



Town of Naicam

Official Community Plan 2021, Bylaw No. 2021-007

Table of Contents

Part 1: Plan Introduction.....3

1.1 Background and Purpose.....3

1.2 Scope3

1.3 Authority.....3

1.4 Using this Plan4

Part 2: Where We Are Today.....5

2.1 Location.....5

2.2 History.....6

2.3 Economy6

2.4 People.....8

2.5 Natural Landscape12

2.6 Heritage Resources.....13

2.7 Infrastructure14

2.8 Social Infrastructure.....17

2.9 Regional Cooperation.....19

Part 3: Where are we going?19

3.1 Community Vision.....20

3.2 Community Engagement.....20

3.3 Plan Goals20

3.4 Future Growth22

Part 4: Achieving The Desired Community Outcome28

4.1 Residential Development28

4.2 Commercial and Industrial Development.....30

4.3 Community Service and Recreation Development.....33

4.4 Natural Conditions and Cultural Resources.....35

4.5 Infrastructure36

4.6 Intermunicipal Relations38

Part 5: Tools for Success.....39

5.1 Interpretation and Amendment39

5.2 Future Land Use Map.....40

5.3 Concept Plans.....40

5.4 Zoning Bylaw41

5.5 Contract Zoning.....41

PART 1: PLAN INTRODUCTION

1.1 Background and Purpose



In 2020 the Town of Naicam (the Town) initiated the preparation of an Official Community Plan (OCP) representing its plan to promote responsible growth over the next five years with a longer-term vision extending up to 25 years into the future. The plan describes where the community is now and where it intends to be in the future. It establishes goals, objectives, and 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 that 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 Pleasantdale No. 398 or Spalding No. 368. 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 includes *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.

Following 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.

The Act states 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;

8/12/2021

5.6 Development Levy.....41

5.7 Servicing Agreements.....41

5.8 Statements of Provincial Interest Regulations42

5.9 Binding.....42

5.10 Definitions.....42

5.11 Effective Date of the Bylaw42

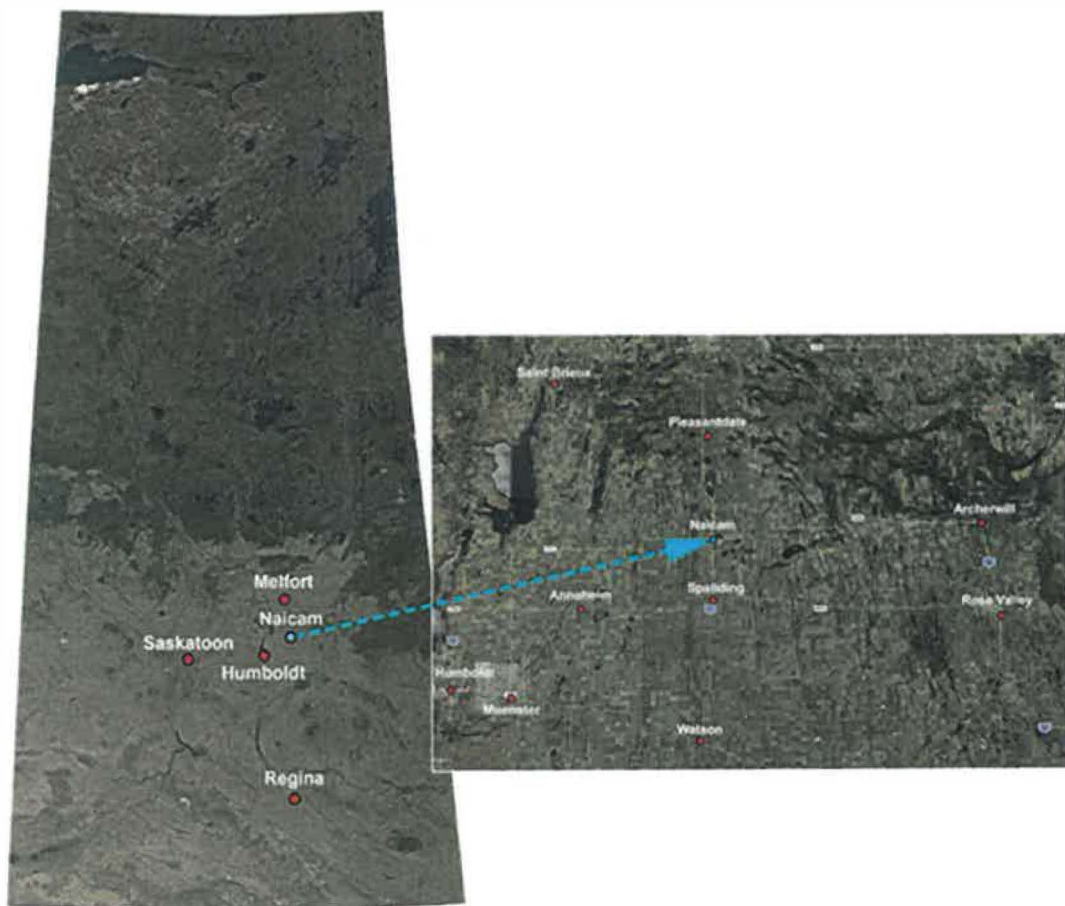
Future Land Use Map.....43

PART 2: WHERE WE ARE TODAY

2.1 Location

Naicam is located in northeast Saskatchewan in Treaty 6 territory approximately 53 kilometers south of Melfort and 226 kilometers north of Regina. The Town is bordered by the Rural Municipality of Pleasantdale No. 398 on the east, north, and west and by the Rural Municipality of Spalding No. 368 on the south. It is located along Highway No. 6, also known as the CanAm Highway, connecting local communities to destinations in Montana, USA. The urban communities in the surrounding region include Melfort, Humboldt, Watson, St. Brieux, Archerwill, Rose Valley, Pleasantdale, Spalding, Annaheim, and Saint-Front. Spalding is the closest urban community approximately 10 kilometers south along Highway No. 6.

The Lake Charron Regional Park is located approximately 17 kilometers east of town along Highway 349. This Highway also connects the town to many other lakes including Kipabiskau, Barrier Ford, Greenwater, and Marean. These places are popular recreation and tourist destinations that create a local demand for goods, services, and recreational supplies.



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 coordination 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 by the FLUM. Any new development which is contrary to this direction would require an amendment to the FLUM before considering an application for rezoning, subdivision, or development.

1.4 Using this Plan

This plan has been organized in a hierarchic manner beginning with the community vision which is a broad statement of aspiration and culminating with specific action-based plan policies. Part 2 of this plan focuses on establishing the current context for the plan which essentially describes the current state of the community and offers a baseline reference to track plan progress and important changes in the community over time that would indicate amendments are needed to the plan. Parts 3 and 4 describe where the community aspires to be and present a policy strategy for achieving the desired outcomes of this plan.

Community Vision - The vision is the focal point of the plan. All goals, objectives, and policies stem from and seek to achieve the vision.

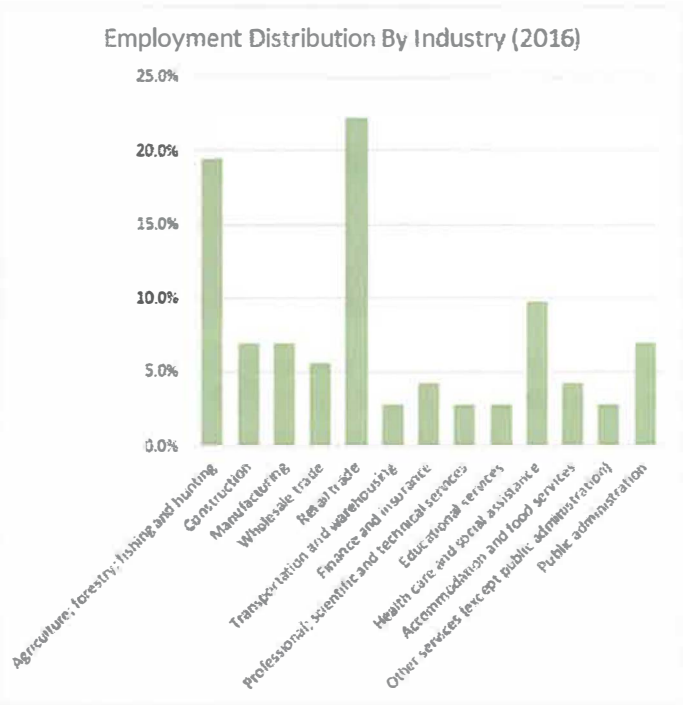
Plan Goals - The plan goals seek to further refine the community vision but still focusing on the broader long-term outcomes of the plan.

Plan Objectives - The plan objectives are topic-based and seek to refine the plan goals into measurable outcomes.

Plan Policies - The plan policies are action-based statements that form the basis of day-to-day decisions to achieve the plan objectives, goals, and ultimately the community vision.

Health care and social assistance is another significant employer representing 10% of the town workforce as per the 2016 Census Data. These services include a pharmacy, primary care clinic, and massage therapy. The healthcare and social service industry present the greatest opportunity for economic growth in town based on the past population trends. Healthcare services such as community paramedicine or Handi-Van service to support the Town's EMS are two identified opportunities available. These two services would support and supplement public care providers by reducing the need for residents to travel for minor tests and procedures or have access to transportation for other appointments not available in town.

The Town's economy during early settlement times was primarily agriculture-based. Over time the economy has evolved with a focus on servicing local urban and rural populations by providing products and services required by residents. This has led to a variety of industries that employ around 40% of the town's workforce as per the 2016 Census Data. These industries include construction, manufacturing, wholesale trade, public administration, accommodation and food services, and others as represented in the graph below. This diversity creates economic flexibility by allowing the community to not exclusively rely on a single industry that supports the economy of the town. A diverse economy also allows for industries to support one another through shared customers and ideas which could lead to new or joint industries.



The Town currently acts as a service centre for its regional urban and rural communities with an approximate service area of 1,200 square kilometers. Within this service area includes lands approximately 20 kilometers north towards Melfort, lands approximately 25 kilometres east towards Archerwill, lands approximately 20 kilometers south towards Watson, and lands approximately 25 kilometres west towards Humboldt. However, Naicam's service area is situated and likely overlaps the following other service areas; Archerwill to the east, Melfort and St. Brieux to the north, Lake Lenore and Humboldt to the west, and Watson and Spalding to the south.

Figure 1; Employment Distribution by Industry

Throughout the Town's history, the railway acted as the primary means of transporting goods and products to and from the town. However, the removal of the railway in town has impacted the local economy by limiting the modes of transportation available for shipping and receiving goods and products. For example, the Town once had six grain elevators which have been reduced to one privately owned grain elevator. The loss of grain elevators in town impacts the economy by reducing trips to the community from rural areas that may contribute to other local economic activities. The loss of the elevators also reduces local jobs which can consequently contribute to a declining population as people are

2.2 History

In the early 1900s, the Naicam area was settled primarily by Scandinavian peoples because the area had highly productive soil for crop production. In 1918, the Canadian Pacific Railway (CPR) purchased land from Mrs. Marius Knutson to form a town site. Naicam was subsequently incorporated as a village in 1921 after the arrival of the CPR and later incorporated as a town in 1954.

Throughout the Town's history, the CPR rail line and Highway No. 6 have influenced the current settlement pattern. The rail line creates an eastern boundary for the town while the Highway defines its western boundary. The location of Naicam relative to these transportation networks offered a strategic advantage, supporting the efficient movement of goods.

2.3 Economy

Naicam is a service centre for farms and rural settlements in the region to acquire goods and services not available in rural areas. This function has remained relatively consistent over the years; however, recently there has 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, resulting in a reduction in the rural service population.



The town is located near agriculturally rich croplands which have played an integral role in its economy since the early settlement days. 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 hurt the local economy.

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 local retail businesses and restaurants, outdoor recreation tourism, financial institutions, vehicle maintenance shops, recycling depot, professional and personal services, and agricultural support industries.

Retail trade is the largest employment sector in the town based upon the 2016 Statistics Canada Census. Retail trade businesses provide goods and services to the local urban and surrounding rural populations including grocery stores, lumber yards, clothing, and gift shops.

Under the most conservative scenario, the Town will continue to contract at the most recent 5-year rate of approximately - 0.7%. The second scenario would see a population that is constant in the future where in-migration and births balance with the outmigration and deaths within the community. The third scenario sees a modest 0.5% annual growth assuming an influx of childbearing families and limited growth in economic activity bringing expanded employment opportunities to the area. Figure 2 illustrates the 25-year population forecast of each growth scenario.

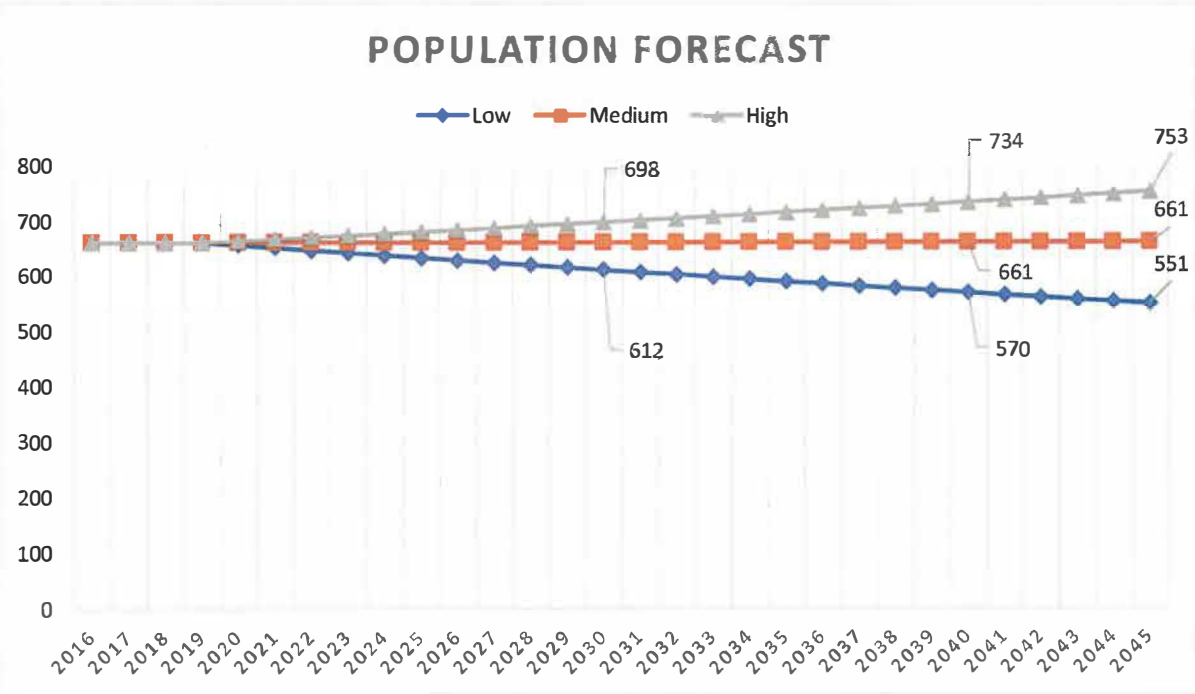


Figure 2: 25-year Population Forecast

The median age of town residents is 48.2 years compared to 37.8 years for the Province as a whole. Since 2001, the median age of the local population has continued to age over time in alignment with each five-year census period. Over 50% of the town's population is now over 45 years old. Figure 3 illustrates the distribution of age cohorts and changes in the age composition of the population over the past 20 years.

forced to find employment elsewhere. The Town’s economy has been further challenge by a lack of available childcare and secondary income employment opportunities for spouses. Childcare is necessary to support dual-income families which are more common in younger families. Also, as larger businesses close such as grain elevators, a community is more likely to lose support and service businesses which reduces employment opportunities for secondary incomes.

Retail decentralization is becoming a challenge to local commerce in Canadian communities of all sizes. 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.

As a regional partner, the Town supports nearby communities not only by providing services to them economically but also through accessing their goods and services. A few examples of the Town supporting the region are the Spalding community dance studio and carwash which are used by Naicam residents. The Town has acknowledged certain types of uses and services that are offered in the nearby communities and has not attempted to duplicate these locally within their limits.

2.4 People

The most recent national census data (2016) estimates a local population of 661 people. The census data also states the town’s average persons per dwelling is 2.1. Based upon the building permit data for the five years following 2016, one additional dwelling has been added to town. At an average person per dwelling of 2.1, it is estimated the town’s population could be up to 663.

A review of population trends over the past 20 years identified a consistent decline. Since 1996, the population has declined annually at a rate of 0.81%. This declining trend was consistent throughout all the available census periods (1996, 2001, 2006, 2011, and 2016). 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 1 below.

Period	Historical Annual Growth Rate
5-year	- 0.72%
10-year	- 0.42%
20-year	- 0.81%

Table 1: Historical Population Change

For young families, issues relate to finding a first job or career, housing prices, and a community that meets their needs. They are usually starting their first job and are at the bottom of the income wage scale. They have less disposable income to spend on non-essential items and are usually looking to purchase housing that is affordable. Young families are also looking to keep children active by way of activities through parks, recreation, youth groups, minor sports, and associated facilities.

Those aged 45-64 is a time in life where people are at the peak of their wealth, profession or employment status, are near the end of childbearing years, and usually have more time to be involved in the community. As people approach 75+ years, they become more vulnerable economically, tend to have the lowest incomes, and usually poor health. Some additional consequences to an aging population are:

- 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 offset 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.

The town will plan for neutral or flat growth, recognizing relatively fixed tax revenues, and actively pursue federal and provincial funding to supplement community-sourced revenues to limit the impacts of inflation and assist in maintaining services without constant increases in taxation rates. Planning for neutral or flat population growth forces the town to make the best use of existing sites, facilities, and infrastructure, to maximize the value provided from fixed revenues. Focusing on making decisions that create efficiencies or maximize the value of previous public investments in infrastructure and facilities may enable the town to invest in economic development strategies that contribute to expanding the rate of growth in the community.

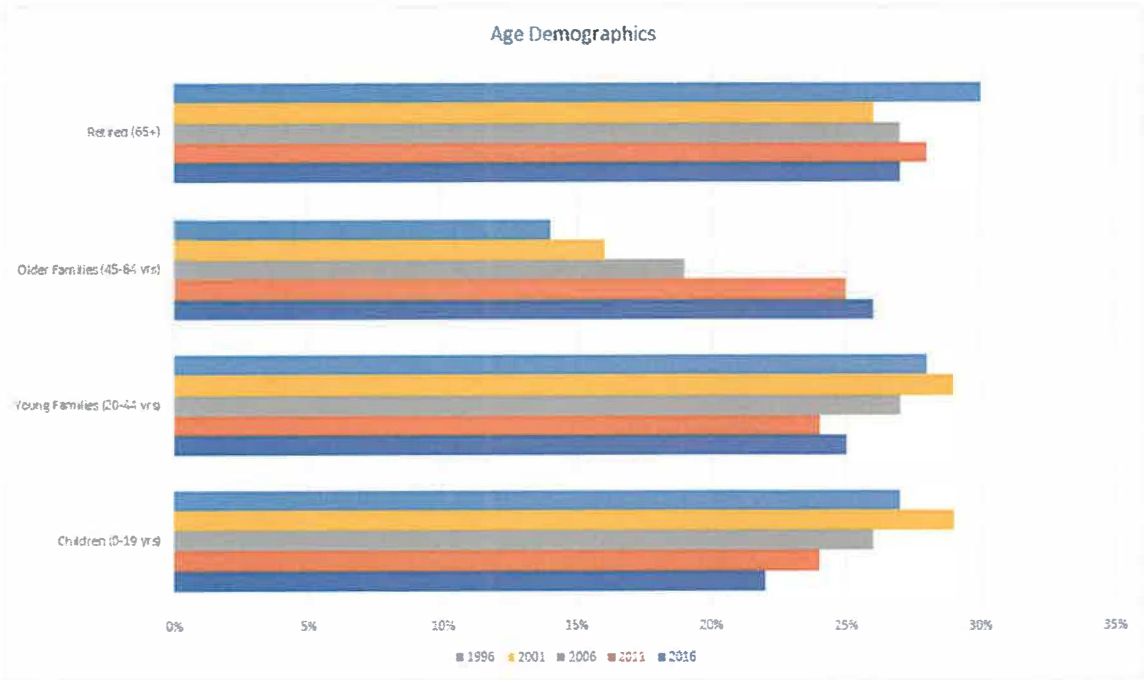


Figure 3: 20-year Age Cohort Distribution Changes

The aging trend in Figure 3 supports the idea that young families are not moving into the area and younger people are choosing to relocate following their grade school educational attainment. It is expected that the profile of local services and industries will continue to evolve to reflect this trend. For example, it is expected that the demand for health care services will climb as more of the community approaches retirement and old age. This will create increasing pressure on existing facilities including any home care services, and long-term care facilities. It may also create opportunities for new healthcare-related businesses to be initiated.

Those aged 0-19 is a time in life where people are looking for direction, guidance, education, recreation and activity. This age is in grade school, community sports and leisure groups, playing online games, interacting with friends, and planning for what they want to be in the future. They have little to no income until later in their teen years and rely heavily on support from parents or guardians to take care of them financially, socially, and physically.

Those aged 20-44 is a time in life where people are seeking employment, starting families, purchasing first homes, and volunteer in community activities and sports. They tend to carry higher debt and expenditures, lower incomes, are just starting savings plans, and are busy with little time to volunteer for community things outside of their children's activities.

Some additional benefits of young families and child age cohorts are:

- An upcoming workforce;
- Increased demand for child leisure services;
- Increased demand for education; and
- Changes in types of housing demanded.

are considered prime agricultural lands, whereas Classes 4-7 represent increasing capability limitations and are considered marginal. The Town of Naicam is surrounded by Class 1 and 2 soils which are considered prime agriculture lands.

2.6 Heritage Resources

The Saskatchewan Ministry of Parks, Culture and Sport has created 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 three quarter sections require additional investigation in conjunction with future applications for subdivision or development. Table 2 below summarizes the results of the online query:

Quarter Section	Additional Heritage Investigation Required
Land In Town’s Legal Limits	
SW 02-40-18-W2M	No
NW 02-40-18-W2M	No
SW 11-40-18-W2M	No
NE 11-40-18-W2M	No
Lands adjacent to the Town’s Legal Limits	
SE 14-40-18-W2M	No
SW 14-40-18-W2M	No
SE 15-40-18-W2M	Yes
NE 10-40-18-W2M	Yes
SE 10-40-18-W2M	No
NE 03-40-18-W2M	No
SE 03-40-18-W2M	No
NE 34-39-18-W2M	No
NW 35-39-18-W2M	No
NE 35-39-18-W2M	Yes

Table 2: Heritage Sensitivity

2.5 Natural Landscape



The town is located in the Aspen Parkland ecoregion of Saskatchewan. The Aspen Parkland includes lakes and sloughs created by the movement of glaciers through the area with aspen and fescue grasslands as the predominant land cover.

Along its southern boundary, aspen groves dot a predominantly grassland landscape, while the northern parts exhibit a more continuous cover of aspen. Locally, grasslands occupy the drier upper and south-facing slopes, while aspen is found on the moist lower, mid-, and north-facing slopes.

This is in contrast to the southern grassland ecoregions where aspen is found only around sloughs, or in valleys and sandhill areas. Bur oak is found sporadically along the Qu'Appelle River valley and its tributaries. Glacial till landscapes characterized by short, steep slopes and numerous, undrained depressions or

sloughs are prevalent, and provide an ideal habitat for ducks and other waterfowl. White-tailed deer is the most prominent wildlife species. Coyote, hare, fox, and Richardson's ground squirrel are also prevalent.

Typical birds include the house wren, least flycatcher, western kingbird, and yellow warbler. Due to the favourable climate and fertile, loamy, black soils, most of the land is cultivated, producing a diversity of crops including cereals and oilseeds as well as forages and several specialty crops.

The land within the area surrounding Naicam area is primarily agricultural farmland with several small aspen bluffs and permanent and seasonal wetlands. Wetlands serve an important function in managing run-off by providing necessary storage and acting as a natural filter, improving its quality. Wetlands are also considered to represent important habitats necessary to maintain biodiversity. Future development should seek to limit disturbances to these significant features surrounding the community.

An analysis of the Hunting, Angling and Biodiversity Information of Saskatchewan (HABISask) online GIS database was conducted to confirm that there are no known rare or endangered species within or directly adjacent to the town that would prohibit development. However, a private conservation easement is located nearby town in the northeast corner just south of the lagoon. Conservation easements are legal agreements between a landowner and a conservation agency to preserve natural features and resources on private lands. This conservation easement is registered as permanent and therefore, future development should avoid this area.

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 1 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

investments in linear infrastructure and maximize the value of previous 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 on the natural topography to manage storm water and surface drainage. The Town's natural topography generally allows surface water to enter from the north and flow south through the community towards the large water body south of Boundary Street. The 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 towards this area of town. The consolidation of flows within the town has presented challenges to development south of Boundary Street. Due to the lack of an underground storm water management system, it is of the utmost importance for new development to adopt measures to reduce and control run-off within a site so as not to adversely affect adjacent and downstream properties.



Naicam is a member of the Regional Authority of Carlton Trail (REACT) which includes 31 urban and 16 rural municipalities. These municipalities have joined to cooperatively manage their solid waste and recycling to reduce the amount of waste going to their landfills. Properties in the community are provided weekly front street garbage collection. The Town also operates a transfer station ½ a mile east along Highway 349 which can be used for residents to haul their garbage

or compost items. REACT also provides the Town with community recycling bins on 1st Avenue North. Only certain recyclable items can be placed in the bins including cardboard, newsprint, and magazines, tin cans, office paper, and envelopes. No plastic, scrap metal, yard waste, light bulbs, styrofoam, wrapping paper, gift bags, bows, ribbons, appliances or electronics, and hazardous waste or oils are a part of this recycling program. The Town provides two days annually – once in mid-spring and once at the end of summer - when they will collect any compost at no charge.

The local road network is configured exclusively in a grid pattern. A grid road pattern is easy to navigate and offers multiple routes to navigate through a community while also creating servicing efficiencies. The local roads in the town include a combination of paved and gravel surface road tops with grassed swales. There are no curbs and gutters in town. The Town maintains a partial network of sidewalks located along most streets; however, some streets either never had sidewalks or sidewalks have been removed due to damage from tree roots or other causes. The Town intends on completing an assessment of the current sidewalks and determining where sidewalks are mostly needed for residents. Where sidewalks are not present, the pedestrians and cyclists can navigate Naicam by walking or cycling on the road. The local roadways are currently under a 10-year roadway repaving schedule.

The Town currently has streetlights throughout the community including at intersections, along local roads, and at the Highway 6 access points. These lights are downward cast limiting the light pollution created in the area.

At the municipal level, the Town has several buildings it considers to be of heritage significance. The Pioneer School is currently operating as the Town's museum and is designated as a Municipal Heritage Building. The Town Hall was originally built in 1922 and is of heritage significance to the Town. The Thompson Meats building was originally built in 1929; however, it has additions constructed to the east and west side of the original building. The central part of this building has historical significance to the Town; however, the building may require an overhaul to make it functional for any future uses. The Town also considered the Old Fire Hall to be historically significant and the current plan for the building is to continue its use for unheated storage.



2.7 Infrastructure

Predictable, safe, and sustainable delivery of services is a priority for the community. As per the current Waterworks System Assessment, water for the town is sourced from two groundwater wells. The Town has managed the supply provided by these wells by only pumping from one well at a time for three months consecutively at which time they switch and pump from the other well. This has allowed adequate time for the wells to recharge.

The treatment system consists of iron and manganese removal using rapid gravity sand filtration. Treated water is stored in three potable water reservoirs and pumped into the distribution system via three distribution pumps. The pumphouse is situated on the northeast corner of 2nd Avenue North and 2nd Street South, where the water is treated and stored before 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. The Town is also in the early stages of planning a new water treatment facility that may be a regional facility to serve the broader area including rural customers and nearby urban communities.



Domestic sewage is treated by a two-cell lagoon adjacent to the town's northeast boundary. 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 except for one property that relies on a holding tank which is evacuated on an as-needed basis by a licensed septic waste hauler. In exploring future growth initiatives, Council should evaluate new development proposals based on the ability to access existing water and sewage treatment infrastructure to avoid premature investments in extending or expanding these services. By supporting compact and contiguous growth, the Town can limit future

Spacing distances along this Highway should be considered if development is planned for the east side of town along Highway 349.

2.8 Social Infrastructure

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

The Naicam School is in the North East School Division and provides educational services for Kindergarten to grade 12. The school has a projected enrollment of 202 students for the 2020-2021 year. School enrollment has remained consistent over the years drawing children from the town and surrounding communities.

The school offers a variety of extracurricular activities including archery, golf, cross country, volleyball, curling, basketball, badminton, and track & field. A new gym was added approximately 10 years ago which the Town contributed to. The Town's contributions were provided so it could be used for broader community events.

Advanced education and skills training for adults is also available through the Carlton Trail Regional College in Humboldt. The college offers either in-class or online courses for various degrees or certificates to assist people in advancing their careers.

The Town offers a preschool program that provides pre-education to children ages 3-5.

The Town's public library is part of the Wapiti Regional Library organization serving an area of approximately 61,242 square kilometers in North Central Saskatchewan's Lake Country. Patrons of the Wapiti Regional Library have access to over three million items from public, university, and special libraries across Saskatchewan.

The Town owns and maintains the Naicam pavilion which is an outdoor covered picnic and event space with a concrete floor. This facility is available for public use at no cost and is often used to host community events. Access to the pavilion is on a first come first serve basis; however, the Naicam and District Community Council (NDCC) is provided preferred access to the facility for hosting community events. The Town is hoping to expand the use of this facility and encourage more community interaction in the core area.



The Town Hall is host to the preschool program in the basement and is used for hosting larger indoor events up to 120 people. The building was constructed in 1922 and following an assessment in 2019 was confirmed to be structurally suitable for use. Periodic monitoring of the building is recommended to evaluate and track any changes in condition.

The Downtown Core includes portions of 2nd Avenue and Centre Street and is the central location for local shops and services and acts as the town's social hub. It includes local businesses and municipal offices such as the Town Office, Town Fire Hall, a financial institution, insurance company, restaurant, personal services, and post office. It is these administrative buildings and local businesses which attract people to the town's centre.



The town is located along the west side of Highway 6. This highway is classified as a primary weight highway capable of accommodating any vehicle weight. Highway 6 is a paved structure and has a reduced speed limit through the community. Naicam currently has 9 access points along the stretch of highway that runs adjacent to its western boundary. On a regional scale, Highway 6 connects Naicam with Melfort and Regina. It is also connected with the TransCanada Highway 1 which opens routes to national trade opportunities. Based upon the 2018 Traffic Volumes Map as per the Ministry of

Highways, this segment of Highway 6 accommodated 1,170 vehicles per day north of the town and 1,460 vehicle trips per day south of Naicam. As per the Roadside Management Manual, Highway 6 has an R4 Access Management Level which means:

- Approaches shall be spaced a minimum of 90 m and a desirable spacing of 155 m from the intersection of two public roadways.
- Type I accesses will be permitted at a desirable spacing of 400 m and a minimum spacing of 300 m. These accesses provide for more than one property to access the Highway.
- Type II accesses will be permitted at a minimum spacing of 40 m. These accesses provide single property access to the Highway.
- A maximum of two approaches per 400 m section may be allowed. The two approaches can be either Type I or Type II.

Highway No. 349 is a secondary weight highway that extends through the town to the east creating a dividing line between the north and south side of Naicam. Highway 349 connects Naicam with communities and destinations to the east. Based upon 2018 traffic statistics, Highway 349 hosts approximately 640 vehicles per day. As per the Roadside Management Manual, Highway 349 has an R5 Access Management Level which means:

- Approaches shall be spaced a minimum of 90 m and a desirable spacing of 155 m from the intersection of two public roadways.
- Although this practice should be discouraged, a maximum of two approaches at a minimum spacing of 40 m may be permitted for Type I and Farmsteads accesses, where they are separate parcels.
- Type I and Type II accesses may be permitted at a minimum spacing of 40 m.

Medical services offered in the community include an ambulatory service, primary healthcare clinic, several massage therapists, and a pharmacy. The Naicam and District Ambulance service employs eight trained Emergency Medical Responders (EMRS). It is operated out of the Town Fire Hall. The Naicam Primary Healthcare Clinic is open Tuesdays and Wednesdays for doctor's appointments with telephone service provided Monday to Thursday each week. The healthcare service industry sector is an area where the Town has expressed an interest in expanding services for the local and regional population.

Protective Services in the Town currently consist of an SGI funded traffic patrol and the Naicam Fire Department. The traffic patrol is located in the former RCMP Barracks. The Melfort-based RCMP provides primary protective services to the community. The Naicam Fire Department is a volunteer-based emergency response team. The Town operates a Class A Fire Department that is well equipped including a pumper ruck, rural pumper, utility truck, and rescue with Jaws of life. The Town will continue to ensure the volunteers receive proper training and top-quality gear to ensure they can provide emergency response service to the town and region.

The Naicam Housing Authority provides a variety of housing units for rent. These include three-bedroom houses, three-bedroom duplexes, and the Churchview Lodge which are one-bedroom seniors suites. The rental fees associated with this housing are based on the personal income of its occupants and are partially furnished.

2.9 Regional Cooperation

The Town has an established an evolving regional relationship with the RM of Pleasantdale. The Town continues to seek opportunities to partner and collaborate with its regional partners to reduce unnecessary duplication of services including fire and recreational facilities.

PART 3: WHERE ARE WE GOING?

This section of the plan describes what the community aspires to be in the future. The following information is organized hierarchically as illustrated in the figure below. The Community Vision is a high-level description or snapshot of the 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 define general actions for achieving the plan goals. Each of these components is directly linked to one another becoming more specific as you move from the vision statement towards the plan policies. The plan policies are the most specific direction provided in this plan and are used to inform the individual public and private decisions concerning community development and land use to achieve the vision.



Figure 4: Organized Hierarchy of an Official Community Plan

The Town's museum is located within the old Pioneer School which was constructed in 1923 and expanded again in 1928. This building was later converted into a museum in 1974. In 1981, the museum was declared a Heritage Property. Remnants from the Town's past have been collected and donated to commemorate its histories such as photos, sports uniforms, and the inside of an old schoolroom. The museum has typically been operated by volunteers and opened only as needed. Over time, the number of volunteers has declined and the museum use has diminished.



Public recreational facilities in the town include the Viking SportsPlex, outdoor sports courts, outdoor parks, and playground facilities, sports grounds, and the Naicam Golf Course. These facilities are managed by the Town except for the Naicam Golf Course which is managed by volunteers. The Viking SportsPlex was built in the 1980s

and is considered the hub of sports in the community. It includes the ice arena, three sheets of curling ice, and a virtual golf simulator. The mezzanine and curling rink is used for small community gatherings in the summer months; however, the skating rink portion of the SportsPlex is not able to be used in summer months due to water issues on the concrete pad. If the water issues can be resolved, the Town would like to open the skating rink ice pad for summer activities such as lacrosse, ball hockey, or trade shows. Based upon a building assessment completed in 2019, the SportsPlex is in good condition and is expected to continue providing service to the Town for 30 or more years.

The outdoor sports courts, playgrounds, sports grounds, and Naicam Golf Course are recreational amenities maintained by the Town. The outdoor sports courts are on the west side of the SportsPlex building and include the basketball and tennis court. The playground area is located on the same block as the Town Museum and includes open space, playground equipment, picnic tables, and a splash park. The sports grounds are in the northeast area of town adjacent to the Naicam School and include a baseball diamond and campground.

The Naicam Golf Course includes 9-holes and is located approximately 3 kilometers east of town on the southern grid road. The Town owns the course; however, they have leased the course to a group of volunteers who are responsible for operating and maintaining the course. These volunteer's objective is to keep the course accessible for the community as another recreational amenity available to the town and region.

There are currently three churches operating within the town including the Five Oaks Shared Ministry – Lutheran United Faith Community, the Saint George Roman Catholic Church, and the New Life Community Church – Pentecostal Faith. 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.

Survey respondents also perceive the community as an affordable place to live, work, and play. An affordable way of life implies 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 percent of pre-tax income. The 2016 census indicates that nearly one-quarter of people in Canada (24.1 percent) spend more than 30 percent of their income on shelter whereas the same suggests that only 10.4 percent of people in Naicam spend more than 30 percent. The more money spent on a place to live, the less money which is available for other essentials like food and clothing.

Goal 2: Positive community growth and economic diversification.

Naicam's population has consistently declined over time. Population growth, economic activity, and community service provisions are linked and interdependent. Business growth creates 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 and expands funding and usership of community services. Community services require a stable tax and a sufficient user base to be maintained and enhanced. Enhanced community services in turn offer an attraction to new residents and businesses considering locating in the community. Community members generally felt their day-to-day commercial needs were currently being met. Survey respondents perceived the need for positive population and community growth as a necessity to diversify the local economy and support the enhancement of services available. The current commercial market has been negatively impacted by the globalization of consumer markets which has reduced the need for businesses to be locally situated in relation to their customers.

Goal 3: Ensure that Naicam provides high-quality and sustainable municipal infrastructure and community services.

Residents of communities rely on their municipalities to provide quality roads, reliable water and waste systems, and quality recreational facilities. This municipal infrastructure is important for supporting the local economy and maintaining a quality of life. The survey results identified a need to monitor, upgrade, and maintain the Town's aging municipal infrastructure. Community members were generally satisfied with the current level of community services but expressed concern with the current condition of roads and sidewalks in the community. Asset management and the adoption of municipal construction standards allow for the consistent delivery of services in a way that achieves the required level of service, for the least overall cost, and within acceptable risk boundaries. Value is delivered to the community by effectively managing existing and new physical assets; helping build a resilient community now and in the future.

Goal 4: Engaged citizens and strengthen intermunicipal relations.

3.1 Community Vision

The community vision is an 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 without taking 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.”

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. A summary report of the telephone interviews can be reviewed in Appendix A of this Plan.

A community survey was hosted over three weeks, enabling community members to offer their perspectives concerning the current state of the community and what they see as priorities for the future. In total 44 responses to the survey were received and a summary report of the survey results is attached as Appendix A.

3.3 Plan Goals

The following plan goals were prepared 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 Naicam maintains a small-town atmosphere and continues to be an affordable community.

The survey results reinforced the value of maintaining a small-town atmosphere and a strong sense of community. A small-town atmosphere implies a community where neighbors know and care about one another, where streets and other common areas are safe to use and enjoy, and where honesty, integrity, and compassion are important personal qualities.

Housing Type	Approximate Units	% of Total Housing Stock
Low Density		
Single-detached housing	255	82.3
Movable dwellings	10	3.2
Medium Density		
Semi-detached or duplex	5	1.6
Row house	30	9.7
High Density		
Apartment	10	3.2
TOTAL HOUSING STOCK	310	100

Table 4: Housing Supply
Source: Statistic Canada Census 2016

Over the last five years, the Town has issued a total of two building permits for new housing construction. At this pace of construction, it is estimated that 10 new homes would be constructed over the next 25-year period accommodating approximately 21 new residents. Based upon the forecasted population growth of 92 persons over this same period and an average housing occupancy of 2.1 persons per dwelling; the Town would require 44 new dwelling units to meet the forecasted growth.

Approximately 27% of the houses in the Town were constructed before 1960. 47% of the housing stock was constructed between 1961 and 1980 with the remaining 26% being constructed after 1980. Although 74% of the Town's current housing stock is at least 40-years old, the 2016 Census Data identifies that 92% 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 \$78,033 and the above-noted metrics of affordability, housing in Naicam is considered to be affordable. Table 5 provides a comparison of shelter and housing costs for Naicam and surrounding communities.

The survey indicated that a priority should be to see the community become more engaged in the future. Community members 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.

Communities in rural settings like Naicam look for ways to strengthen their economies, provide a better quality of life, and build on local assets. This can be achieved by working with neighbouring communities in a region to share resources and development opportunities. It is important for communities to fully understand the role they play within their region. The survey results and stakeholder interviews acknowledge the need to strengthen intermunicipal relations within the region. By working with the regional partners, the Town may be able to expand its population and achieve greater economic diversification into the future.

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 high growth scenario which is an annual growth rate of 0.5%, the Town population is forecasted to possibly increase by as many as 92 people over the next 25 years reaching a population of 753 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	31.54	27.25	4.29	86.4
Commercial	16.10	15.99	0.11	99.3
Industrial	18.27	17.09	1.18	93.5
Community Service	12.55	12.55	0	100.0
Other	54.82	54.82	0	100.0
TOTALS	133.28	127.70	5.58	95.8

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 records from 2016-2020 was completed. There are currently 310 occupied dwelling units in the Town encompassing a total of 27.25 hectares of land. Based upon the current population and the number of occupied dwellings, the Town has a current dwelling occupancy rate of 2.1 persons per dwelling and an average residential land area of 879 m² per dwelling. Table 4 provides a breakdown of the current inventory of residential dwellings present in the community.

The Town currently has 16.10 hectares of commercially designated land of which 15.99 hectares hosts business operations. Based upon the current population of 661 people, the average commercial density is 41.3 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 18.22 hectares within the next 25 years. This means an additional 2.23 ha of developable commercial land will be needed to meet the forecasted demand. The Town currently has 0.11 hectares of commercially designated land which is either undeveloped or unoccupied and able to accommodate a new business. This provides the Town with a limited inventory to fill short and longer-term demands for development and therefore, the Town should explore boundary alteration to bring additional serviced land into its inventory.

	Existing (2016)		Forecasted (2044)	
Population	661		753	
	Developed Area (ha)	Persons/ha	Developed Area (ha)	Persons/ha
Commercial Land	15.99	41.3	18.22	41.3

Table 7: Commercial Land Needs

Industrial Trends and Forecasting

The Town currently has 18.27 hectares of industrially designated land available of which 17.09 hectares are developed and occupied. Based on the amount of land currently occupying industrial development, the average industrial density is 38.7 persons per industrial hectare. Assuming this proportion will remain consistent into the future, industrial development will account for a total of 19.47 hectares within the next 25 years which means an additional 2.38 hectares of developable industrial land will be needed.

The Town currently has 1.18 hectares of industrially designated land which is capable of accommodating projected growth. The Town needs to consider boundary alteration to satisfy the short- and long-term needs for industrial development.

	Existing (2016)		Forecasted (2044)	
Population	661		661	
	Developed Area (ha)	Persons/ha	Developed Area (ha)	Persons/ha
Industrial Land	17.09	38.7	18.27	38.7

Table 8: Industrial Land Needs

Community Service and Recreation Trends and Forecasting

The Town has 12.55 hectares of land currently designated for community services, parks, and recreation. Community services include institutions such as the Pioneer Museum, the Naicam and District Ambulance, the Naicam School, community halls, religious institutions, and the RCMP barracks. The parks and recreation grounds include the baseball diamonds and splash park area.

Community	Average Monthly Shelter Costs (\$)	Average Dwelling Value (\$)
Town of Naicam	783	148,346
Town of Watson	731	172,749
Village of Spalding	655	121,666
Village of Archerwill	845	121,513
Town of Rose Valley	665	93,576
Village of Annahiem	953	161,763
Census Division No.14	838	201,224
Province of Saskatchewan	1,178	318,917

Table 5; Housing Affordability
Source: Statistic Canada Census 2016

Based upon a current population of 661 people and a developed residential footprint of 27.25 ha, the average net residential density in Naicam is 24.3 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 31 ha. This would result in the need for approximately 3.75 ha of new serviced residential land to meet forecasted residential growth.

According to municipal records, the Town currently has 15 subdivided residential lots available with 7 of these lots being inside the 457 m lagoon setback from residential subdivisions. Additionally, there is another 3.07 ha of land designated for this purpose within the Town’s current corporate limits; however, the majority of this area lies within the 457 m lagoon setback from residential subdivisions. Based upon these calculations, the Town has sufficient land within the current corporate limits to accommodate short-term residential growth; however, boundary alteration should be considered by the Town to accommodate the longer-term growth.

	Existing (2016)		Forecasted (2044)	
Population	661		753	
	Developed Area (ha)	Persons/ha	Developed Area (ha)	Persons/ha
Residential Land	27.25	24.3	31.0	24.3

Table 6: Residential Land Needs

Commercial Trends and Forecasting

According to municipal records, there are currently 93 commercial businesses operating in the community including four home-based businesses.

Future Land Use - Applies to land that may be developed within the 25-year time horizon of this plan subject to infrastructure expansion and approval by the Council. Priority will be given to supporting future development in these designated areas. Existing uses will be provided for; however, no additional development is permitted that may jeopardize the future development of the land for urban uses.

Potential Land Use – Applies to land that is likely to be developed beyond the 25-year time horizon of this plan. Council may at its discretion consider development in these designated areas in advance development in areas designated as Future Land Use subject to the preparation of a concept plan and confirmation of servicing for the area in response to a specific development proposal. Existing uses will be provided for; however, no additional development is permitted that may jeopardize the future development of the land for urban uses.

The Town currently maintains an inventory of serviced and un-serviced land which is sufficient to accommodate short-term growth of 5-10 years. However, the Town's long-term growth within the 25-year planning horizon identifies a need for boundary alteration. To maintain and ensure that this inventory is not unnecessarily or prematurely eroded, the Town should prioritize infill development over developing on bare land to maintain a compact community and make efficient use of previous investments in municipal services.

In terms of residential development, promoting infill development serves several 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 which support walkability. Walking and other modes of active transportation including cycling increase the chance of informal interaction between citizens. Informal interaction contributes to the wellbeing of individuals and promotes greater connectivity and a sense of community.

Residential expansion is expected to occur in the east of the old rail line. This area is privately owned and is located in the RM of Pleasantdale; however, it creates a logical extension of the Town and with the rail line closed and removed, access is not considered a concern. 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. The 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 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 residents and by the travelling 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 to locate along 1st Avenue South as a continuation of existing industrial development. Before the removal of the railway, industrial development was prominent in this area. 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.

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 lands. 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. The table below summarizes the potential future dedication of municipal reserve for each form of development based upon the forecasted need for future residential, commercial, and industrial development as described above.

Land Use Designation	Forecasted Land Needs (ha)	Municipal Reserve Estimate (ha)
Residential	4.29	0.38
Commercial	2.23	0.11
Industrial	2.38	0.12
Community Service		0.61

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 Naicam a place where people can live, work and play. This section describes the long-term land-use patterns and establishes the context for the area-specific policies represented in Section 4.

The Future Land Use Map (FLUM) attached to and forming part of this plan illustrates the Town’s agreed upon intentions and direction of growth and intended use of land within the community over the 25-year planning horizon. Future growth must respect this agreed-upon direction to ensure development occurs in an orderly and predictable manner.

The FLUM includes the following land uses described below.

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

- 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.
8. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of the Council where local circumstances warrant additional investigation.
 9. Notwithstanding subsection 7, 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.
 10. Notwithstanding subsection 7, wherein the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high groundwater table or slope instability; a geotechnical report prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan shall be prepared to confirm 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.
 11. Although detached housing will be the dominant housing type, the Town supports the provision of a wide range of housing types to meet its housing needs.
 12. 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.
 13. 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 housing in the community.
 14. New housing will be encouraged to employ innovative building practices related to prefabrication, building materials, and built forms to improve affordability.
 15. The Town will support affordable and alternative housing opportunities for residents by facilitating the development of secondary and garage suite developments according to the standards for development as defined in the Zoning Bylaw.

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 THE DESIRED COMMUNITY OUTCOME

4.1 Residential Development

4.1.1 Objectives:

1. To identify the areas within Naicam and outside the Town's current boundary, that are most suitable for residential expansion.
2. To manage residential expansion in a fiscally responsible manner.
3. To provide a variety of housing options to meet the needs of all ages, income, and social groups.
4. To ensure all citizens have access to adequate and affordable housing.
5. To promote high-quality housing that is complementary to its surroundings.
6. To support income diversification and facilitate economic development through home-based business development.



4.1.2 Policies:

1. Residential development shall be directed to areas designated for residential use as defined on the Future Land Use Map.
2. The Town will endeavour to monitor the supply and demand for housing to ensure the current supply meets the needs of existing and prospective residents.
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 maintain a maximum of three to five-year supply of serviced lots. 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. The Town will prioritize infill development and development of currently vacant lots over new residential subdivision to meet the short-term forecasted demands for housing.
5. New residential subdivision shall be prioritized in areas where existing infrastructure capacity exists.
6. New residential subdivisions shall be encouraged to be compact and make efficient use of land and services.
7. To ensure that new residential subdivisions complement existing and future development, the Town may require that a Concept Plan be submitted for Council approval before consideration of rezoning or a subdivision application. At Council's request this report may, at a minimum, include the following items:

4. Industrial areas shall support development that 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. The Town will actively monitor the demand and availability of commercial and industrial properties to determine the need for additional serviced land.
7. The Town will prioritize infill development and development of currently vacant lots and buildings over new commercial and industrial subdivision.
8. New commercial and industrial subdivision and development shall be prioritized in areas where existing infrastructure capacity exists.
9. Developments within 90 metres of a provincial highway shall provide evidence of consultation with the Ministry of Highways regarding access to the provincial highway system.
10. The Town will continue to encourage the maintenance and support of existing businesses in Naicam by delivering cost-effective municipal services and continuing to build, maintain and operate Town infrastructure in a sustainable manner.
11. The Town will work towards increasing the opportunities available to re-use vacant or underutilized commercial and industrial buildings and sites in Naicam by addressing the constraints that exist for potential developers.
12. Economic competitiveness will be promoted by:
 - a. collaborating with businesses, organizations, regional partners, and government groups and agencies on economic development initiatives in the Town and region;
 - b. coordinating investment in infrastructure and planning with local and regional partners; and
 - c. attracting and retaining investment, business and employment by promoting a high quality of life and economic advantages of living within the community.
13. 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.
14. New commercial and industrial development shall strive to complement surrounding development and retain the established character of the area.
15. The external design and finish of all commercial and industrial developments should be of high quality.
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 insure that adequate buffers and an appropriate transition are maintained between industrial and non-industrial uses to minimize the impacts of nuisances.

16. New and existing residential development shall be constructed and maintained to a high visual standard that is safe, aesthetically pleasing, consistent with, and complementary to other residential areas of the community.
17. The Town supports personal income diversification through home-based businesses that are secondary to the principal residential use of the dwelling unit following the development standards described in the Zoning Bylaw.
18. New residential areas shall be designed to be pedestrian-friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.
19. 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.
20. Residential areas shall be adequately buffered and screened from incompatible land uses and major roadways.
21. Non-residential development will not be permitted in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area.
22. Parks, recreational and institutional uses, such as schools, places of worship, childcare facilities, seniors housing, and nursing homes shall be accommodated in residential areas.

4.2 Commercial and Industrial Development

4.2.1 Objectives:

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



4.2.2 Policies

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 for high-profile businesses requiring access to the provincial highway network and that serve local and regional customers. The situation of these businesses along the highway reduces the traffic generated within local streets in the community.
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. The situation of these businesses within the Town Centre reduces the need for driving by making these services more accessible to residents.

23. Notwithstanding subsection 19, wherein the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high groundwater table or slope instability; a geotechnical report prepared by a professional engineer duly licensed to practice in the Province of Saskatchewan shall be prepared to confirm 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

4.3.1 Objectives

1. To support, encourage and facilitate, where feasible, appropriate recreation, social, cultural, and health facilities and programs designed to meet the needs of all age groups in the Town and region.
2. To consult with the public on community service and recreation needs in the community.
3. To collaborate with the RM of Pleasantdale and RM of Spalding in the delivery of community and recreational services to regional populations.
4. To maximize the use and amenity of existing municipal facilities.
5. To ensure new and existing community service facilities and parks, and open spaces are safe, accessible, and maintained to a high standard.
6. To encourage connectivity and walkability throughout the Town.
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.



4.3.2 Policies

1. The Town will, from time to time, examine the feasibility of expanding the types of recreational programs and facilities in response to changing community demographics, population growth, and through consultation with the public.
2. 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.
3. The Town will encourage participation by local businesses, service clubs, community and public agencies, the RM of Pleasantdale, RM of Spalding, and other interested groups and businesses in the development of parks, green space, trail systems, and recreation facilities through the distribution of household surveys, public meetings, and other public input sources.
4. The Town will co-operate with other municipalities in the region to provide residents access to recreational facilities currently not available within the community.
5. The Town will continue to properly maintain and upgrade all park areas in the community.

18. The 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; planning and building permit fee rebates; and the promotion of the Town of Naicam as a place for new business development.
19. To facilitate the development of visually appealing entry points into the Town along Highway 6, 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.
20. 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 before 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.
21. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of the Council where local circumstances warrant additional investigation.
22. Notwithstanding subsection 19, 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.

4.4 Natural Conditions and Cultural Resources

4.4.1 Objectives:

1. To protect and assist in the preservation of significant heritage features and buildings.
2. To restrict development activities that 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 an environmental reserve, during the subdivision process.



4.4.2 Policies:

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 per 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 endeavour to create new partnerships with community groups to foster support and promote 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.
6. Development shall ensure that water bodies, 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. The 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.

6. To facilitate the development of a walkable community, the Town will consider opportunities to link natural areas, parks, and walking and cycling amenities. The development of such amenities shall be done in a manner that promotes public safety and accessibility for all mobility levels considering adequate sidewalks, pathways, and lighting.
7. All parks shall have adequate frontage onto a public roadway to provide easy public access and support natural surveillance of the area.
8. New subdivisions will include pedestrian linkages, where appropriate, to key facilities and destinations to ensure pedestrian continuity within the community.
9. The 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.
10. 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 shall be taken.
11. Cash-in-lieu of municipal reserve dedication shall be used to develop new or improve existing parks within the town.
12. The Town will continue to collaborate with other levels of government in the provision of social, cultural, and recreational programming and opportunities.
13. The Town will encourage the continued provision of institutional uses to serve the needs of the community.
14. The Town will work with the 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. The Town 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 coordination and integration of community facilities will be encouraged, 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.
18. Before supporting any subdivision applications for new residential development, Council may consult with the school division to ensure that any requirements for new schools, school capacity, and school expansion issues have been satisfactorily addressed in the proposed subdivision plan.

- 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.
5. 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.
6. 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.
7. 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.
8. The Town will encourage new subdivisions to employ compact designs supporting the efficient and cost-effective extension of new municipal services.
9. 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.
10. The Town will encourage development that reduces water consumption and encourages water recapture and reuse.
11. The Town will support private and public initiatives and development that provide energy efficiency, waste reduction, recycling, and water conservation.
12. 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.
13. Connectivity and traffic safety for pedestrians, cyclists, and private vehicles shall be a consideration in all land use and development decisions.
14. 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.
15. 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 the new subdivision will be assigned to the developer. The 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.
16. New development shall be required to be serviced by all municipal utilities to a standard that is satisfactory to the Town.
17. The Town shall endeavour to establish standards and specifications for roadways, water distribution, sanitary sewer collection, and stormwater management systems to promote consistent construction and levels of service.

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 the 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 that 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 reserves, to protect and conserve culture and heritage features, where possible.

4.5 Infrastructure

4.5.1 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 subdivisions 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.



4.5.2 Policies:

1. Council will continue to monitor, maintain, and improve existing infrastructure levels of service to residents and businesses to maintain the quality of life.
2. Council will continue to monitor, regularly, the need to improve or expand existing municipal services and facilities.
3. Council will endeavour to access third-party funding including federal and provincial grants to subsidize public investments into municipal infrastructure.
4. 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:

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.
5. Council will seek an agreement according 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 a new Indian Reserve is created, the First Nation will be exempt from paying Town taxes (which pay for municipal services), describe how the Town will be compensated for the loss of these taxes, recognize the types of and costs for those Town services which the First Nation plans for the new Indian Reserve 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 the 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.

18. Before subdivision approval, the developer shall be required to provide detailed engineering plans to describe how the water, sanitary, and stormwater servicing will be fulfilled.
19. Utility rights-of-way and public utility lots shall be provided at the time of subdivision.
20. Acceptable landfill services will be maintained for community residents.
21. New development should consider making provisions for future renewable power sources such as solar or wind.
22. New development should consider orientating development to take advantage of passive solar opportunities.
23. New developments should consider creating a four-season park and open spaces that can accommodate a variety of active and passive recreational uses.
24. Council will consider developing a disaster management plan that will be used to inform the Council, public works, and the public of their roles in the event of a natural and unexpected disaster event.

4.6 Intermunicipal Relations

4.6.1 Objectives

1. To collaborate with the RM of Pleasantdale and the RM of Spalding 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 Pleasantdale, the RM of Spalding, and neighbouring communities to promote economic growth in the region.
3. To coordinate land use planning with the RM of Pleasantdale and the RM of Spalding along the Town's boundary to ensure development is physically compatible.
4. To demonstrate a commitment to strengthening its relationship with the Kinistin Saulteaux Nation through communications and hosting events where the Nation is invited to participate and share information regarding its culture and community values.



4.6.2 Policies:

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 Pleasantdale and the RM of Spalding to address and resolve issues and concerns of mutual interest.
3. The Town will maintain an open dialogue with the RM of Pleasantdale and the RM of Spalding 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 the municipalities involved. The Town will endeavour to establish a standard development referral process with the RM of Pleasantdale and the RM of Spalding to support this dialogue.

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 community 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 according to Section 69 of The Act.
2. This agreement provides a description of the proposal and reasonable terms and conditions concerning:
 - 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. Per 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. Per Section 172 of 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;

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 the adoption of OCP amendments as appropriate to encourage the document's 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 subdivisions 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 that 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 according 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 have commenced, no subsequent subdivision that is inconsistent with the approved concept plan will be permitted without approval of a revised concept plan.

8/12/2021

FUTURE LAND USE MAP

- 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 Naicam this _____ day of _____, 2021.
- 3. Council Readings and Adoption:

Read a first time this	day of	2021.
Read a second time this	day of	2021.
Read a third time this	day of	2021.

IF NOT 25 mm SQUARE SCALES

SCALES SHOWN ARE INTENDED FOR TABLOID (11x17) SIZE DRAWINGS UNLESS NOTED OTHERWISE



LEGEND

—— TOWN OF NAICAM
LEGAL LIMITS

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 _____
ADOPTED BY THE TOWN OF NAICAM.

MAYOR _____

ADMINISTRATOR _____

APPROVED ON THE _____ DAY OF _____

MINISTER OF GOVERNMENT RELATIONS _____

PLOT DATE: 6/20/2021 1:34:38 PM
SAVE DATE: 6/22/2021 1:34:50 PM SAVED BY: PAVLA.BROWN
DWG PATH: C:\Users\pavla.brown\Documents\20204420-00\20204420-00.dwg



AE PROJECT No.
SCALE
APPROVED
DATE
REV
DESCRIPTION

20204420-00
N.T.S.
J. TAYLOR
2021JUN23
0
KEY MAP

FIGURE1

TOWN OF NAICAM

URBAN PLANNING AND DESIGN
OFFICIAL COMMUNITY PLAN
FUTURE LAND USE MAP

TOWN OF NAICAM

BYLAW NO. 2021-007

The Council of the Town of Naicam, in the Province of Saskatchewan, in open meeting enacts as follows:

- 1) Pursuant to *The Planning and Development Act, 2007*, the Council of the Town of Naicam hereby adopts Bylaw No. 2021-007 known as the Official Community Plan to manage land use and development within the Town of Naicam, as identified in Appendix “A” which is attached and forms part of this bylaw.
- 2) Bylaw No. 2/85, known as the Basic Planning Statement, and all amendments thereto are hereby repealed.
- 3) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this _____ day of _____, 2021.

Read a second time this _____ day of _____, 2021.

Read a third time this _____ day of _____, 2021.

Mayor

SEAL

Administrator

Registered Professional Planner

Certified a true copy of Bylaw No. 2021-007
passed by the Council of the Town of Naicam on
the ____ day of _____ A.D. 2021.

ADMINISTRATOR

