses.

### 8.3.5 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.

### 8.3.6 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.

- (3) Council will use its Offsite Charges and Development Fee Bylaw 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.

### 8.3.7 CONCEPT PLANS

- (1) In the interests of ensuring a comprehensive and planned approach to various types of land development, the City of Swift Current may require a developer to prepare a comprehensive concept plan that will include supporting technical investigations and reports. Requirements for supporting technical investigations will be determined on a case-by-case basis by the City of Swift Current. Concept plans should be developed in accordance with the City of Swift Current's *Developer's Guide for Preparing Concept Plans* and in consultation with the City. Council may adopt concept plans pursuant to Section 44 of *The Act*.
- (2) In evaluating a concept plan that has been developed in accordance with the *Developer's Guide for Preparing Concept Plans* and in consultation with the City of Swift Current, Council may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (3) Once a concept plan has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved concept plan will be permitted without the approval of a revised concept plan as appropriate.

### 8.3.8 PHASING

- (1) In order to ensure a consistent approach to managing growth, the City will continue to implement a development phasing strategy, while recognizing differing development conditions across the city in accordance with Map 2 - Phasing.



- (2) Phasing strategies implemented by the City will align with policy directions of this Plan with respect to growth management and will consider asset management plans, servicing master plans, other long range planning initiatives, and financial planning.

## 8.4 OTHER

### 8.4.1 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.

### 8.4.2 FURTHER STUDIES

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

### 8.4.3 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 City 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.

### 8.4.4 COOPERATION AND INTER-JURISDICTIONAL CONSIDERATION

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

### 8.4.5 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.

### 8.4.6 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.

### 8.4.7 BINDING

Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the City of Swift Current, 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.

### 8.4.8 DEFINITIONS

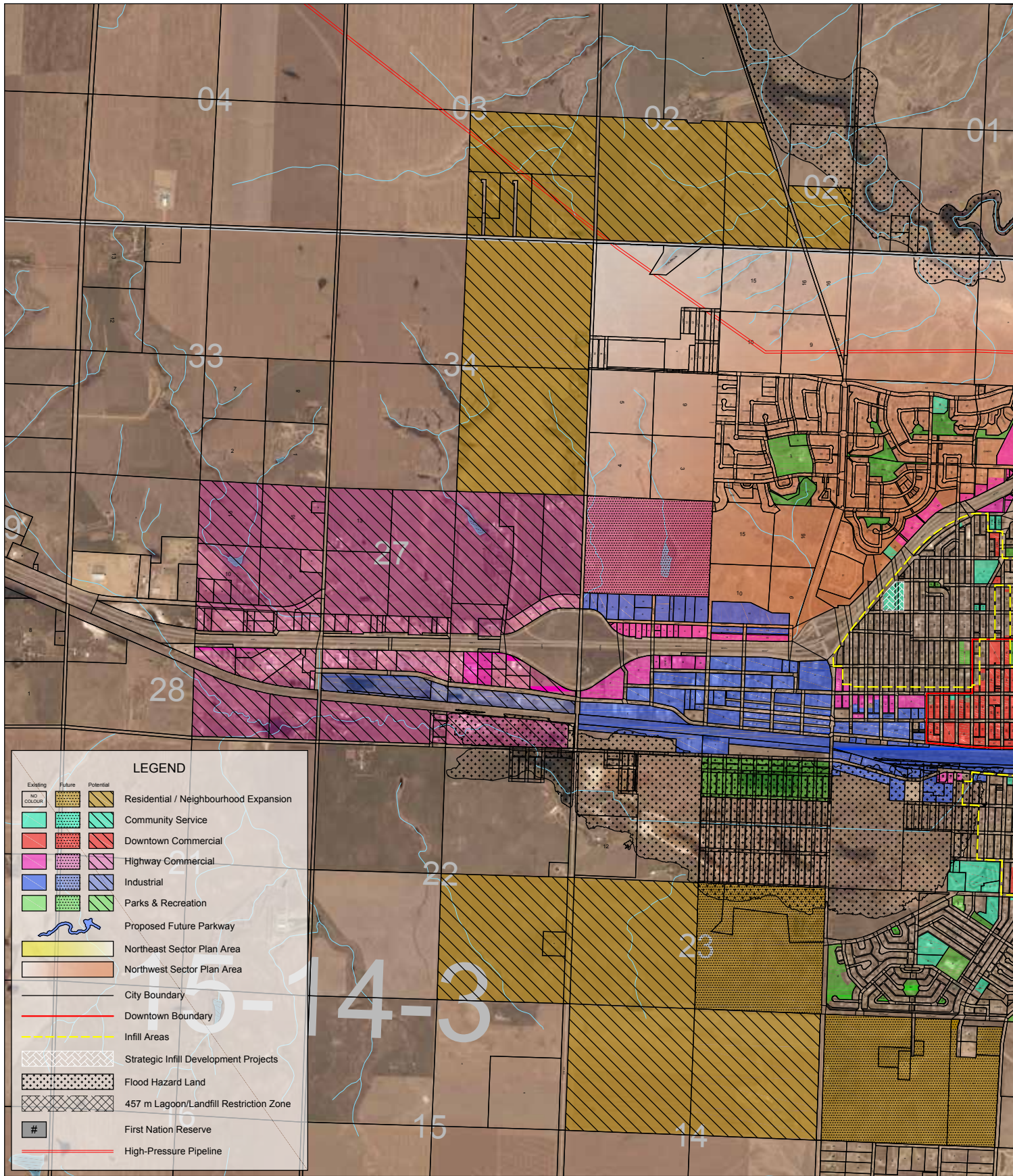
The Zoning Bylaw definitions shall apply to this Official Community Plan.



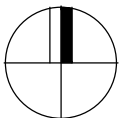
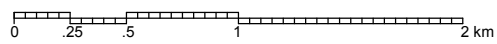
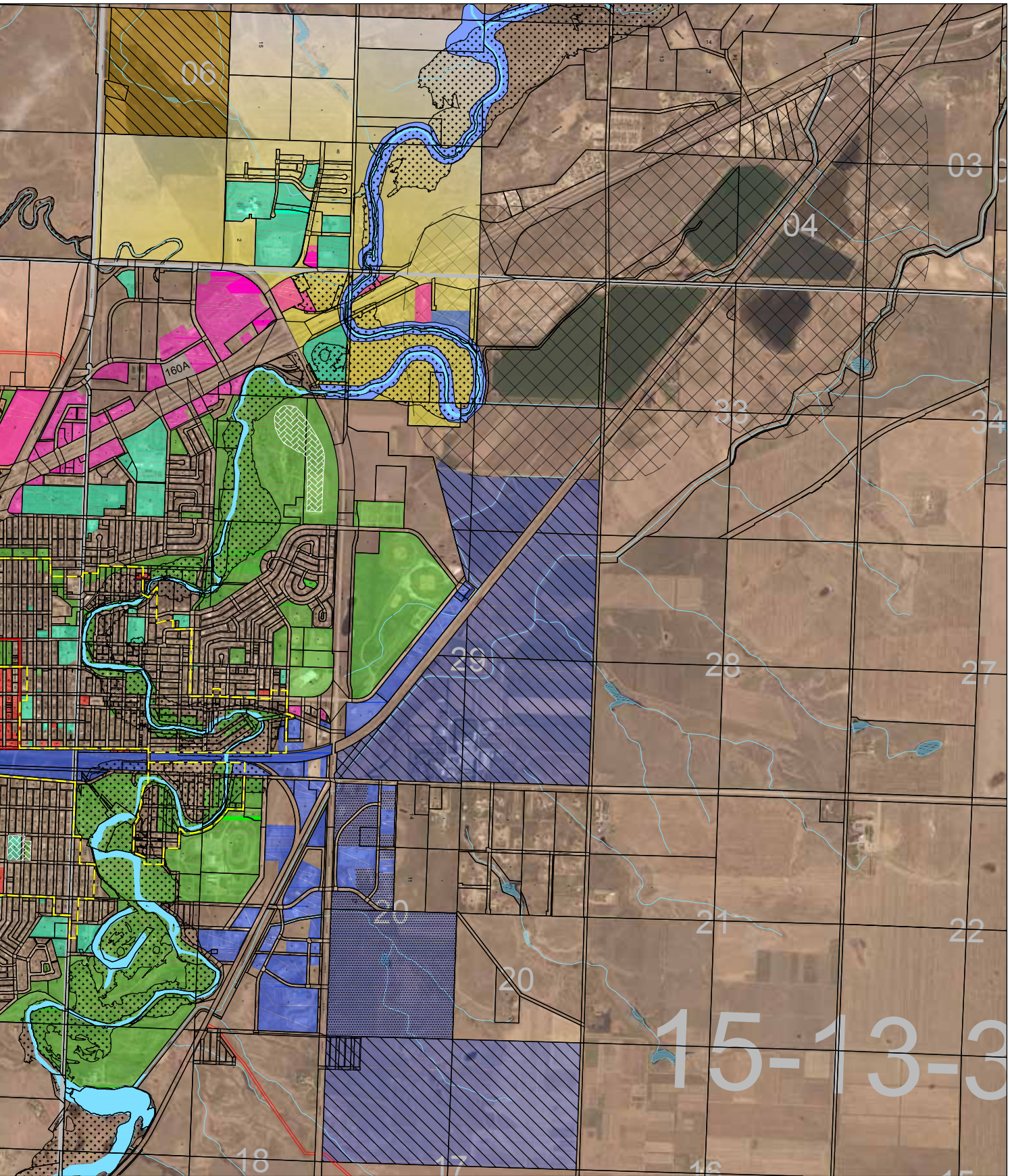


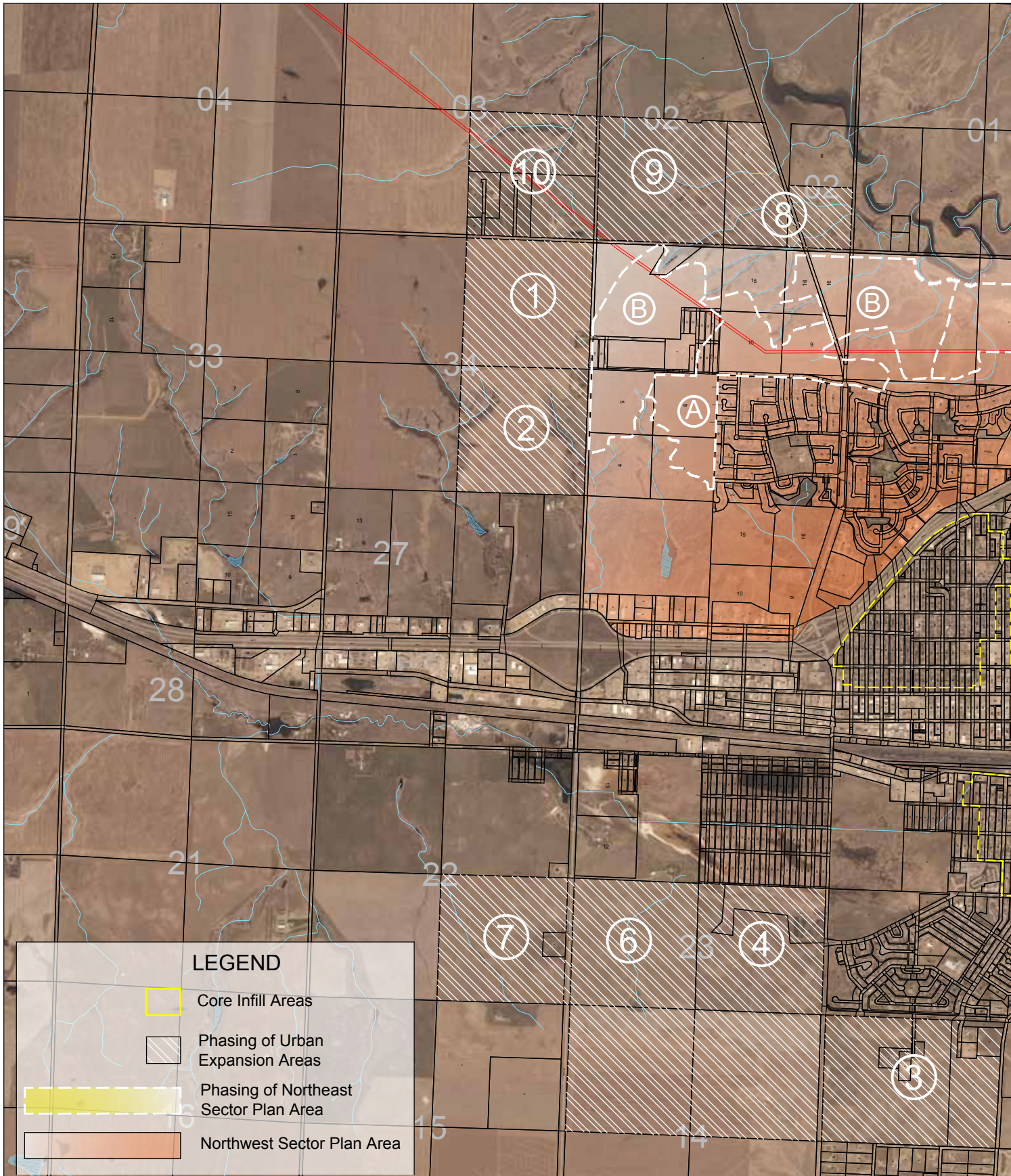
# 9 *MAPS*



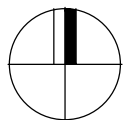
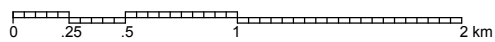
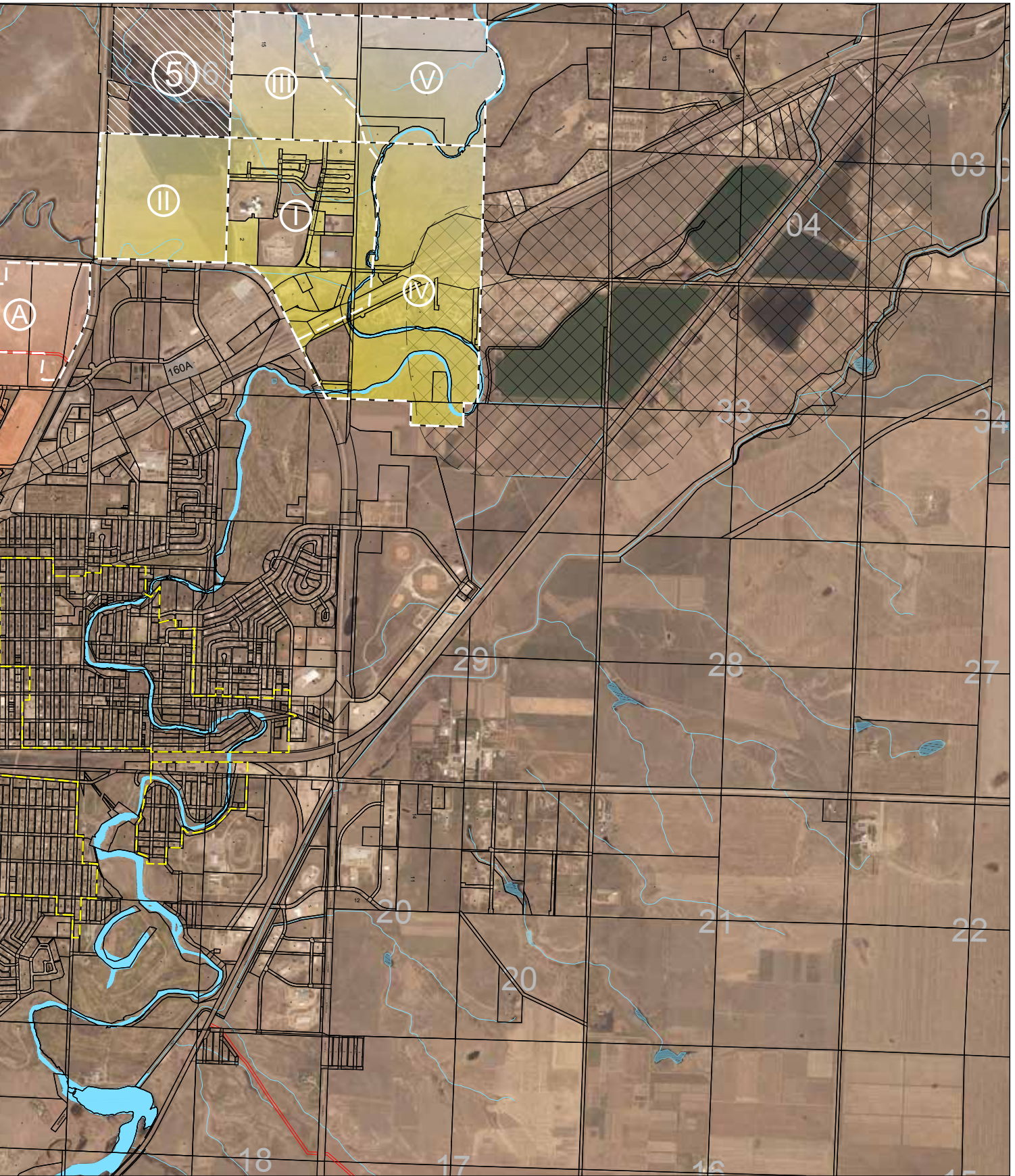


**City of Swift Current Official Community Plan**  
 Map 1 - Future Land Use Concept





**City of Swift Current Official Community Plan**  
 Map 2 - Development Phasing and Infill





# LEGEND

Flood Fringe Zone



Floodway Zone



500-Year Flood Inundation Extent



Potentially Heritage-Sensitive Section



City Boundary



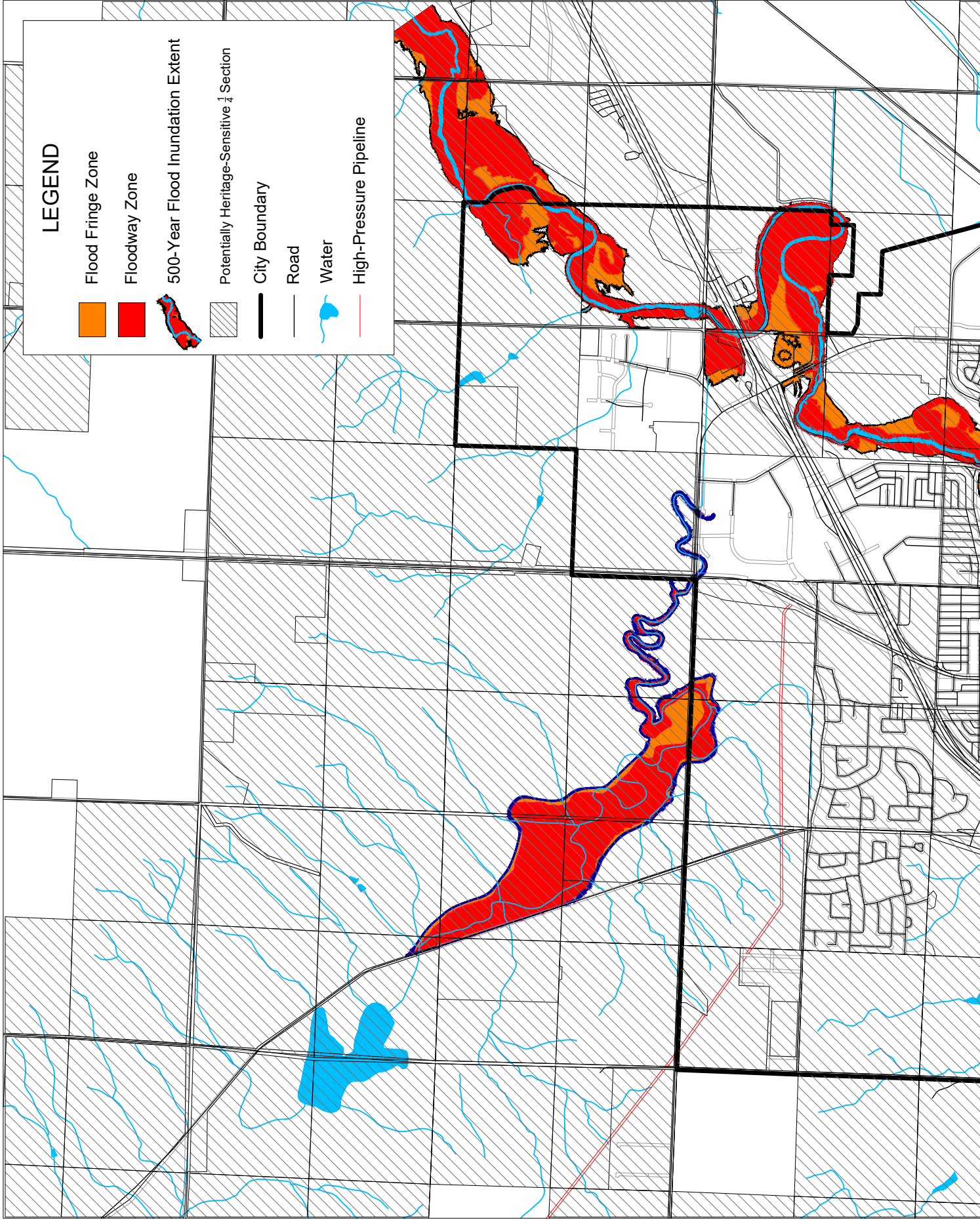
Road

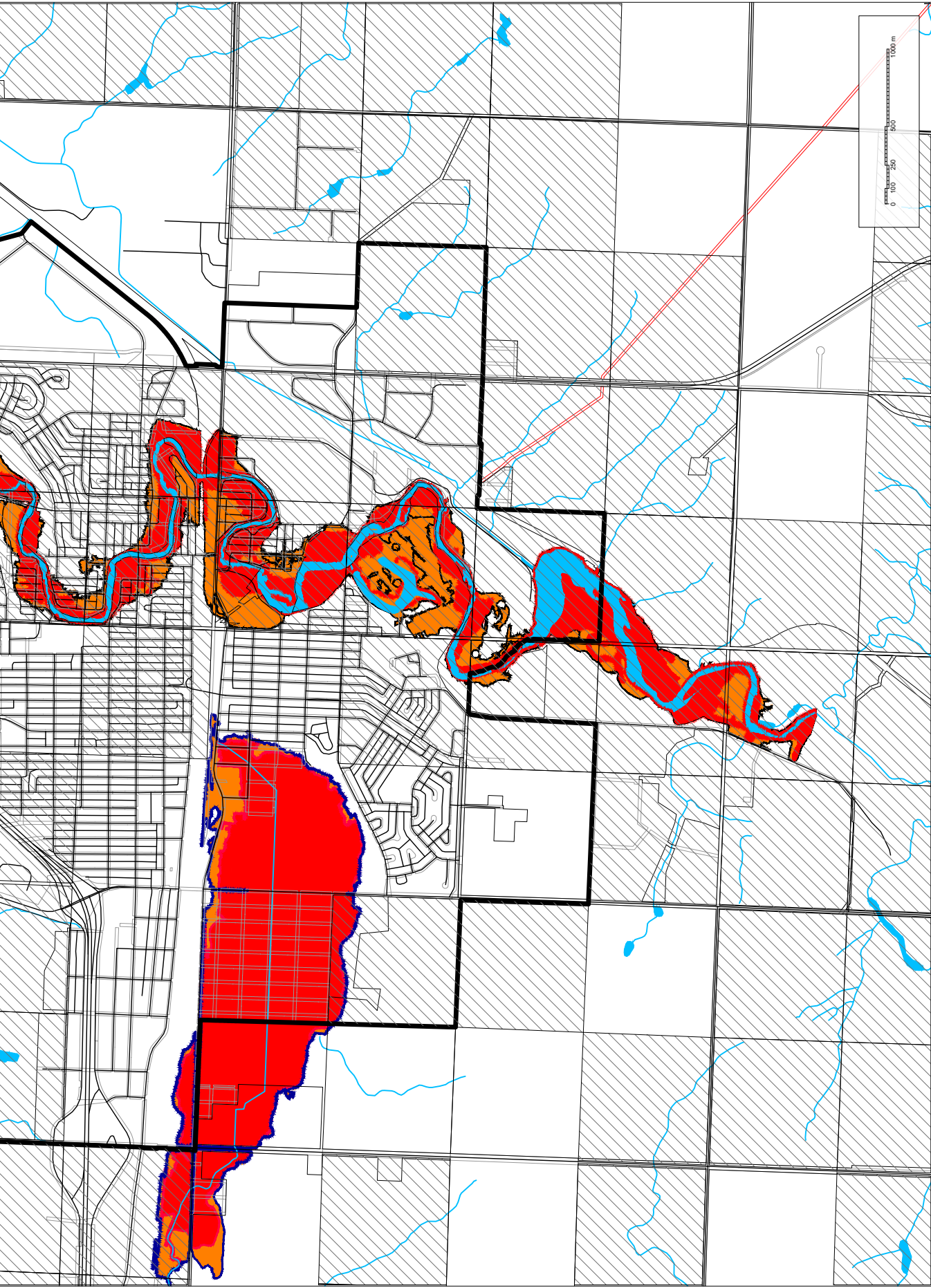


Water

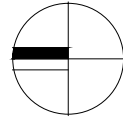


High-Pressure Pipeline

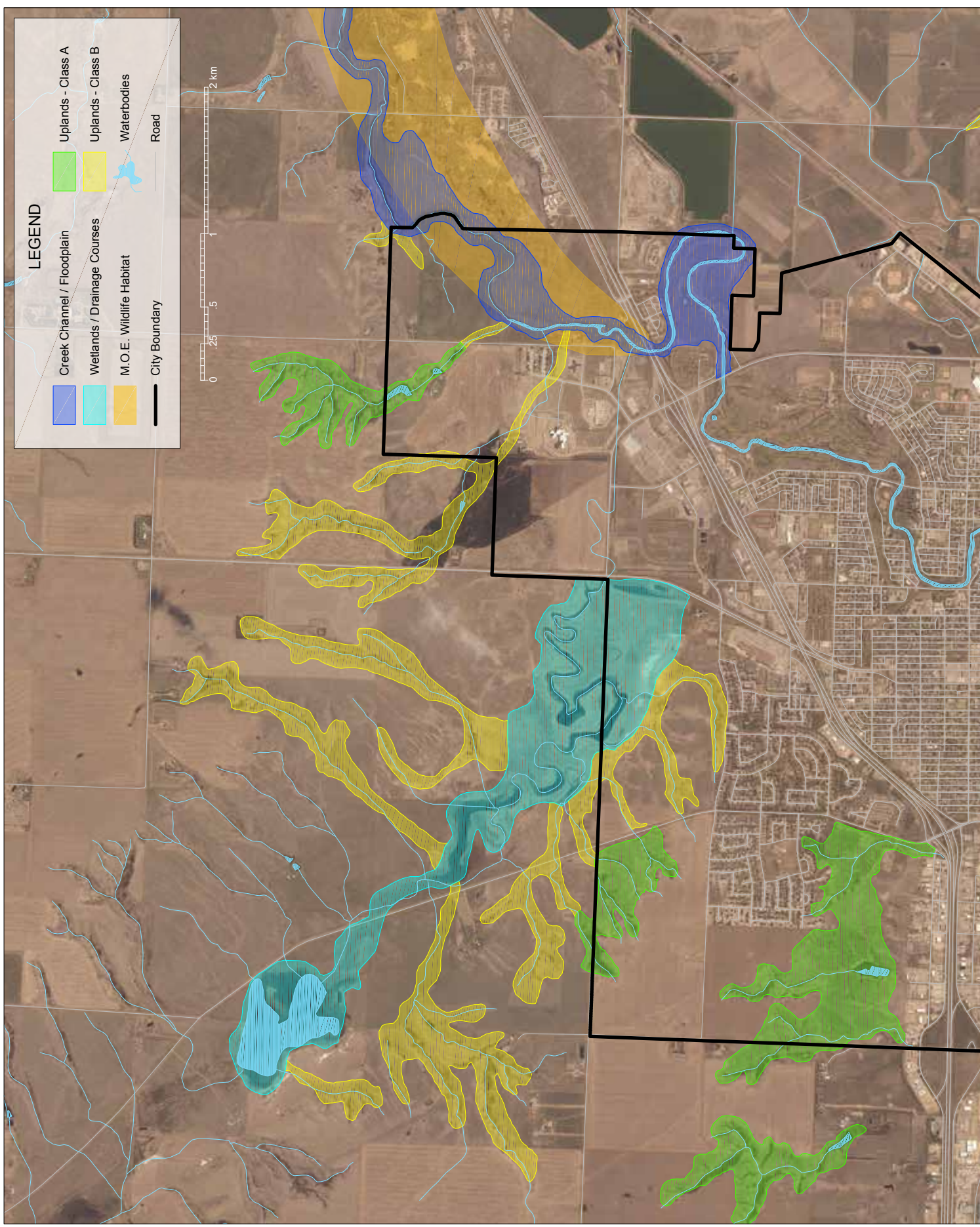




City of Swift Current Official Community Plan  
Map 3 - Development Constraints



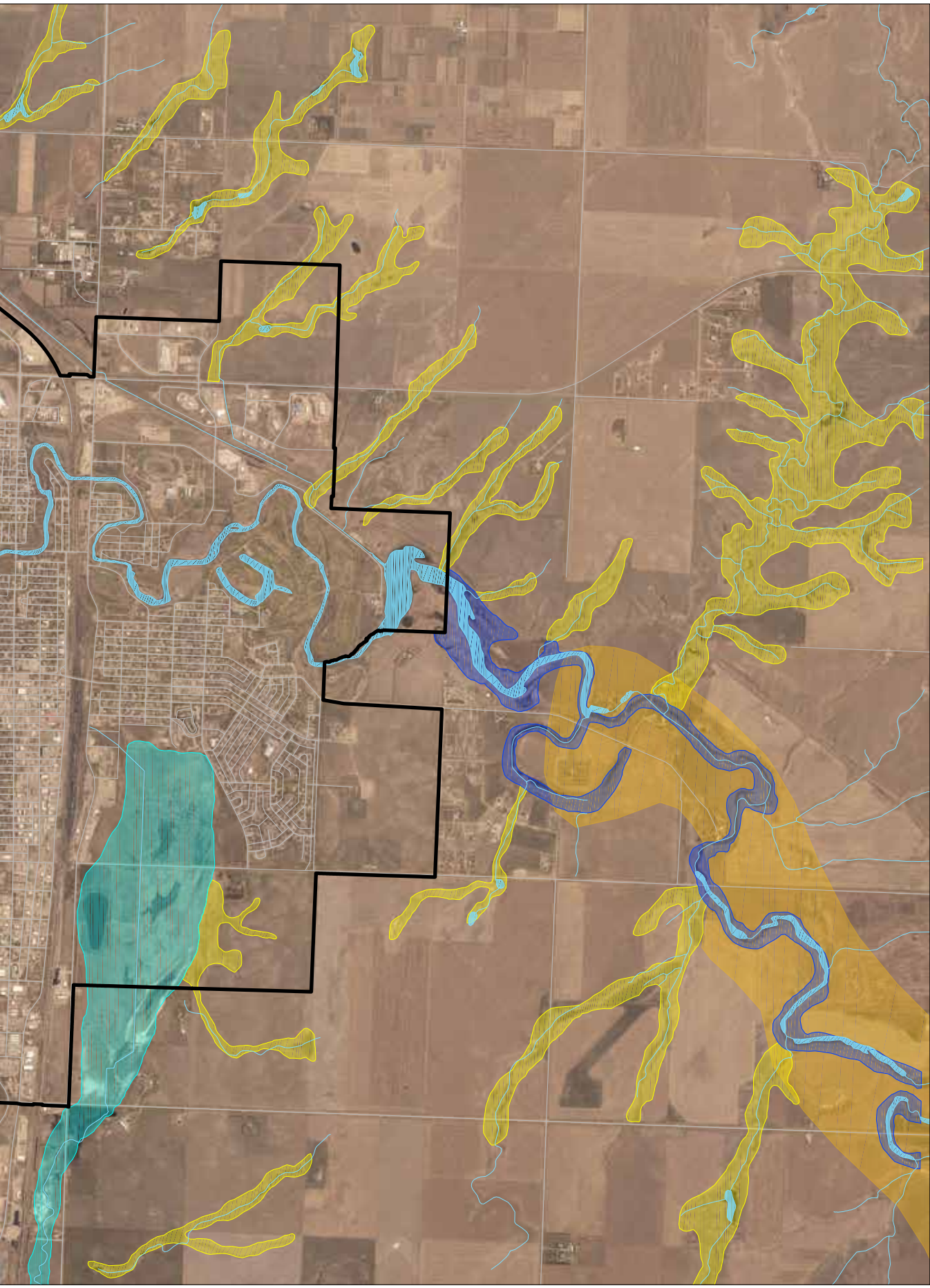
CROSBY HANNA & ASSOCIATES  
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING  
November 2016



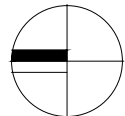
LEGEND

- Creek Channel / Floodplain
- Wetlands / Drainage Courses
- M.O.E. Wildlife Habitat
- City Boundary
- Uplands - Class A
- Uplands - Class B
- Waterbodies
- Road





**City of Swift Current Official Community Plan**  
**Map 4 - Environmental Sensitivity**



**CROSBY HANNA & ASSOCIATES**  
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING  
November 2015





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# OFFICIAL COMMUNITY PLAN

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[www.SWIFTCURRENT.CA](http://www.SWIFTCURRENT.CA)

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