



DRAFT

Town of Kyle

Official Community Plan 2020

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PART 1: PLAN INTRODUCTION

1.1 Background and Purpose

In 2019 the Town of Kyle (the Town) initiated the preparation of an Official Community Plan (OCP) to guide its future growth and development. The OCP identifies the Town's goals, objectives and policies relating to 25 years of future growth and development. It describes where the community is now and where it intends to be in the future. It establishes policies to guide municipal decisions and to promote a predictable and transparent development process, in turn creating a stable and inviting development environment supporting public and private investment in the community.

1.2 Scope

The policies of this OCP shall apply to the incorporated area of the Town. Policies which address the future areas outside the current limits of the Town will take effect upon boundary alteration of those areas to the Town, or in conjunction with an agreement with the Council of the Rural Municipality of Lacadena No.228. All development shall conform to the objectives and policies contained in this OCP.

1.3 Authority

In Saskatchewan, municipalities are provided with the authority to govern land use planning in compliance with specific legislation that including *The Planning and Development Act, 2007* (the Act), *The Statements of Provincial Interest Regulations*, *The Subdivision Regulations, 2014* and *The Dedicated Lands Regulations*.

The OCP is the cornerstone of the local planning process and is the highest order plan within the Town. It provides a policy basis for the orderly management of land use, subdivision, municipal services, and public utilities; keeping important physical, environmental, economic, social, and cultural factors in mind. The OCP must also incorporate any applicable provincial land use policies and comply with *The Statements of Provincial Interest Regulations*. *The Statements of Provincial Interest Regulations* were established in 2012 to define and align provincial and municipal objectives to facilitate orderly development that is mutually beneficial to communities.

In accordance with Sections 29 and 32 of the Act, the Council of the Town has prepared and adopted this OCP to provide the Town 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 OCP must contain policies related to the following:

1. Sustainable current and future land use and development in the municipality;
2. Current and future economic development;
3. The general provision of public works;
4. The management of lands that are subject to natural hazards, including flooding slumping and slope instability;
5. The management of environmentally sensitive lands;
6. Source water protection;
7. The means of implementing the official community plan; and

8. The co-ordination of land use, future growth patterns and public works with adjacent municipalities.

The Future Land Use Map (FLUM) illustrates the Town's long-range view of how properties should be developed and used. It does not necessarily show land use as it exists today, and it does not show zoning information. Any new development or proposed change in zoning must comply with the land use designation provided on the FLUM. New development which is contrary to this direction would require an amendment to the FLUM prior to consideration of an application for rezoning, subdivision or development.

1.4 Using this Plan

This plan has been organized in a hierarchic manner which begins with the community vision and culminates with plan policies. Part 2 of this plan describes where the community has been and where they are today where part 3 and 4 describe where the community aspires to be and presents a strategy in the form of polices for achieving this desired outcome.

The plan includes the community vision, plan goals, plan objectives and finally plan policies which all serve a unique purpose as it relates to future growth and development.

Community Vision - The vision is the focal point of the plan. All goals, objectives and policies stem from and seek to achieve or work towards achieving the vision. The vision itself may not be achievable without further refinement in the form of the goals, objectives and finally the policies.

Plan Goals - The plan goals are the next step in the hierarchy of the document and seek to further refine the community vision still focusing on the broader long-term intent of the plan.

Plan Objectives - The plan objectives are topic based and seek to further refine the plan goals into achievable actions. The objectives are topic based and follow the structure of the plan including topic specific objectives including but not limited to future growth, residential development and community service development.

Plan Policies - The plan policies are generally action-based statements that seek to achieve the plan objectives, goals and ultimately the community vision.

PART 2: WHERE WE ARE TODAY

2.1 Location

The Town is located in southwest Saskatchewan in Treaty No. 6 territory approximately 72 kilometers north of Swift Current and 82 kilometers south of Rosetown. The Town is bordered by the Rural Municipality of Lacedena No. 228, is located on Highway 4 and is approximately 17 kilometers north of the South Saskatchewan River. The region surrounding the Town is host to several unique Towns, Villages and Hamlets including Beechy, Elrose, Lacedena, White Bear, Eston, Saskatchewan Landing and Lucky Lake. White Bear is the closest urban community approximately 18 kilometres northwest along Highway 342.

Saskatchewan Landing is located approximately 20 kilometers southeast of Town along Highway 4 and Clearwater Lake is located approximately 10 kilometers northeast of Town along Highway 342. Both of these places are popular recreation and tourist destinations which draws a significant volume of traffic to the Town for goods, services and recreational supplies.



Figure 1: Regional Context

2.2 History

Ranching was the predominant land use in this area during the early 1900s. The Town was originally established in 1911 when Norwegian, English, and French immigrants settled in its current location. In 1923, the railroad extended into the area making it easier for settlers to move supplies throughout the region. Kyle was incorporated as a village on April 13, 1926 with a population of 93. On January 1, 1959 The Village of Kyle attained town status with an estimated population of 500.

2.3 Economy

The Town is situated in heavy, rich, productive agricultural lands and its economy has relied heavily on agricultural industry as a means of generating employment and business opportunities for the region. The economy has remained relatively consistent over the years; however, recently there have been some recession in the local economy resulting from changing world economic cycles, international trade disputes, and as a result of changes in farming practices including a trend towards the consolidation of family farms into larger operations.

In recent years the local farming industry has transitioned towards larger consolidated farming operations resulting from an aging farming population and a lack of continuation of family farming as children seek other nonfarming employment opportunities. The consolidation of farming operations and the reduction in rural populations has had a negative effect on the local economy as Kyle acts as one of the local commercial service centre for the surrounding rural populations.

Although the agricultural industry is expected to remain a significant economic influence, other economic sectors offer additional opportunities for the Town to maintain a diverse and healthy local economy. These include oil and gas well services, local retail businesses and restaurants, outdoor recreation tourism, financial institutions, vehicle maintenance shops, recycling depot, professional and personal services, and agricultural support industries.

There has been significant investments made in oil and gas well infrastructure in the region over the past few years offering local employment opportunities for Town residents. Although this economic sector has recently experienced a downturn, this industry is expected to remain an important component of the local economy for the foreseeable future.

Kyle is located in a strategic area of the province along Highway 4 near the Clearwater and Saskatchewan Landing Provincial Parks providing a variety of outdoor recreational activities such as hunting, fishing, camping, and boating. Local businesses support and consequently benefit from the tourism generated by these recreational destinations.

A coordinated approach has been taken by communities within the region to minimize the overlap of businesses and services. Kyle is an important component in this regional economic framework acting as a centre for commerce, education and health care. An example of how this regional coordination has evolved is evidenced by the fact that the Kyle District Health Centre acquires its pharmaceuticals from the Coteau Hills Pharmacy located in the Village of Beechy. This cooperative approach to regional service provision and commerce contributes to maintaining a healthy, sustainable and diverse economy which subsequently offers an attraction for current and future populations considering residence in this area.

Traditional storefront retail commercial businesses are challenged by the growth of online sales. In the past, commercial market areas were defined by geography based upon the distance a consumer was willing to travel. With the advancement of computer and online technologies, the importance of the consumer's proximity to the market for consumer goods has decreased. Online commercial businesses are thriving and enabling consumers to access goods globally, resulting in an overall reduction in traditional storefront shopping activities. Fortunately, the encroachment of online commerce has not had as dramatic an effect on grocery and related businesses with local demands for these businesses remaining strong. Other commercial sectors that continue to demand a local presence include health care services, lodging and hospitality services, financial services, insurance, fuel and agricultural equipment sales and service.

According to the 2016 Canada Census, the Town's working population was distributed across the following business sectors, which is reflective of the economic trends in the region.

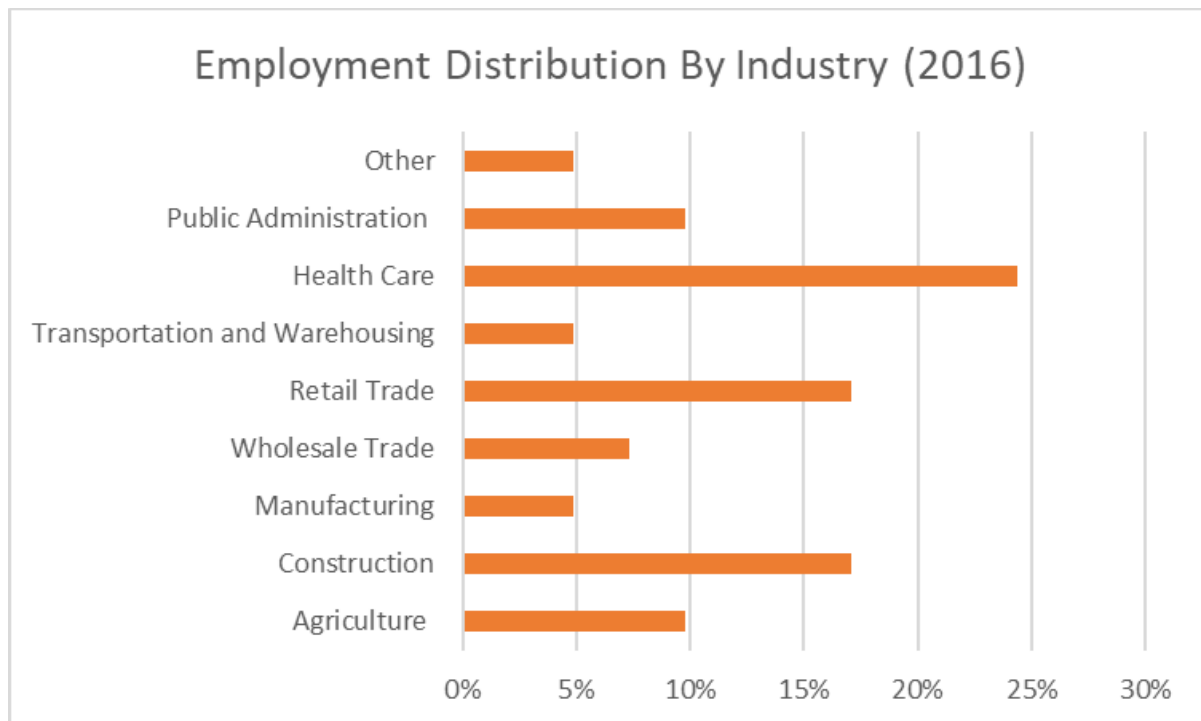


Figure 2: Employment by Industry

Source: Statistics Canada Census 2016

2.4 People

The most recent national census (2016) estimates a local population of 449 people. Based upon a review of population trends over the past 20 years, Kyle has generally maintained a modest but positive rate of population growth with exception of the 2006 census period which saw 5-year average decline at a rate of 2.3%. Population growth reflects the relationship between fertility, mortality, and migration rates. Social, economic, and environmental changes, along with government policies, can also influence future demographic trends. To predict potential population changes over the next 25-year period and the corresponding demand for land and community services, several growth scenarios were considered based upon the historical rates represented in the table below.

| Period | Historical Annual Growth Rate |
|---------|-------------------------------|
| 5-year | 0.55 % |
| 10-year | 0.61% |
| 15-year | (0.36%) |

Table 1; Historical Population Change

Under the most conservative growth scenario, the Town would see very modest growth at an annual rate of 0.2%. The medium growth scenario of 0.5% annual growth reflects the current rate of growth over the past census period. The optimistic annual growth scenario of 0.9% represents a slightly accelerated growth in relation to historical trends. The following figure illustrates the 25-year population forecast of each growth scenario.

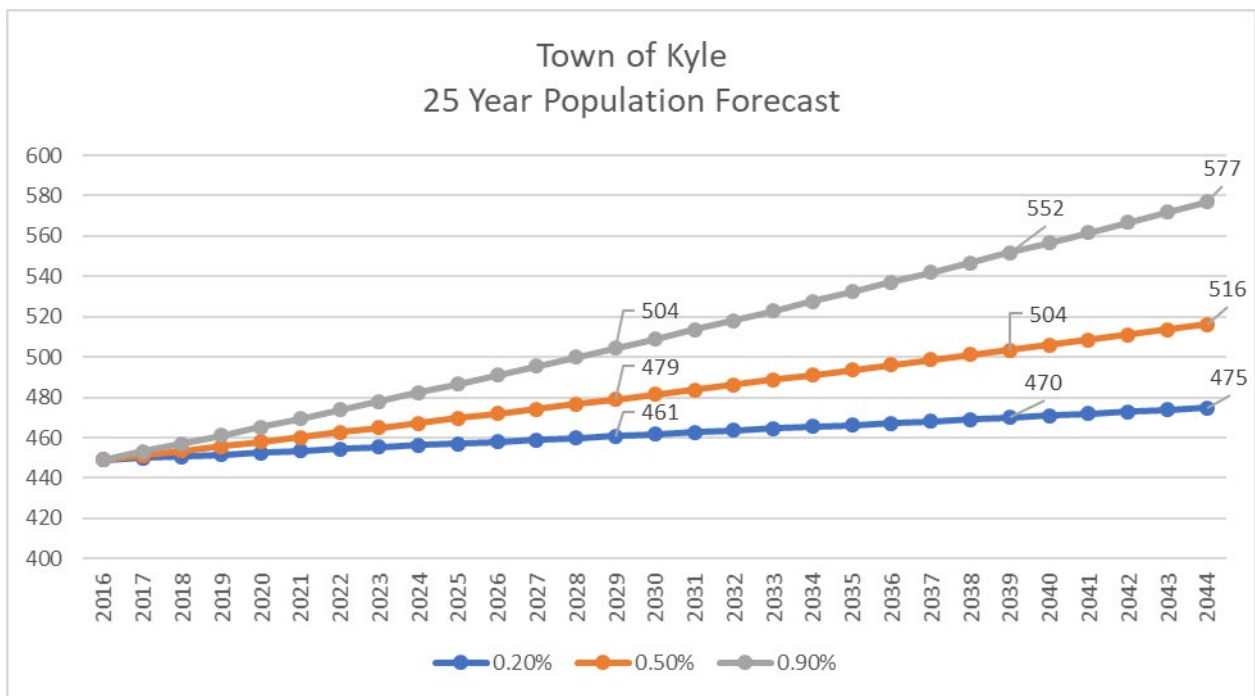


Figure 3: Population Forecast Scenarios

The median age of Town residents is 54.2 years compared to 37.8 years for the Province as a whole. Over 50% of the local population is over 50 years of age. Figure 4 illustrates the distribution of age cohorts and changes in the age composition of population over the past 15-year period.

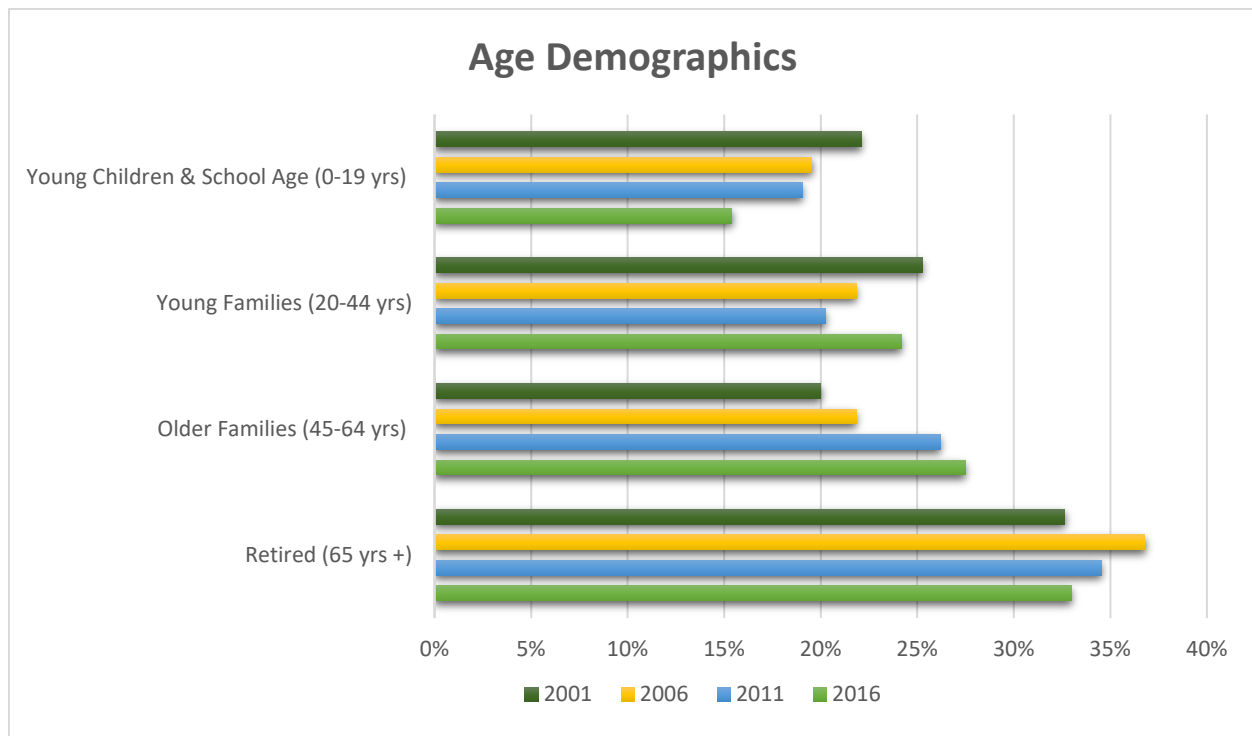


Figure 4: Age Demographics
Source: Statistics Canada Census 2016

The aging trend represented in Figure 4 provides an explanation for the significant growth in the number of residents employed within the health care sector of the local economy. Over the past ten-year period this sector saw the greatest relative and absolute growth of all economic sectors within the community. The need for health care services is anticipated to continue to climb with an expanding senior population. This will create increasing pressure on existing facilities including the District Health Centre, home care services, and long-term care facilities.

Those aged 45 to 65 (pre-retirement and young seniors) are economically influential and tend to have higher levels of income, savings, expenditures and are more politically active. As people approach ages of 75+ years, they become more vulnerable economically and tend to have the lowest household incomes and the highest instances of poor health.

Other consequences of an aging population include:

- a dwindling labour force;
- increased demand for adult leisure services;
- changes in demands on local transportation networks as levels of mobility are decreased; and
- changes in the types of housing demanded and the rate of housing occupancy.

For those older adults who choose to age-in-place and remain in their homes; issues related to house repairs and “over-housing” may arise. To stay in the familial home, some older adults will be interested in “home-sharing”, adding an accessory unit or renting unused rooms to off-set home maintenance and carrying costs. These types of arrangements will need to be acknowledged and accommodated in land use policies. A preference to age in-place will also result in an increase in the demand for home and

community care services including but not limited to assistance with home maintenance, laundry, gardening, shopping etc.

2.5 Natural Landscape

The Town is located in the Prairie ecozone, and the Mixed Grassland ecoregion. This ecoregion represents the driest area of the province which is evidenced by the lack of native trees and scarcity of wetlands and permanent water bodies. It includes diverse landscapes from level, glacial lake plains; dune-covered, sandhill areas; the hilly, pothole country; and the rolling expanses of native grassland and intermittent "badlands" near the United States border.

Ground oriented vegetation in this region is predominantly wheatgrasses and spear grasses. Shrub communities composed of snowberry and wolf willow are found in areas of favourable soil moisture. Aspen, which is characteristic in and around moist depressions in the Moist Mixed Grassland ecoregion, is generally absent here except in valley bottoms and sandhill areas.

Pronghorn antelope, white-tailed and mule deer, coyote, jack rabbit, Richardson's ground squirrel, horned lizard, prairie rattlesnake and western painted turtle are typical animal species located in this region. The only Canadian population of black-tailed prairie dog is found here. Characteristic birds include ferruginous hawk, long-billed curlew, yellow-breasted chat, chestnut-collared longspur, burrowing owl and sage grouse. About half of the area is cultivated, with the remainder used for extensive grazing of livestock on native or introduced grasses.

The HABISask Saskatchewan Conservation Data Centre identified the existence of the Little Brown Myotis (Little Brown Bat) which is an endangered species last observed in the Town in 1979. The Little Brown Bat is classified as endangered. *The Saskatchewan Activity Restriction Guidelines for Sensitive Species* prescribes a minimum 100 - 500 metre setback from a roost or foraging site for any new development.

Agriculture is the dominant land use in the area with cereal production being the main crop. Feed grains, forage crops and oilseeds are also grown, but to a lesser extent. Soil conditions in the area surrounding the Town are favourable for agriculture and consist primarily of Class 2 soils according to the Government of Canada's soil conditions database. The soil capability classification represents an interpretive classification of soils based on limitations affecting their agricultural use and is supplemented by information concerning their general productive capacity for common field crops. The degree of limitation is represented by the capability class which forms the broadest category of the classification. Classes 1-3 are considered prime agricultural lands, whereas Classes 4-7 represent increasing capability limitations and are considered marginal. The Town of Kyle is surrounded by Class 2 and 3 soils which are considered prime agriculture lands.

2.6 Heritage Resources

The Saskatchewan Ministry of Parks, Culture and Sport has developed an online heritage database which is available to communities and developers to determine the potential existence of heritage resources on lands proposed for development. A review of the land surrounding the Town was completed and concluded that further screening by the Heritage Conservation Branch would be required on the SW 04-22-15-W3M which is located northeast of Town. The remaining quarter sections reviewed were

considered to have no known heritage resources present that would inhibit development within or the eventual expansion of the community boundaries. Table 1 below summarizes the results of the online query:

| Quarter Section | Heritage Sensitive |
|-----------------|--------------------|
| SW 04-22-15-W3M | Yes |
| SE 05-22-15-W3M | No |
| SW 05-22-15-W3M | No |
| NE 32-21-15-W3M | No |
| SE 32-21-15-W3M | No |
| NW 32-21-15-W3M | No |
| SW 32-21-15-W3M | No |
| NW 33-21-15-W3M | No |
| SW 33-21-15-W3M | No |

Table 2: Heritage Sensitivity

At the municipal level, the Town considers the museum and St. Paul's Anglican Church to be of heritage significance. As such, these places should be preserved and protect to ensure these cornerstone pieces of the community remain in place.

2.7 Infrastructure

Predictable, safe and sustainable delivery of services is a priority for the community. Water for the Town is sourced and purchased from the Saskatchewan Landing Regional Water Pipeline Utility (SLRWPU) south system. The pumphouse is situated approximately 4 miles east of Town where the water is treated and stored prior to being distributed. The Town currently provides water services to all its occupied properties. The existing water network is considered to have sufficient capacity to meet current and future needs. It is noted that the residents consider the water to be the best water in the Province when it comes to taste and quality.

Domestic sewage is treated at a two-cell lagoon located approximately 1.6 kilometres north of the Town. The lagoon is considered to have sufficient capacity to meet current and forecasted needs. All the occupied properties in Town are connected to the sanitary sewer collection system and one property outside of the Town boundary along Highway 4 is also connected to this service. In exploring future growth initiatives, it is important that Council evaluate new development based on access to water and sewage treatment prior to extending or expanding such services. By supporting compact and contiguous growth, the Town can limit future investments in linear infrastructure and concentrate public and private investments to increase overall service standards and to realize financial efficiencies.

Unlike water and sanitary sewer which are contained below ground, the Town relies heavily on the natural topography to manage storm water and surface drainage. The Town's natural topography generally allows surface water to enter from the south and flow north and east through the community. Movement of surface water is facilitated by a pre-existing system of ditches and swales where runoff is transferred and collected along local roads before it travels through a series of culverts and outfalls that convey the runoff away from Town. Due to the lack of an underground storm water management system, it is of the utmost importance for new development to consider surface runoff and implement innovative and sustainable solutions for drainage so not to adversely affect adjacent residents.

The collection and management of solid waste and recycling services for the Town has been contracted to Triways Disposal Services which is a Swift Current based firm offering curbside collection to residents and businesses within the community. In addition to garbage collection, Triways also collects standard recycling including paper, plastics, cans, oil jugs, oil filters and waste oil. A jointly operated community landfill situated in the RM of Lacadena provides an alternative location for residents to dispose of clean wood and metal. It is anticipated that the current landfill is planned to transition to a transfer station.

The local and provincial transportation networks are key community assets. Council has a responsibility to manage the local roads while also ensuring safe and efficient access to the provincial highway network through effective communications with the Ministry of Highways and Infrastructure (MHI).

Highway 4 is a primary weight paved provincial highway serving as the main thoroughfare for access to the Town. This highway provides linkages to the larger centres such as Swift Current and Rosetown. According to the 2018 Traffic Volume Map published by the MHI, an estimated 1,400 vehicles per day utilize the segment of Highway 4 situated between Kyle and Elrose while 1,570 vehicles per day utilize the segment between Kyle and Saskatchewan Landing. These highway traffic volumes support the ability for Kyle to offer amenities and services geared to serving the travelling public.

Local roads are typical of similarly sized communities and are constructed in a traditional grid pattern creating clear sightlines and simple navigation. This pattern of development is considered one of the most functional and cost efficient for infrastructure.

2.8 Social Infrastructure

Social infrastructure assists in defining the identity of the community and contributes to making the community an appealing place to live. This infrastructure includes, education, recreation, social and cultural amenities.

The Kyle Composite School is located within the Sun West School Division and provides educational services for students from kindergarten to grade 12 and including access to a variety of online courses offered through the Distance Learning Centre. The school has a current enrolment of 69 students. Enrolment has remained fairly consistent over time with an equal contribution from the Town and surrounding rural areas. Structural issues have been reported within the school building that have resulted in the closure a portion of the building. Based upon past enrolments approaching 200 students, the school is anticipated to have sufficient physical capacity to meet future needs.

The school offers a variety of extra curricular activities including golf, cross country, volleyball, curling, basketball, badminton and track & field. The school gym is open and available to host community activities including yoga classes, community sporting events and large community meetings.

The Kyle and District Museum is housed in a former Tuberoso outpost hospital and includes a country school, teacherage, 1912 homestead shack and cook car on site. The museum includes First World War and Second World War items, antique machinery, vehicles and threshing machine. The museum is operated by local volunteers and provides visitors with an opportunity to see firsthand how people in the region lived in generations past; reaffirming the connection between past and present.

The Kyle Community Sports Centre, neighboring outdoor sports and rodeo grounds and the Kyle Fitness Centre are municipally owned and managed by the Town's Recreation Board. The Community Sports Centre hosts hockey and curling in the winter months and social events and gatherings during the summer months. The sports centre was constructed in the mid 1980's and has been well maintained ever since. The facility required a new roof in 2017 and the community was able to raise the money for the repairs through private donations in only six months confirming the significance of this facility to the community. The sports centre is frequently used throughout the winter months. During the spring the curling rink is used by a local archery club and is also used periodically throughout the summer months for larger events and dances that can not be accommodated in other community facilities.

The outdoor sports and rodeo grounds include ball diamonds, permanent rodeo facilities, food booth, multi-purpose facility, washrooms, bleachers. The Kyle Fitness Centre features a variety of fitness equipment including free weights, weight machines and cardio equipment. There is keyed access available for a monthly fee providing 24-hour access to this facility.

The recreational facilities including the indoor and outdoor sports centres and fitness centre are well used and are considered capable of meeting current and future needs.

The Kyle Branch Library is located adjacent to the Town Office and is part of the Wheatland Regional Library network and contributes to promoting literacy and lifelong learning. The library is open throughout the week and supports come and go traffic, small meetings and offers activities for children. The Town considers the physical condition of the building to be good and to have adequate capacity to meet the current and long term demands of the community.

The Royal Canadian Legion Hall is one of several gathering places for community groups as well as for hosting public and private events. The facility is available for rent and is capable of hosting events up to 50 people. The building is aging however it has been well maintained by volunteers over the years and there are no significant repairs needed at this time. The facility includes wheelchair access and has recently received new flooring. The facility is frequently used and supported primarily by local seniors. Other organisations that use this facility regularly for meetings include the 4H Club and Kyle Fish and Game.

The Kyle Elks and Community Hall supports a variety of private and public events while also hosting regular meetings of the Kyle Elks Club which is a local community service group. The facility is noted to be in good condition.

There are currently three churches operating within the Town including the Kyle United Church, Clearwater Lutheran Church and St. Paul's Anglican Church. The churches are noted to be in good condition with no known structural upgrades needed at this time. In addition to offering religious services these facilities are often used to host social gatherings including coffee and tea parties.

The Town's Recreation Board operates the Wally Park full-service campground. Improvements to this facility are currently underway including a new combined washroom and shower facility. Electrical and water services are provided between the months of May and October. The campground is considered to be well used especially during community events including the rodeo.

Medical care is provided through the Kyle District Health Centre which provides care to urban and rural residents. The medical centre is operated by the Heartland Health Region which is part of the Saskatchewan Health Authority. The medical centre includes a permanent nurse practitioner in addition to a visiting physician. The medical centre supports long-term care for up to 20 people. Subsidized home care is available to the broader senior population. Home care includes general cleaning and allows seniors to maintain their independence and is considered to be an important community service. The provision of home care services through the Kyle Housing Authority would be considered a form of assisted living and helps to contribute to the provision of a full spectrum of housing.

The Southview apartments are owned by the Saskatchewan Housing Corporation and provide subsidized independent living opportunities to seniors.

Overall the community offers and supports a wide variety of educational, recreational, social and cultural opportunities provided to the residents and those located outside of the Town's corporate boundaries. The Town is currently well serviced but should seek to continue to evaluate the needs of the community as the population grows and as community demographics and preferences change over time.

2.9 Regional Cooperation

The Town of Kyle and the RM of Lacadena have a positive and cooperative relationship reflected in their current collaborative approach to providing fire and recreational services. The RM provides annual financial contributions to support the Town's ongoing provision of cultural and recreational services to the regional population. The Town and the RM are also co-owners of the Regional Branch Library. The two municipal councils meet on an annual basis to discuss issues of mutual interest while the respective municipal administrations meet regularly to keep up to date with current developments within the two communities. The Town also has a cooperative relationship with other communities in the broader region including the Town of Elrose and the Town of Beechy. These relationships assist in identifying opportunities for regional coordination and pooling of resources to provide more cost effective and efficient services.

PART 3: WHERE ARE WE GOING ?

This section of the plan is intended to describe what the community aspires to be in the future. The following information is organized in a hierarchical manner as illustrated in the figure below. The Community Vision is a high-level description or snapshot of a desired end state for the community representing values and beliefs that are very important in the community. The vision answers the question of “*What do we want to become*”? The plan goals seek to begin to better define how the community may achieve the vision while the plan objectives begin to define general actions for achieving the plan goals. Each of these plan components are directly linked to one another becoming more specific as you move from the vision statement towards the plan policies which are the most specific direction provided in this plan and intended to inform individual public and private decisions concerning community development and land use with the intention of achieving the vision.



3.1 Community Vision

The community vision is important component as it sets the stage for the rest of the plan. The community vision is a broad statement intended to be inspirational and achievable. The vision is not achievable however without more specific actions which is why the plan is set out in a hierarchical structure. The goals and objectives are intended to further define achievable actions which are summarized in the plan policies.

“To provide the residents of our community with a safe and affordable environment to work, live and play without fear of segregation and discrimination.”

3.2 Community Engagement

Community engagement in the planning process is fundamentally important to ensure the plan accurately reflects the community priorities as it relates to growth and development.

A multi-tiered approach was taken to obtain community perspectives on the current and potential future state of the community. At the outset of the project, a project newsletter was distributed to all property owners informing them of the planning process and the respective roles of an OCP and Zoning Bylaw in the decision-making process.

A series of telephone interviews were completed with representatives of key groups and organizations within the community to gain their perspectives on the current status and the potential future opportunities and challenges facing the community in the future as they relate to the organization they represent.

An on-line community survey was hosted over a three-week period, enabling community members to offer their individual perspectives concerning the current state of the community and what they see as priorities for the future. In total 59 responses to the survey were received by the project team.

3.3 Plan Goals

The following plan goals were established based on the input received from the stakeholder interviews and community survey results. The plan goals are broad statements intended to capture the vision of the community and are not in themselves achievable without establishing more specific objectives and policies.

Goal 1: Ensuring that Kyle remains an attractive, safe and affordable place to live.

The survey indicated that residents perceive the community to be an affordable place to live, work and play. An affordable way of life implies that the cost of living in the community lies within the financial means of its residents. Housing is considered affordable if it costs less than 30 per cent of pre-tax income. The 2016 census indicates that nearly one quarter of people in Canada (24.1 per cent) spend more than 30 per cent of their income on shelter. The more money spent on a place to live, the less money which is available for other essentials like food and clothing.

The survey results also suggest that improvements to the physical appearance of the community and its properties should be a priority to enhance its attractiveness to potential people and businesses considering relocating to the community.

Goal 2: Positive community growth and economic diversification.

The historical census data for the Town suggests that population growth has been modestly positive over time. Population growth, economic activity and community service provision are linked and interdependent. Business growth creates local employment opportunities which in turn attracts new residents to the area and expands the local tax base to support community services. Population growth expands the local market to support local businesses as well as expands funding and usership for community services. Community services require a stable tax and user base to be maintained or enhanced. Enhanced community services in turn offer an attraction to new residents and businesses considering locating in the community. Community members generally felt that their day to day commercial needs were currently being met. Survey respondents perceived that the lack of significant population growth combined with a changing and globalized consumer market could threaten the long term viability of some segments of the commercial services offered in the community.

Goal 3: High quality and sustainable social and physical infrastructure.

Social infrastructure assists in defining the identity of the community and contributes to making the community an appealing place to live. This infrastructure includes health, education, recreation, social and cultural amenities. Community members were generally satisfied with social and recreation programs and services currently offered in the community but expressed concern with the current level of health-related services provided in the community. One of the primary concerns expressed was the lack of dedicated full-time emergency personnel including ambulance services.

The Town provides a wide range of physical services to the community with each service requiring the ownership and responsible operation, maintenance and rehabilitation of physical assets. The survey highlighted community concerns regarding the current state of municipal infrastructure with particular emphasis on the condition of local roadways and drainage management. Asset management and the adoption of municipal construction standards allows for the consistent delivery of services in a way that achieves the required level of service, for least overall cost, and within acceptable risk boundaries. Value is delivered to the community by effectively managing existing and new physical assets; helping to build a resilient community now and in the future.

Goal 4: Socially inclusive and engaged citizens.

Social inclusion creates a sense of belonging in the community. When community members feel they belong to a community, they are more likely to be sincerely interested and active contributors in advancing the interests of the community as a whole. The survey indicated that a priority in the future should be to see the community become more inclusive and engaged in the future. Community members also highlighted the importance of increased volunteerism and the necessity for predictable and transparent governance. This plan represents a step forward towards providing a consistent, thoughtful, predictable and transparent municipal decision-making process.

3.4 Future Growth

The Town will need to ensure there is sufficient serviced land available to meet projected demands for new residential, commercial, industrial, community service development as well as to support the expansion of the road and utility networks. Based upon the medium growth scenario which is an annual growth rate of 0.5% , the Town population is forecasted to increase by 67 people over the next 25 years to a total population of 516 people.

Table 3 summarizes the current allocation of developed and undeveloped land within the community and assists in determining the need for the spatial expansion of the Town corporate limits and the municipal infrastructure network to meet forecasted demands.

| Land Use Designation | Total Land Area (ha) | Developed Area (ha) | Undeveloped Area (ha) | % Developed |
|----------------------|----------------------|---------------------|-----------------------|-------------|
| Residential | 34.48 | 19.67 | 14.81 | 57.0 |
| Commercial | 8.55 | 6.68 | 1.87 | 78.1 |
| Industrial | 12.90 | 8.98 | 3.92 | 69.6 |
| Community Service | 19.66 | 19.66 | 0 | 100.0 |
| Other | 22.18 | 22.18 | 0 | 100.0 |
| TOTALS | 97.77 | 77.17 | 20.60 | 78.9 |

Table 3: Current Land Allocations

Residential Trends and Forecasting

In determining the residential trends and forecasts, a review of available information from Statistics Canada, Census Data 2016 and building permit information from 2017-2019 was completed. There are currently 221 occupied dwelling units in the Town encompassing a total of 19.67 hectares of land. Based upon the current population and the number of occupied dwellings, the Town has a current dwelling occupancy rate of 2 persons per dwelling and an average residential land area of 900 m² per dwelling. Table 4 provides a breakdown of the current inventory of residential dwellings present in the community.

| Housing Type | Approximate Units | % of Total Housing Stock |
|----------------------------|-------------------|--------------------------|
| Low Density | | |
| Single detached housing | 171 | 77.4 |
| Movable dwellings | 10 | 4.5 |
| Medium Density | | |
| Semi-detached or duplex | 5 | 2.3 |
| Row house | 25 | 11.3 |
| High Density | | |
| Apartment | 10 | 4.5 |
| TOTAL HOUSING STOCK | 221 | 100 |

Table 4: Housing Supply

Source: Statistic Canada Census 2016

Over the last five years the Town has issued a total of three building permits for new housing construction. At this pace of construction, it is estimated that 15 new homes would be constructed over the next 25-year period accommodating approximately 30 new residents. Based upon the forecasted population growth of 67 persons over this same period and an average housing occupancy of 2 persons per dwelling; the Town would require 34 new dwelling units to meet the forecasted growth.

Approximately 40% of the houses in the Town were constructed prior to 1960. 35% of the housing stock was constructed between 1961 and 1980 with the remaining 25% being constructed after 1980. Although 75% of the Town's current housing stock is at least 40-years old, the 2016 Census Data identifies that 88% of the housing stock in Town is considered to be in good condition requiring only regular maintenance or minor repairs.

Housing affordability is measured based upon average monthly shelter costs which include mortgage payments, property taxes and condominium fees, along with the costs of electricity, heat, water and other municipal services. For rental households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services. The Canada Mortgage and Housing Corporation (CMHC) considers housing as being affordable where shelter costs represent less than 30% of household income. Based upon an average household income of \$55,296 and the above noted metrics of affordability, housing in Kyle is considered to be affordable. Table 5 provides a comparison of shelter and housing costs for Kyle and surrounding communities.

| Community | Average Monthly Shelter Costs (\$) | Average Dwelling Value (\$) |
|-----------------------|------------------------------------|-----------------------------|
| Town of Kyle | 647 | 128,689 |
| Stewart Valley | 609 | 191,858 |
| Town of Elrose | 724 | 152,045 |
| Town of Eston | 852 | 183,781 |
| Town of Rosetown | 937 | 213,611 |
| City of Swift Current | 1047 | 303,267 |
| Census Division No.8 | 936 | 258,060 |
| RM of Lacadena No.288 | 589 | 311,661 |

Table 5; Housing Affordability

Source: Statistic Canada Census 2016

Based upon a current population of 449 people and a developed residential footprint of 19.67 ha, the average net residential density in Kyle is 22.8 persons per residential hectare. Assuming that the Town will maintain the current average net residential density over the next 25 years; residential land uses will occupy a total of 22.6 ha. This would result in the need for approximately 2.93 ha of new serviced residential land to meet forecasted residential growth.

According to municipal records, the Town currently has 19 subdivided residential lots available with 10 of these lots being serviced. Additionally, there is another 14.36 ha of land designated for this purpose within the Town's current corporate limits. Based upon these calculations, the Town has sufficient land within the current corporate limits to accommodate short and long-term projected residential growth.

| | Existing (2016) | | Forecasted (2044) | |
|------------------|---------------------|------------|---------------------|------------|
| Population | 449 | | 516 | |
| | Developed Area (ha) | Persons/ha | Developed Area (ha) | Persons/ha |
| Residential Land | 19.67 | 22.8 | 22.6 | 22.8 |

Table 6: Residential Land Needs

Commercial Trends and Forecasting

According to municipal records there are currently 34 commercial businesses operating in the community including four home-based businesses. Over the past three years, the Town has issued a total of 95 business licenses with an average of approximately 30 permits issued annually.

The Town currently has 9.41 hectares of commercially designated land of which 7.54 hectares hosts business operations. Based upon the current population of 449 people, the average commercial density is 59.5 persons per commercial hectare. Assuming the Town will continue to maintain this average density and based upon the projected population, commercial development is expected to encompass a total of 8.67 hectares in the next 25 years. This means an additional 1.13 ha of developable commercial land will be needed to meet forecasted demand. The Town currently has 1.87 hectares of commercially designated land which is either undeveloped or contains an unoccupied building which could accommodate a new business. This includes four vacant buildings, seven vacant serviced lots, and four vacant non-serviced lots. This provides the Town with an immediate inventory to fill short and long term demands for development without necessitating the alteration of the Town's boundaries or investing in new municipal infrastructure.

| | Existing (2016) | | Forecasted (2044) | |
|-----------------|---------------------|------------|---------------------|------------|
| Population | 449 | | 516 | |
| | Developed Area (ha) | Persons/ha | Developed Area (ha) | Persons/ha |
| Commercial Land | 7.54 | 59.5 | 8.67 | 59.5 |

Table 7: Commercial Land Needs

Industrial Trends and Forecasting

According to municipal records there are currently six operating industrial businesses in the Town including repair shops, warehouses, and storage compounds.

The Town currently has 12.90 hectares of industrially designated land available of which 8.98 hectares is developed and occupied. Based on the amount of land currently occupying industrial development, the average industrial density is 50 persons per industrial hectare. Assuming this proportion will remain consistent into the future, industrial development will account for a total of 10.32 ha within the next 25 years which means an additional 1.34 ha of developable industrial land will be needed.

The Town currently has 3.92 hectares of industrially designated land which is undeveloped and capable of satisfying the short- and long-term needs for development without necessitating the expansion of the Town through boundary alteration.

| | Existing (2016) | | Forecasted (2044) | |
|-----------------|---------------------|------------|---------------------|------------|
| Population | 449 | | 516 | |
| | Developed Area (ha) | Persons/ha | Developed Area (ha) | Persons/ha |
| Industrial Land | 8.98 | 50 | 10.32 | 50 |

Table 8: Industrial Land Needs

Community Service and Recreation Trends and Forecasting

The Town has 19.66 hectares of land currently designated for community services, parks and recreation. Community services include institutions such as the museum, the Kyle District Health Centre, the Kyle Composite School, community halls, religious institutions and the RCMP barracks. The parks and recreation grounds include the Kyle Sports Centre, baseball diamonds, and the rodeo grounds.

The Act requires the dedication of 10% of the land proposed for residential subdivision as municipal reserve whereas 5% of land intended to be subdivided for commercial and industrial developments must be dedicated for this same purpose. Community service, parks and recreational developments are typically situated within municipal reserve. The Act also enables the Town to collect cash-in-lieu of municipal reserve dedication where the Town deems that land dedication is less desirable. Due to the various dedication scenarios available, it is difficult to predict the land requirements for these uses. If the assumption is made that the Town will seek to maintain the current average density of municipal reserve land into the future in relation to population, a total of 2.93 ha would be needed in the next 25-year period. As this form of development generally coincides with residential, commercial and industrial subdivision, the land required to maintain the municipal reserve ratio of 22.8 people per hectare would be deducted from the land currently available for the other three forms of development.

| | Existing (Year) | | Forecasted (Year) | |
|-------------------------------------|---------------------|------------|---------------------|------------|
| Population | 449 | | 516 | |
| | Developed Area (ha) | Persons/ha | Developed Area (ha) | Persons/ha |
| Community Service/Recreational Land | 19.66 | 22.8 | 22.59 | 22.8 |

Table 9: Community Service, Parks & Recreation Land Needs

It is important that the Town responsibly manage future growth to ensure land uses remain compatible and contributes to making Kyle a place where people can live, work and play and generally enjoy spending time. This section describes the long-term land use patterns and establishes context for area specific policies in section 4.

The FLUM attached to and forming part of this plan illustrates the Towns agreed upon intentions and direction of growth concerning the use of land within the community over the 25-year planning horizon. It is important that future growth respects the agreed upon direction of growth to ensure development occurs in a manner which is orderly and predictable so that both existing community members, future residents and developers understand what to expect.

With respect to the FLUM the Town has included the following land uses represented below.

Residential - Reflects existing areas of residential development, land that has been subdivided for residential development and land intended for future growth.

Commercial - Reflects existing and future areas of commercial development including downtown commercial and highway commercial. The location for the specific forms of commercial development are described in the commercial policy section.

Industrial – Reflects existing and future areas intended – to accommodate industrial development.

Community Services – Reflects existing and future institutional uses like the hospital and library, recreational uses like the ball diamonds and arena, and social amenities including the library and legion hall.

The Town currently maintains an inventory of serviced and un-serviced land which is sufficient to accommodate growth within the 25-year planning horizon. In order to maintain and ensure that this inventory is not unnecessarily or prematurely eroded the Town will should prioritize infill development over developing on bare land emphasizing a compact form of development and efficient use of costly municipal services.

In terms of residential development promoting infill development serves a number of benefits beyond maximizing the utility of existing infrastructure. Infill development results in a more compact form of development which allows individuals to locate near important community services and commercial opportunities promoting walkability. Walking and other modes of active transportation including cycling increase the chance of informal interaction to occur between citizens. Informal interaction contributes to the wellbeing of individuals and promotes greater connectivity and a sense of community.

Residential expansion is expected to continue in the southwest quadrant of the community following the recent observed direction of growth. This area is owned by the Town and is already included within the Town's corporate limits. Development in the Town has and is expected to continue to follow a traditional grid pattern defined by linear streets and intersections meeting at 90-degree angles. This form of development is efficient for both construction and navigation.

Commercial development includes both main street and highway commercial which both serve a unique function for the Town. Main street commercial is anticipated to consist of uses that do not require a large land area and are intended to be primarily supported by local residents. This may include personal services such as salons, banking, retail shopping and food services. Highway commercial is anticipated to consist of uses that are supported by both local residents and by the traveling public which would benefit from locating adjacent to the provincial highway network. Highway commercial uses may include gas and convenience or larger commercial uses like a lumber distribution centre.

Industrial growth will be directed north of Railway Avenue as a continuation of existing industrial development. Prior to the removal of the railway, industrial development was prominent in this area. Over the years the Town has experienced a decline in industrial development however there remains an opportunity to expand this sector. Industrial development is important for communities as it serves as an employment generator providing local opportunities for residents which has the reciprocal benefit of attracting new residents to the community while supporting or supplying goods to lower intensity commercial uses in the community. Special consideration will need to be made when approving development in this industrial area to maintain compatibility with adjacent uses including appropriate buffering and distance separation.

The projected direction and distribution of future land use in the Town is illustrated by the Future Land Use attached and forming part of this plan.

PART 4: ACHIEVING A DESIRED COMMUNITY OUTCOME

4.1 Housing and Residential Development

4.11 Objectives:

1. To ensure all citizens have access to adequate and affordable housing.
2. To continue to provide a suitable supply and variety of housing options for seniors.
3. To promote high quality housing that is complementary to its surroundings.
4. To support alternative construction practices and energy efficient residential development.
5. To manage residential expansion in a fiscally responsible manner.
6. To support income diversification through home-based business development.

4.12 Policies:

Supply and Location

1. The Town will endeavor to monitor the supply and demands for housing to ensure the current supply meets the needs of existing and prospective residents.
2. Residential development shall be directed to areas designated for residential use as defined on the Future Land Use Map.
3. Decisions regarding the addition of new residential development will consider the rate of serviced lot uptake in the preceding three-year period and will seek to ensure a maximum three to five-year supply of serviced lots is available. Council, at its discretion, may relax this requirement where a proposal demonstrates that the proposed additional residential development serves to diversify the range of dwelling types available within the Town.
4. New residential subdivision shall be prioritized in areas where existing infrastructure capacity exists.
5. The Town will prioritize infill development and development of currently vacant lots over new residential subdivision to meet the forecasted demands for housing.

Residential Form and Density

6. New residential subdivisions shall be encouraged to be compact and make efficient use of land and services.

7. New residential subdivisions shall be designed to meet a minimum dwelling density of 25 units per net residential hectare. Net residential hectare includes all lands dedicated to residential development and excludes roads and other public dedications.
8. New residential subdivisions shall be contiguous to existing residential areas. Leapfrog development will not be supported.

Housing Forms and Affordability

9. Although detached housing will be the dominant housing type, the Town supports the provision of a wide range of housing types in order to meet all of its housing needs.
10. A separate mobile home district will be established in the Zoning Bylaw. The extension of the mobile home district into additional areas will be considered on a case-by-case basis, as demand warrants, in conjunction with new residential subdivisions.
11. The Town will collaborate with local housing agencies, non-profit agencies and the private sector in determining the needs and demands for affordable, special needs, and senior's housing in the community.
12. New housing will be encouraged to employ innovative building practices related to prefabrication, building materials and built forms to improve affordability.
13. The Town will support secondary and garage suite developments according to the standards for development as defined in the Zoning Bylaw.

Housing Quality and Way of Life

14. New and existing residential development shall be constructed and maintained to a high visual standard that is safe, aesthetically pleasing, consistent with, and complimentary to other residential areas of the community.
15. The Town supports personal income diversification through home-based businesses that are secondary to the principal residential use of the dwelling unit in accordance with the development standards described in the Zoning Bylaw.
16. The Town supports personal income diversification through home occupations in accordance with the development standards described in the Zoning Bylaw.
17. Residential areas shall be designed to support active transportation including walking and cycling.
18. The Town will encourage the development of a continuous open space trail system through all new residential areas and provide linkages to the older areas of the community.
19. Residential areas shall be adequately buffered and screened from incompatible land uses and major roadways.
20. Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area.
21. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.

Planning for New Residential Areas

22. To ensure that new residential subdivisions complement existing and future development, the Town may require that a Concept Plan be submitted for Council approval prior to consideration of rezoning or a subdivision application. At Council's request this report may, at a minimum, include the following items:
 - a. a general description of the development area including its topography, natural amenities and a summary of surrounding development;

- b. the proposed number of lots proposed along with a lot phasing plan where intended;
 - c. a development concept plan illustrating how the proposal accommodates issues of open space, roadways, densities and land use compatibility;
 - d. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources;
 - e. a written assessment of the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat;
 - f. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan;
 - g. evidence of public consultation including documentation of interactions and issues identified along with identification of how the development will seek to respond to these issues; and
 - h. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein.
23. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of Council where local circumstances warrant additional investigation.
24. Notwithstanding subsection 22, where the proposed development is deemed by the Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.
25. Notwithstanding subsection 22, where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan shall be prepared confirming the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.

4.2 Business Development

4.21 Objectives:

1. To attract investment in new commercial and industrial development.
2. To promote economic growth.
3. To encourage the revitalization of the Town Centre.
4. To ensure that all business sites maintain a high visual standard.
5. To locate business development in locations which are suitable for the use and do not present a conflict with existing uses.
6. To support entrepreneurial innovation and diversification through home-based business development that is appropriate in location and scale.

4.22 Policies

Supply and Location

1. Commercial and industrial development shall be directed to areas designated for these uses as defined on the Future Land Use Map.
2. Highway commercial areas shall provide high-profile vehicle and transportation-related goods and services which complement and support the commercial viability of the Town Centre.
3. The Town Centre will be prioritized as a location for businesses providing for the day to day needs of the local community including retail, professional services, government functions and cultural activities.
4. Industrial areas shall support development which is more intense in terms of activity and duration and which present a greater propensity for creating nuisance which extends beyond the boundaries of the site.
5. Industrial uses such as storage, warehousing, or freight and cartage operations may be allowed in highway commercial areas at Council's discretion.
6. New commercial and industrial subdivision and development shall be prioritized in areas where existing infrastructure capacity exists.
7. The Town will prioritize infill development and development of currently vacant lots and buildings over new commercial and industrial subdivision.
8. The Town will actively monitor the demand and availability of commercial and industrial properties to determine the need for additional serviced land.
9. Developments within 90 metres of a provincial highway shall provide evidence of consultation with the Ministry of Highways in regard to access to the provincial highway system.

Economic Development

10. Economic competitiveness will be promoted by:
 - a. contributing to and supporting regional economic development initiatives with regional partners to attract new business development to the area;
 - b. coordinating investment in infrastructure and planning with local and regional partners;
 - c. attracting and retaining investment, business and employment by promoting a high-quality of life within the community;
 - d. promoting the growth and diversification of the agricultural sector related to food production, value-added activities and processing and distribution; and
 - e. promoting the Town as a preferred commercial destination for seasonal residents and visitors to the Clearwater Lake Regional Park and Saskatchewan Landing Provincial Park.
11. Council may by resolution, adopt policies that provide business incentives and may use such actions and tools, including but not limited to, the construction of infrastructure, investment in public buildings and public realm improvements such as streetscapes and public park development, encouragement of public-private partnerships, tax abatement incentives, incentives to promote the use of vacant and underutilized buildings or sites, and planning and development permit fee rebates.

Quality and Appearance

12. New commercial and industrial development shall strive to complement surrounding development and retain the established character of the area.

13. The external design and finish of all commercial and industrial developments should be of high quality.
14. To facilitate development of visually appealing entry points into the Town along Highway 4, Council may consider the preparation of a community entranceway master plan including the development of gateway features and other corridor enhancements which may include specific public and private landscaping requirements and signage standards.
15. Council shall strive to promote and encourage the revitalization of the Town's commercial areas and may use such actions and tools, including but not limited to: the construction of infrastructure; investment in public buildings and public realm improvements such as streetscapes and public park development; encouragement of public - private partnerships; tax abatement incentives; incentives to promote the use of vacant and underutilized buildings or sites; and planning and building permit fee rebates.
16. Development standards supporting high quality developments will be provided in the Zoning Bylaw. Attention will be given to the appearance of future development with controls on buffering and screening of outside storage, and site landscaping.
17. The Town shall ensure that adequate buffers and an appropriate transition is maintained between industrial and non-industrial uses to minimize the impacts of nuisances.

Planning for New Commercial and Industrial Areas

18. To ensure that new commercial and industrial subdivisions complement existing and future development, the Town may require that a Concept Plan be submitted for Council approval prior to consideration of rezoning or a subdivision application. At Council's request this report may, at a minimum, include the following items:
 - a. a general description of the development area including its topography, natural amenities and a summary of surrounding development;
 - b. the proposed number of lots proposed along with a lot phasing plan where intended;
 - c. a development concept plan illustrating how the proposal accommodates issues of open space, roadways, densities and land use compatibility;
 - d. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources;
 - e. a written assessment of the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat;
 - f. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan;
 - g. evidence of public consultation including documentation of interactions and issues identified along with identification of how the development will seek to respond to these issues; and
 - h. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein.
19. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of Council where local circumstances warrant additional investigation.
20. Notwithstanding subsection 18, where the proposed development is deemed by the Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads

serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.

21. Notwithstanding subsection 18, where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan shall be prepared confirming the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.

4.3 Community Service and Recreation Development

4.31 Objectives

1. To provide for appropriate recreation, social, cultural and health facilities and programs designed to meet the needs of residents.
2. To collaborate with the RM of Lacadena in the delivery of community and recreational services to regional populations.
3. To provide a diverse range of active and passive recreational opportunities for all age groups.
4. To maximize the use and amenity of existing municipal facilities.
5. To promote the development of a continuous open space system throughout the community.
6. To ensure new and existing community service facilities and public spaces are safe, accessible and maintained to a high standard.
7. To monitor and seek to take advantage of provincial and federal grants to reduce the Town's contribution towards community services and public spaces.

4.32 Policies

Parks, Open Space and Recreation

1. Council will, from time to time examine the feasibility of expanding the types of recreational programs and facilities in accordance with community demographics, population growth and in consultation with the public.
2. The Town will encourage extensive participation by local businesses, service clubs, community and public agencies and other interested groups and businesses in the development of parks, green space and recreation facilities through the distribution of household surveys, public meetings and other public input sources.
3. The Town will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming.
4. The Town will co-operate with other municipalities in the region to provide local residents access to recreational facilities currently not available within the community.
5. All parks shall have adequate frontage onto a public roadway to provide easy public access and support natural surveillance of the area.
6. Council will require that new subdivisions include pedestrian linkages, where appropriate, to ensure pedestrian continuity within the community and to key facilities and destinations.
7. Council will consider the following factors in making decisions on the provision of municipal reserves:

- a. Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
 - b. 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.
8. All land proposed to be dedicated as municipal reserve shall be suitable for recreational purposes. If the land is not suitable for recreational purposes, it shall not be accepted as municipal reserve land and either other land or cash in lieu of land dedication shall be taken.
 9. Cash in lieu of municipal reserve dedication shall be used to develop new or improve existing parks within the Town.
 10. The Town will continue to properly maintain and upgrade all park areas in the community.
 11. To facilitate development of a walkable community, Council will consider the provision of adequate sidewalks, pathways in linear parks and adequate lighting. The development of pedestrian amenities shall be done in a manner that promotes public safety and accessibility for all mobility levels.
 12. Prior to supporting any subdivision applications for new residential development, Council may consult with the School Division to ensure that any requirements for new schools have been satisfactorily addressed in the proposed subdivision plan.

Community Services

13. The Town will encourage the continued provision of institutional uses to serve the needs of the community.
14. Council will work with the Regional Health Authority and other provincial and regional partners to ensure that an appropriate level of health and emergency services are provided within the community.
15. Council will monitor and assess the changing demand for health and emergency services to ensure that these services continue to align with the changing demands of the community.
16. The Town will encourage the coordination and integration of community facilities where appropriate to maximize the value of these public investments.
17. The Town shall continue to work with community and culture groups, service clubs, and sports and recreation clubs to promote and celebrate the existing and future programs available to residents and visitors alike.

4.4 Natural Conditions and Cultural Resources

4.41 Objectives:

1. To protect and assist in the preservation of significant heritage features and buildings.
2. To restrict development activities which would accelerate or promote damages arising in an area considered hazardous for reasons of ground instability, erosion, and/or flooding.
3. To protect development from flooding and hazards to persons and property.
4. To ensure development does not unduly impact the natural environment.
5. To ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

4.42 Policies:

Cultural and Heritage Resources

1. The Town will support the designation of provincial heritage and municipal heritage buildings and sites.
2. The Town's land use and development decisions will be sensitive to the conservation of culture and heritage resources.
3. The Town will ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Resources Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment on a development site will be the responsibility of the proponent of a proposed development. If the Heritage Conservation Branch of Saskatchewan determines that a project must be moved or that further mitigative measures are needed to protect heritage sites, those costs are also the responsibility of the proponent of the proposed development.
4. The Town shall endeavor to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.
5. The Zoning Bylaw shall contain development standards that will aid in the facilitation and repurposing of historic buildings using contract zoning districts and other potential means.

Environmental Resources

6. Development shall ensure that waterbodies, waterways, wetlands, groundwater and riparian systems are protected and sustained.
7. The Town may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies and wetlands. They may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until the affected Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.
8. Council shall promote the protection of rare or endangered species, flora, fauna, natural areas and habitats from incompatible or potentially incompatible land use activity where:
 - a. Rare or endangered species, flora or fauna have received provincial designation and protection; and
 - b. Sensitive wildlife or aquatic habitat, or ecologically significant areas have been identified.
9. Where rare or endangered species, flora, fauna, natural areas and habitats have been identified, Council will require a Biophysical Impact Assessment to be completed by a qualified person to confirm the presence and recommend mitigative measures for protection of the species. The costs of any required Biophysical Impact Assessment on a development site will be the responsibility of the proponent of a proposed development. Any costs of mitigative measures, as identified through the Biophysical Impact Assessment, needed to protect rare or endangered species, flora, fauna, natural areas and habitats, are also the responsibility of the proponent of the proposed development.
10. The Town will not support development on lands which exhibit the potential for flooding, subsidence, erosion or soil instability unless a suitable mitigation strategy is prepared by a licensed professional and approved by the appropriate provincial authority.

11. The Town shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.

4.5 Infrastructure

4.51 Objectives:

1. To prioritize new development on existing vacant or underutilized land as a means of reducing the demand for new municipal infrastructure and maximizing the utility of existing infrastructure.
2. To prioritize new subdivision in areas where existing municipal service exists or can be efficiently provided.
3. To support the adequate, safe, and efficient provision of municipal infrastructure.
4. To promote compact forms of development to reduce public expenditures on municipal infrastructure.
5. To monitor and seek to take advantage of provincial and federal grants to reduce the Town's contribution towards costly infrastructure maintenance and upgrades.

4.52 Policies:

Infrastructure Planning and Asset Management

1. Council will continue to monitor, on a regular basis, the need to improve or expand existing municipal services and facilities.
2. Council will endeavour to access third party funding including federal and provincial grants to subsidize public investments into municipal infrastructure.
3. Council will prepare and maintain a 5-year capital plan to guide future public investments in the upgrade or construction of new municipal infrastructure required to meet the demands for new development as envisioned by this plan. Within the capital planning process, Council will also seek to establish a specific strategy to:
 - a. stage the improvement of municipal roads, including the improvement of existing drainage works;
 - b. stage the construction of a complete network of sidewalks; and
 - c. stage the improvement of the street lighting network.
4. The Town will prepare an asset management plan for infrastructure to:
 - a. provide baseline information to measure performance;
 - b. improve efficiency and effectiveness;
 - c. rank relevant and up- to-date inventory;
 - d. analyze system condition and capacity, and
 - e. budget service life for long term replacement of municipal infrastructure.
5. The progress of the asset management plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables. The asset management plan responds to higher community expectations and greater societal regulations, overcoming obstacles for the community's benefit.

Servicing New Development

6. Future subdivisions and/or development shall be logical, reasonable, and cost effective and will be directed to areas that can be efficiently provided with municipal services to maximize the value of previous public investments into these services.

7. The Town will encourage new subdivisions to employ compact designs supporting the efficient and cost-effective extension of new municipal services.
8. In reviewing subdivision and development applications, the Town will consider the current capacity of municipal water and sewer systems to ensure that existing users are not negatively impacted.
9. The Town will encourage development that reduces water consumption and encourages water recapture and reuse.
10. The Town will support private and public initiatives and development that enhances energy efficiency, waste reduction, recycling and water conservation.
11. All developments shall be serviced in agreement with the Future Land Use Map or any future approved Concept Plans. The adequacy of municipal services will be monitored and upgrading, or expansion of these systems shall equitably meet the needs of residents and other customers.
12. Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.
13. Subdivision and development proposals shall consider and confirm that sufficient functional capacity exists within municipal and provincial road networks. The Town may require the proponent to prepare a Traffic Impact Assessment where the existing capacity of these systems is in question or where required by the Ministry of Highways and Infrastructure.
14. Council will utilize servicing agreements to define the role and responsibilities for constructing new municipal infrastructure to support new subdivisions. In general, the responsibility to construct new or expand existing municipal infrastructure to support new subdivision will be assigned to the developer. Council may, at its discretion, partner on these investments where it can be demonstrated that the new or improved infrastructure has a broader community benefit.
15. New development shall be required to be serviced by all municipal utilities to a standard which is satisfactory to the Town.
16. The Town shall endeavour to establish standards and specifications for roadways, water distribution, sanitary sewer collection and storm water management systems to promote consistent construction and levels of service.
17. Prior to subdivision approval, the developer shall be required to provide detailed engineering plans to describe how the water, sanitary and storm water servicing will be fulfilled.
18. Utility rights-of-way and public utility lots shall be provided at the time of subdivision.
19. Acceptable landfill services will be maintained for community residents.

Sustainability

20. New development should consider making provisions for future renewable power sources such as solar or wind.
21. New development should consider orientating development to take advantage of passive solar opportunities.
22. New developments should consider creating four season park and open spaces that can accommodate a variety of active and passive recreational uses.
23. Council will consider developing a disaster management plan that will be used to inform Council, public works, and the public of their roles in the event of a natural and unexpected disaster event.

4.6 Intermunicipal Relations

4.61 Objectives

1. To collaborate with the RM of Lacadena in providing municipal services that are cost effective and efficiently delivered to local and regional populations.
2. To work in partnership with the RM of Lacadena and neighboring communities to promote economic growth in the region.
3. To coordinate land use planning with the RM t Lacadena along the Town's boundary to ensure development is physically compatible.

4.62 Policies:

Intermunicipal Coordination

1. Where appropriate, Council will pursue cooperation with neighbouring communities in the provision of municipal services, in the interests of improving and providing them on a more cost-effective basis.
2. The Town will work with the RM of Lacadena to address and resolve issues and concerns of mutual interest.
3. The Town will maintain open dialogue with the RM of Lacadena concerning development proposals in the urban and rural areas adjacent to the Town's corporate boundary to ensure these uses and developments are compatible and mutually beneficial for both municipalities. The Town will endeavour to establish a standard development referral process with the RM of Lacadena to support this dialogue.
4. To provide for orderly development in accordance with the development policies contained in this OCP, Council may, from time to time, seek to alter the Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they should accommodate future development for a period of ten (10) to twenty (20) years and they can be serviced in a practical, cost-effective manner.

First Nations

5. Council will seek an agreement pursuant to Part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Town.
6. The Agreement will consist of any or all the following matters:
 - a. Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self Government;
 - b. Bylaw Compatibility clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nation's Bylaws should be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced and changed;
 - c. Tax Loss Compensation clauses, which recognize that after the new Centre has been created as an Indian Reserve, the First Nation will be exempt from paying Town taxes (which pay for municipal services), describe how the Town will be compensated for loss of these taxes, recognize the types of and costs for those Town services which the First

- Nation plans for the new Centre and describe the responsibility for collection and the procedures and timing of payments;
- d. Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and
 - e. Other Issues, which may include but are not limited to, regular meetings of the Band and Town Councils, procedures for sharing information between the Administrators of each party and between the Elected Councils of each party, incentives, exemptions, rebates and abatements of servicing costs, etc., access to property for maintenance, repairs etc.

PART 5: TOOLS FOR SUCCESS

This section contains information on how this plan is to be implemented and applied during the time this it is in effect. This OCP contains interrelated goals, objectives and policies directed towards key areas of future growth and development within the Town. The policies contained herein are designed and intended to be supported and translated in written form through the accompanying Zoning Bylaw. The FLUM which also accompanies this plan, is intended to represent graphically the community's strategy for managing future growth and development within the prescribed boundary.

5.1 Interpretation and Amendment

1. All land use, development and redevelopment must comply with the spirit and intended directed presented in this OCP.
2. Minor deviations from the contents of this OCP may be allowed without an amendment to this plan, provided the deviation complies with the Zoning Bylaw and preserves the general direction and presented in this OCP.
3. The Town will interpret and enforce the regulations of the Zoning Bylaw in the spirit and intent consistent with the policy direction presented in this OCP.
4. The Town will consider adoption of OCP amendments as appropriate to encourage the documents continued relevance to the community.
5. The Town will review the OCP every five (5) years and update it when it is deemed necessary to meet the present and future needs of the community as circumstances change over the lifespan of this plan.
6. If any part of this OCP is declared invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaws as a whole, or any other part, section or provision of this OCP.

5.2 Future Land Use Map

1. The Future Land Use Map (FLUM) as it has been referenced in this OCP, represents a graphic interpretation of the vision and policies contained in this OCP. All subdivision and development of lands must comply with and will be evaluated according to the direction provided by the FLUM.
2. Council may consider proposals for development which deviate from the direction portrayed on the FLUM subject to first amending the FLUM to reflect the intended change in use or area.

3. Where existing land use differs from the land use portrayed on the FLUM, the existing use may continue pursuant to Sections 88-93 of the Act. Future redevelopment of the lands shall comply with the direction provided in this OCP and Zoning Bylaw and illustrated on the FLUM.

5.3 Concept Plans

1. In the interests of ensuring a comprehensive and planned approach to development, a developer may be required to prepare a concept plan for an entire area that will ultimately be developed for residential, commercial or industrial purposes and submit supporting documentation, where appropriate, as follows:
 - a. Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, including potential site contamination, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
 - b. Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
 - c. The initial concept plan shall provide an integrated layout for the total development as envisioned, showing road layout and access to external public roads, phasing of development, and dedicated lands. Connectivity from the development area to existing areas of the Town for pedestrians as well as vehicles will be an important consideration by Council.
2. Once the initial concept plan has been accepted by Council, and subdivision and development has commenced, no subsequent subdivision that is inconsistent with the approved concept plan will be permitted without approval of a revised concept plan.

5.4 Zoning Bylaw

1. The Zoning Bylaw serves as the principal method for interpreting and implementing the vision, goals, objectives and policies contained within the OCP and will be adopted in conjunction with this plan.
2. The provisions of the Zoning Bylaw must be consistent with the direction portrayed in this OCP. In Considering an amendment to the Zoning Bylaw, Council will refer to the policies contained in the OCP, and the growth pattern presented through the Future Land Use Map to ensure the communities established vision is respected.
3. The objectives of the Zoning Bylaw are to ensure:
 - a. That the vision, goals, objectives and policies are upheld providing consistency and predictability related to future growth and development within the community.
 - b. That land use conflicts are avoided.
 - c. That future growth and development will meet minimum development standards to maintain a consistent and pleasant form that represents the vision of the community.
 - d. That provisions regarding servicing and infrastructure are clearly communicated, eliminating undue demand on the Town.

5.5 Contract Zoning

1. Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for accommodating the request, enter an agreement with the applicant pursuant to Section 69 of The Act.
2. This agreement provides 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; and
 - c. Any other development standards considered necessary to implement the proposal, if the development standards shall be no less stringent than those set out in the requested underlying zoning district.
3. Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

5.6 Development Levy

1. In accordance with Section 169 of the Act, Council may establish, by separate bylaw, development levies for recovering all or a part of the capital costs associated with providing, altering, expanding or upgrading services and facilities associated with a proposed development.

5.7 Servicing Agreements

1. In accordance with the Act, if there is a proposed subdivision of land Council may require the developer to enter into a servicing agreement to provide services and facilities that directly or indirectly serve the subdivision.
2. Servicing agreements shall provide;
 - a. Specifications for the installation and/or construction of all services within the proposed subdivision as required by Council;
 - b. For the payment by the applicant of fees that Council may establish as payment in whole or in part for the capital cost of providing, altering, expanding or upgrading municipal infrastructure located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
 - a. Time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and the Town;
 - b. Provisions for the applicant and the Town to allocate the costs of any work specified in the agreement; and
 - c. Any assurances as to performance that Council may consider necessary.

5.8 Statements of Provincial Interest Regulations

1. 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.

5.9 Binding

1. Subject to Section 40 of the Act, the OCP shall be binding on the Town, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this OCP.

5.10 Definitions

1. The Zoning Bylaw definitions shall apply to this OCP.

5.11 Effective Date of the Bylaw

1. This bylaw shall come into force and effect on the date of final approval by the Minister of Government Relations.
2. Adopted by a majority vote of the Council of the Town of Kyle this _____ day of _____, 2020.
3. Council Readings and Adoption:

| | | |
|-------------------------|--------|-------|
| Read a first time this | day of | 2020. |
| Read a second time this | day of | 2020. |
| Read a third time this | day of | 2020. |

COMMUNITY ACTION PLAN

| Action Item | Description | |
|-------------|-------------|--|
| | | |
| | | |
| | | |
| | | |

FUTURE LAND USE MAP

IF NOT 25 mm ADJUST SCALES











SCALE(S) SHOWN ARE INTENDED FOR TABLOID (11X17) SIZE DRAWINGS UNLESS NOTED OTHERWISE



LEGEND

--- TOWN OF KYLE

LAND USE DESIGNATION

-  EXISTING COMMERCIAL
-  FUTURE COMMERCIAL
-  EXISTING COMMUNITY SERVICE
-  FUTURE COMMUNITY SERVICE
-  EXISTING INDUSTRIAL
-  FUTURE INDUSTRIAL
-  EXISTING OPEN SPACE
-  FUTURE OPEN SPACE
-  EXISTING RESIDENTIAL
-  FUTURE RESIDENTIAL

THIS IS THE FUTURE LAND USE MAP WHICH ACCOMPANIES BYLAW NUMBER 2020-XX ADOPTED BY THE TOWN OF KYLE

MAYOR

ADMINISTRATOR

APPROVED ON THE _____ DAY OF _____, 2020

MINISTER OF GOVERNMENT RELATIONS

FIGURE X-X

TOWN OF KYLE
FUTURE LAND USE MAP

| | |
|-----------------------|----------------|
| AE PROJECT No. | 20194339-00 |
| SCALE | N.T.S. |
| APPROVED | B. DELAINEY |
| DATE | YYYYMMDD |
| REV | A |
| DESCRIPTION | ISSUED AS FLUM |