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A. INTRODUCTION

This schedule of the District Plan is adopted by The Town of Nokomis, in accordance with sections 29 and 35 of *The Planning and Development Act, 2007*, (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the Town limits. This Plan is designed to assist decision makers in securing the future and current goals of the community while evaluating the future effects of decisions regarding land use planning.

The District Plan includes policy recommendations that promote a collective approach through the efforts of the Mid Saskatchewan Municipal Alliance (MSMA) to achieve goals for both the District and its individual municipalities. The Town's OCP reflects these policy recommendations through its municipal policies which complement and support the District document and at the same time, respond to the needs and aspirations of the residents of the Town of Nokomis.

B. PRINCIPLES

The principles that form the Vision, Mission and Values were developed by the municipal members of the Mid Sask Municipal Alliance (MSMA). Though these principles may differ somewhat from one community to the next, they are meant to embrace the collective view of all of the MSMA’s municipalities. The vision, mission and values, apply equally therefore, to the Town of Nokomis and the MSMA as a whole.

B.1 Vision, Mission, and Values

B.1.1 The Town of Nokomis Vision

Nokomis is a progressive community in a rural setting committed to working together with the MSMA for the long term betterment of the area. Our richness in agriculture, potash and manufacturing creates a strong economy for the region and the province. The area supports a variety and abundance of wildlife and numerous tourist sites and opportunities. Our region contains cooperative and ambitious community spirits that create a unique quality of life for everyone.

B.1.2 The Town of Nokomis Mission

Nokomis is working with the MSMA to sustain, build, and grow the communities in the region. By sharing information and resources, and identifying our strengths and opportunities, we are finding solutions to common problems and improving the quality of life in the region. We believe that progress is important to enhance the communities and strengthen the region. Our co-operative efforts are intended to preserve the past while improving the lifestyle and quality of life for present and future generations.

B.1.3 The Town of Nokomis Values

Honesty, Transparency and Integrity

Our town will move forward with transparent agendas and will portray itself honestly to residents, ratepayers, newcomers to the area, to governing bodies and to other members of the MSMA.

Dedication and Commitment

Our town is dedicated to working with the MSMA and fulfilling responsibilities to reach common goals. The town is committed to promoting the shared interests of MSMA communities.

Preservation

The town will strive to help preserve the quality of life in the region and to keep Nokomis healthy, vibrant and thriving. The town will also work to continue the strong partnership between the rural and urban communities in the region.

Unification

The town is dedicated to working with the MSMA as a whole towards common goals. The town believes that the pursuit of common interests with MSMA municipalities will create a stronger voice and better opportunities for the town and the area as a whole.

Tolerance and Open-mindedness

The town is committed to be tolerant of differing ideas and opinions and to be open to change. The town will work to promote acceptance of newcomers and diversity of culture and ethnicity. The town will ensure that everyone is heard around the table and will keep an open mind to all ideas.

Logical Thinking

The town will work toward realistic and achievable goals.

Co-operative, Sharing and Equitability

The town is dedicated to exhibit true co-operation with MSMA municipalities, trusting each other, listening and working together in making equitable decisions.

B.2 Public Engagement Vision Statements

During the course of the public consultation processes in the spring and summer of 2011 the participants developed a number of vision statements. These statements complement the principles that were established by the MSMA and represent the public's collective perspective of each municipal vision.

Environmental Vision

The MSMA Region balances the desire and need for a vibrant community with a commitment to protect its natural features, particularly the valuable agriculture land that is an integral part of the region's roots and future.

Social Vision

The MSMA is an area with a long tradition of solid family and rural values. It welcomes new residents of all ages to become part of its diverse and vibrant community. The region offers an enhanced quality of life by providing its residents a safe and affordable place to live with convenient access to health care, education and recreation services.

Economic Vision

The municipalities of the MSMA Region co-operate to promote, facilitate and support a diverse economy. The Region provides the capacity for new economic growth in industries which enhance or complement the area's traditional pillars of agriculture and mining as well as the establishment of new unrelated industries.

C. THE TOWN OF NOKOMIS

C.1 The Site and Situation of the Town of Nokomis

The Town of Nokomis is one of five towns within the 12-member Mid Saskatchewan Municipal Alliance (MSMA). Nokomis is a farming community located 159 km southeast of Saskatoon and 134 km north of Regina. The town is the southernmost member of the MSMA, approximately 27 km south of the Village of Drake and surrounded by the RM of Wreford #280 (not an MSMA member municipality). It is situated at the junction of Provincial Highways #15 and #20. It covers an area of 2.6 square kilometers and in 2011 had a population of 397.

C.1.1 Resources

The Town's resources lay strongly in the excellent agricultural land base of the surrounding area. The Canada Land Inventory's land capability for agriculture survey indicates that the majority of the area to the north, east and southeast is comprised of the highly rated classes 1-3 capability for agriculture, with some land to the west and south being comprised of classes 4-7. The Town also has important recreation and wildlife habitat resources at Last Mountain Lake approximately 30 kilometers to the southwest, particularly the lake's National Wildlife Area. It is also within a reasonable driving distance of Little Manitou Lake to the northwest, known for its healing waters, and Quill Lakes to the northeast, an International Bird Area.

C.1.2 Accessibility

The Town of Nokomis is located at the junction of Provincial Highways #15 and #20. Highway #15 connects the Town with Provincial Highway #11 and other municipalities to the west and east. Highway #20 connects with Saskatoon via Yellowhead Highway #16 and with Regina to the south. Highway #20 also offers connections to Last Mountain Lake.

The CN mainline between Winnipeg and Edmonton runs on the south edge of the town, and a CPR branch line also serves Nokomis.

C.1.3 The Economy

Nokomis is a service centre for surrounding areas and has a range of health, educational, retail and professional services. The main drivers of Nokomis's economy are the agricultural industry (both grain and cattle), and mining (PotashCorp existing and BHP developing).

The 2006 census noted that approximately 21 percent of the labour force was involved in agriculture and other resource-based industry. This is reflective of the role of the town as a home for those employed in agriculture and mining. Other significant employment sectors include construction, retail and health care and social services.

C.1.4 Health Services/Education

Schools

The Nokomis Elementary and High School, with kindergarten to Grade 12, serves Nokomis and the surrounding area.

Health Services

The Town of Nokomis has a health centre with long-term, palliative and respite beds, lab and x-ray services and a clinic with regular doctor's hours. A variety of community-based services such as physiotherapy, home care and mental health services are also operated from the health centre.

C.1.5 Population and Housing Accommodation

The Town of Nokomis has been experiencing a declining population. Between the 2006 and 2011 Census, the town's population declined by 1.7%, bringing the population to 397 people. The DP notes however, that this was not unique to the Town of Nokomis, with most other municipalities of the MSMA experiencing similar population losses.

Residents have noted through the public consultation process that there are numerous vacant lots in town and a shortage of housing, particularly for seniors.

D. ISSUES, CHALLENGES AND OPPORTUNITIES

The issues, challenges and opportunities of the Town of Nokomis are addressed in this section of the OCP schedule. These are consistent with **Section D – “Issues, Challenges and Opportunities”** of the District Plan. Additionally, a number of issues that are specific to the Town of Nokomis are also itemized in this section.

D.1 Public Consultation: Issues, Challenges and Opportunities

A public consultation process was carried out in April and June of 2011 with a series of meetings taking place in the various communities of the MSMA. On June 14th, 2011, a meeting was held in Nokomis in order to seek comments and suggestions from residents of the town on the issues, challenges and opportunities that the community could face as well as offer. In considering these matters, the participants were asked to take into account the potential impact of the proposed new Jansen mine being developed by BHP Billiton and expected to be operating at full capacity in 2015. Fourteen residents from the Town attended the meeting.

The format for the consultation process entailed dividing the participants into small groups and discussing the following:

- a. Key characteristics of community;
- b. What we expect to happen;
- c. What we want to happen;
- d. What we want to avoid; and
- e. Methods/Strategies.

From these group sessions and discussion of themes, a variety of issues, challenges and opportunities were derived. These reflect the issues and challenges and opportunities of the District as a whole and, as noted, are described fully in **Section D** of the DP.

D.1.1 Issues, Challenges and Opportunities

In addition to those in the DP, the following issues, challenges and opportunities have been identified as specific to the Town of Nokomis:

Population

- The Town should concentrate on bringing youth back

Housing

- There is significant capacity for development
- Nokomis has 40-50 vacant lots
- Lack of housing for sale or rent
- Lack of multi-family housing
- No daycare available

Economy

- Nokomis should try to bring people in other ways than just mine development

- Town should consider making investments to improve the aesthetic character of the landscape at town entrances.
- Lack of in-town employment

Health

- Nokomis has a doctor, which many other communities do not
- Recreation is inexpensive and accessible
- Drug houses need to be avoided

Environment

- Close to regional park
- Last Mountain Bird Sanctuary
- Trees are an asset for community character and local environment

Infrastructure

- Safe water
- Two railways intersect with town
- Lack of primary highway access

E. GOALS, OBJECTIVES, POLICIES

Section E of this OCP schedule addresses the goals, objectives and policies for the Town of Nokomis. These are consistent with **Section E. “Goals, Objectives, Policies”** of the District Official Plan. Objectives and policies that are specifically related to the Town of Nokomis are also noted in this part of the OCP schedule. These objectives and policies are organized on the basis of recurring “themes” derived from the evaluation of issues and challenges identified in **Section D of the DP– “Issues, Challenges and Opportunities”**.

The “themes” developed in the DP and which are also applicable to the Town of Nokomis are: Infrastructure, Housing, Health Care/Education, Development and the Economy, Population Growth and Quality of Life. The objectives and policies relating to these are addressed later in this chapter.

E.1 Goals

The Goals of the Town of Nokomis are consistent with **Section E. “Goals, Objectives, Policies”** of the *District Plan*

E.2 Objectives and Policies

E.2.1 Infrastructure

E.2.1.1 Infrastructure Overview

The imminent development of a new potash mine by BHP Billiton has the potential to stimulate new growth in the Town of Nokomis. Although located further from the BHP mine site than some other MSMA communities, Nokomis may ultimately accommodate a reasonable share of mine-related growth due to its attractive range of amenities, services and housing choices. Other mine expansions in the region may also spur growth in the town. This has created a need to examine the existing transportation and utility infrastructure capabilities of the town – water service, sewage disposal and roadways.

The Town of Nokomis is served by Provincial Highways #15 and #20. The CNR mainline runs to the south of Nokomis, and a CPR branch line passes on the west side of town. At the public consultation process attendees from Nokomis indicated that the lack of a major highway was a challenge for the town, though the presence of both major railways was a potential strength. Potential industrial expansion abutting the rail to serve the potash industry’s needs or other growing demands may have an impact on the roadway system. e.g. rail crossings, drainage issues.

The Nokomis landfill has recently been closed to household garbage, and the town has joined the Touchwood Hills Regional Landfill. This landfill should accommodate landfill needs generated through potential accelerated growth in the town.

Water service in the town is provided from a nearby aquifer and the high quality of the water is a point of pride for the town.

E.2.1.2 Infrastructure Objectives

The Infrastructure Objectives of the Town of Nokomis are consistent with **Section “E.2.1.2. Infrastructure Objectives”** of the *District Plan*.

E.2.1.3 Infrastructure Policies

The Infrastructure Policies of the Town of Nokomis are consistent with **Section “E.2.1.2 Infrastructure Objectives”** of the *District Plan*.

E.2.2 Housing

E.2.2.1 Housing Overview

Demand for new housing and development forms is likely to occur when the Jansen mine becomes operational. The magnitude of this demand will depend on a number of factors such as mining industry policies for access to the mine site and the competitive advantages of distance and quality of life in the various communities of the MSMA and other areas adjacent to the mine. As noted in D.1.1 above (Town of Nokomis, Issues, Challenges and Opportunities) comments from the public consultation process expressed concern that Nokomis had a shortage of available housing.

Existing housing in the Town of Nokomis consists of a variety of unit types, from single-family houses to apartments. The majority of housing is owner-occupied, though approximately 20% of units are rental. Housing costs are moderately high compared to the rest of the MSMA, and there is an expressed need for additional rental and seniors accommodation and more affordable single-family units. There is a very limited number of serviced residential lots available.

The creation of new employment in the region is anticipated to create a demand for rental accommodation, particularly to meet the needs of a young labour force that may initially be inclined to rent rather than buy.

Housing needs in Nokomis will vary according to age, lifestyle, income, family size, etc. Both a growing and an aging population will therefore need to be provided with accommodation opportunities that offer choice in price, location, style, and lot size.

An aging population requires special housing needs. This may include affordable rental units, “aging in place” opportunities, seniors housing complexes with support facilities, proximity to amenities, etc. This important sector of the housing market will need to be addressed, and has been identified as an area where Nokomis has existing demand. The creation of new “empty-nester” housing will allow seniors looking for smaller homes and/or assisted living opportunities to move, thereby opening up family-oriented housing to new residents.

E.2.2.2 Housing Objectives

The housing objectives of the Town of Nokomis are consistent with **Section E.2.2.2 “Housing Objectives”** of the *District Plan*.

E.2.2.3 Housing Policies

The housing policies of the Town of Nokomis are consistent with **Section E.2.2.3 “Housing Policies”** of the *District Plan*.

E.2.3 Health Care/Education

E.2.3.1 Health Care/Education Overview

The Horizon School Division No. 205 operates several schools in the MSMA region, one of which (Nokomis School) is located in Nokomis. Nokomis School is a K-12 facility. The school has significant capacity for growth.

The Saskatoon Health Region (SHR) has responsibility for providing health services to the Town of Nokomis. Residents have expressed satisfaction with the quality of Nokomis health facilities, but concern with the ongoing availability of health professionals. Objectives and policies respecting health are included in the DP. These respond to the points that have been identified by the residents of the Town through the public engagement process. Currently, the town is offering incentives to medical professionals to support retention, but a coordinated approach is needed across the region to ensure facilities and professionals are retained in the right locations.

A lack of daycare facilities in the town were noted through the public consultation process. The development of new facilities should be provided for in the Town of Nokomis Zoning Bylaw.

E.2.3.2 Health Care/Education Objectives

The Health Care/ Education objectives of the Town of Nokomis are consistent with **Section E.2.3.2 “Health Care/Education Objectives”** of the *District Plan*.

E.2.3.3 Health Care/Education Policies

The Health Care/Education Policies of the Town are consistent with Section E.2.3.3 “Health Care/Education Policies” of the District Plan. In addition the following Health Care/Education policy applies to the Town of Nokomis:

The Town of Nokomis Zoning Bylaw will be revised to ensure that the development of daycare facilities are provided for in residential and commercial zones, as appropriate to the interests of the town.

Joint initiatives or partnerships should be explored with other MSMA municipalities to support the retention of medical professionals and facilities, including the sharing of medical professionals where feasible and the lobbying of government and the Saskatoon Health Region to ensure the retention of Nokomis health facilities.

E.2.4 Development and the Economy

E.2.4.1 Development and the Economy Overview

Agriculture is the single most important sector of the economy in Nokomis. It not only offers direct employment opportunities – raising crops and livestock – but it also offers excellent opportunities for creating spinoff commercial business. Protecting the land that supports this economic activity, using it wisely, and encouraging and supporting farming operations are therefore fundamental principles of the Town’s OCP.

Business and service spinoff possibilities from potash industry developments also present important employment opportunities for the residents of the Town. As an example, the operating PotashCorp mine near the Town of Lanigan has generated important economic benefits for many existing businesses both in the Town and beyond. Future mine expansions or openings could result in demand for local industry and commercial expansion. Nokomis has an advantage of having access to both the CN mainline and a branch of the CPR, which will offer essential shipping access to mines in the region.

Tourism and recreation also have significant possibilities for contributing to the economic vitality of the Town of Nokomis. Hunting and fishing are among the activities that can (and do) draw visitors and residents alike to the Town, as well as summer villages, the residents of which may head to Nokomis for many of their shopping and service needs.

The most important nearby attraction is Last Mountain Lake, in particular its National Wildlife Area and the many resort villages on its shores. These attractions and a countryside that attracts a variety of game are among the features that lend themselves to capturing a larger segment of the tourist trade. To tap the full potential of these tourist and recreation resources, the Town, in collaboration with its regional neighbours (MSMA) will need to consider a promotional effort that highlights these attractions. As a local retail and services centre, Nokomis plays an important role. However, only a small proportion of local residents are employed in these industries relative to the agricultural and potash industries. Attention should be given to developing local retail and services further to strengthen the town's local employment base and its role as a regional destination.

E.2.4.2 Development and the Economy Objectives

The Development and the Economy Objectives of the Town of Nokomis are consistent with **Section E.2.4.2 “Development and the Economy Objectives”** of the District Plan.

E.2.4.3 Development and the Economy Policies

The Development and Economy Policies of the Town of Nokomis are consistent with **Section E.2.4.3 “Development and the Economy Policies”** of the *District Plan*.

Additionally, The Town will encourage the application of development levies by separate bylaw, where specific engineering studies on servicing requirements and studies on recreational needs by separate bylaw are created. The purpose of which shall be to recover all or part of the municipality's capital costs in providing, altering, expanding or upgrading services and facilities associated directly or indirectly with a proposed development (*Planning and Development Act, 2007*).

E.2.5 Population Growth

E.2.5.1 Population Growth Overview

The Town of Nokomis offers a variety of employment opportunities and services that support a relatively stable population. Nokomis' varieties of health and retail services also serve as a magnet for the retiree population.

In spite of these factors, the Statistics Canada profiles for 2006 and 2011 show a population decline for the Town of Nokomis. The population decline phenomenon has been occurring in many rural areas and small towns across North America and beyond. The reasons for this are

numerous but generally a result of lack of employment opportunity, an aging population and the younger age groups leaving to seek higher education and work.

The chances and ability to stem loss of population have increased with the employment opportunities that are anticipated with expansion of the potash industry in the region. While seeking to capture some of the growth emanating from potash mining, the Town can also strengthen and diversify additional opportunities through its role as a retail, health and education centre and its adjacency to tourist destinations in the surrounding area, in particular Last Mountain Lake. These opportunities can be enhanced by continuing to partner with its neighbouring municipalities of the MSMA.

E.2.5.2 Population Growth Objectives

The Population Growth objectives of the Town of Nokomis are consistent with **Section E.2.5.2 “Population Growth Objectives”** of the *District Plan*.

E.2.5.3 Population Growth Policies

The Population Growth policies of the Town of Nokomis are consistent with **Section E.2.5.3 “Population Growth Policies”** of the *District Plan*.

E.2.6 Quality of Life

E.2.6.1 Quality of Life Overview

The public process determined that the residents of the Town of Nokomis have strong feelings about protecting the values of their community: safety and security, friendliness, a slower pace of life, a “small town” feel, a spirit of cooperation and volunteerism. Low crime and a permanent and committed, rather than fluctuating and transient, population were also important values that were considered as central to sustaining a high quality of life for residents of Nokomis.

Though sometimes difficult to quantify, it is important that efforts be made by the municipality to ensure that these elements of life quality are supported and nurtured. Such elements often represent the things that matter most to people and the things that attract people to choose to live in smaller communities.

E.2.6.2 Quality of Life Objectives

The Quality of Life objectives of the Town of Nokomis are consistent with **Section E.2.6.2 “Quality of Life Objectives”** of the *District Plan*.

E.2.6.3 Quality of Life Policies

The Quality of Life policies of the Town of Nokomis are consistent with **Section E.2.6.3 “Quality of Life Policies”** of the *District Plan*.

E.2.7 Sustainability and the Environment

E.2.7.1 Sustainability and the Environment Overview

The Town of Nokomis is close to a number of important wildlife habitats. Sustainable practices – ensuring that future generations of residents of the Town are able to respond to these features

and resources and enjoy them – warrant special attention. As stewards of these resources the municipality and its residents can take action to protect habitats, reduce flooding risk and utilize best management practices in agriculture, business and in the development and maintenance of the Town’s infrastructure.

The town’s trees are considered a defining feature of the town that offer obvious environmental and quality of life benefits. The town “forest” should be protected and added to as new development moves forward.

E.2.7.2 Sustainability and the Environment Objectives

The Sustainability and Environment objectives of the Town of Nokomis are consistent with **Section E.2.7.2 “Sustainability and the Environment Objectives”** of the *District Plan*.

E.2.7.3 Sustainability and Environment Policies

The Sustainability and Environment policies of the Town of Nokomis are consistent with **Section E.2.7.3 “Sustainability and Environment Policies”** of the *District Plan*. In addition the following Sustainability and Environment policy applies to the Town of Nokomis:

1. The Town of Nokomis will endeavour to protect trees within its boundaries wherever their retention is feasible. Construction of new residential areas shall include the planting of new shade trees and dead or dying trees on existing streets should be replaced whenever possible.
2. Policy #3 of the District Plan Sustainability and Environment policies (E.2.7.3) states that the MSMA will assist in identifying wildlife habitats, heritage sites, areas susceptible to flooding, hazard lands and environmentally sensitive areas. Where such areas and sites have been identified and where any developments proposed on or near such sites, the Town Council shall require the proponent(s) to:
 - a. demonstrate why such developments should be considered favourably
 - b. outline the steps that will be taken to protect the resource and
 - c. provide such tests, reports and relevant information as may be deemed necessary to ensure that any such development is appropriate and suitable for the area
3. Policy #7 of the District Plan Sustainability and Environment policies (E.2.7.3) directs that the municipal OCPs specify the limitations and standards for development on lands that are susceptible to flooding and/or deemed to be hazardous lands. The Town of Nokomis will, therefore, in collaboration with the MSMA, work with the Saskatchewan Watershed Authority and other relevant agencies and/or consultants, to set suitable standards, limitations and setback policies, for the developments proposed near susceptible to flooding or deemed to be hazard lands. These standards, limitations and setbacks shall for part of the Town’s zoning bylaw.

F. LAND USE

F.1 Introduction

The Land Use Map depicts the pattern of proposed land uses in the Town of Nokomis. The interpretation of the map should be in tandem with the policies that make up this OCP. Specific implementation regulations and guidelines for these land uses are provided in the Town's zoning bylaw.

F.2 Land Uses

F.2.1 Future Urban Growth

The Town of Nokomis is a community whose livelihood and economy is affected by agriculture. Some of the land area within its boundaries is still in agricultural use.

The OCPs policies are intended to ensure that agricultural uses are allowed to continue within municipal boundaries, while also protecting the quality of life in urban residential areas from more intensive forms of agricultural activity through development setbacks. A land use district is required that will identify and protect areas needed in the near-to-medium term for urban expansion while allowing interim agricultural uses.

1. Urban Reserve

This land use provides for a variety of agriculture and agriculture – related uses, as well as a selection of community and public works facilities, in areas that are anticipated to convert to urban use in the future. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Farm operations, including farm dwellings, accessory buildings, extensive agriculture (field crops, pasture, livestock/field crop operations), related farm activities (irrigation practices, crop dusting, manure spreading, etc.)
- Agritourism and agri-businesses, including home based businesses
- Open space, recreation uses, wildlife habitat areas
- Tourist-related businesses
- Public works
- Community recreational facilities such as sports fields, park, golf courses, curling rinks, skating rinks and other similar uses
- Places of worship and cemeteries
- Radio towers

F.2.2 Commercial

The Town of Nokomis has a strong commercial sector and is well-positioned to continue to strengthen its role in this regard. Population growth in the town and the region will increase demand for shopping and services.

Commercial uses are currently of two types in town: downtown commercial uses along Main Street and some highway commercial uses along Highway 20. In addition to this, shopping centre uses are envisioned as a potential future use. The OCPs policies are intended to allow for expansion of all three of these types of commercial land use as demand warrants.

1. General Commercial

This land use provides for a variety of commercial and commercial-related uses in a form with a pedestrian character and a direct relationship to the street. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Professional and business offices
- Personal service shops
- Retail stores
- Medical clinics
- Hotels
- Restaurants
- Food preparation and sales establishments such as grocery stores, retail bakeries and confectioneries
- Licensed beverage rooms and alcohol sales establishments
- Theatres, assembly halls and commercial recreational establishments
- Dwelling units

Highway Commercial

This land use provides for a variety of commercial and commercial-related uses requiring direct vehicular access or directly serving the motoring public. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Agricultural implement and vehicular sales
- Motels
- Restaurants
- Service stations, gas bars and car washes

- Clubs, halls and auditoriums

2. Shopping Centre Commercial

This land use provides for a variety of commercial and commercial-related uses with all vehicular parking contained on-site and developed as a comprehensive shopping facility. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Professional and business offices
- Personal service shops
- Retail stores
- Restaurants
- Food preparation and sales establishments such as grocery stores, retail bakeries and confectioneries
- Licensed beverage rooms and alcohol sales establishments
- Theatres
- Service stations

F.2.3 Industrial

With rail access by both CN and CP, Nokomis may attract additional industrial development spurred by growth in the region. The OCPs policies are intended to allow for expansion of industrial land use as demand warrants.

1. Industrial

This land use provides for a variety of industrial and industrial-related uses. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Lumber and building supply establishments
- Warehouses and storage yards
- Construction trades
- Industrial equipment storage, sales and maintenance
- Trucking operations
- Wholesale establishments
- Auction markets

- Grain elevators
- Seed cleaning plants, feed mills and flour mills
- Bulk fuel dealerships and storage
- Sand, gravel and cement operations

F.2.4 Residential

The DP has provided estimates for population growth that is expected to occur as a result of potash industry expansion (See DP, F.1.2 Urban and Rural Strategy, *Table 5 Estimated Population Generation for 2015 by MSMA Municipality*). The Town is expected to see approximately 80 new residents. In order to provide for growth in the municipality several housing options can be considered in the OCP.

A variety of housing choices should be allowed for, recognizing the varied reasons residents will be attracted to Nokomis, from singles or young families employed in the potash industry, to professionals looking to serve the growing population, to seniors moving in from rural areas. There will be demand for both rental and owner-occupied residences.

The majority of demand is expected to continue as single-detached dwellings, but residential land use should allow for semi-detached dwellings, multiple-unit dwellings, and special care homes to address the range of possible housing needs.

1. Single-family Residential

This land use provides for a variety of residential and residential-related uses in a form with a pedestrian character and a direct relationship to the street. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Single-detached dwellings
- Semi-detached or duplex dwellings
- Special care homes
- Places of worship
- Daycare centres
- Home occupations

2. Multiple-family Residential

This land use provides for a variety of residential and residential-related uses requiring direct vehicular access or directly serving the motoring public. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Single-detached dwellings

- Semi-detached or duplex dwellings
- Multiple-family dwellings
- Special care homes
- Places of worship
- Daycare centres
- Home occupations

F.2.5 Public and Institutional

Municipal and institutional uses must be provided for in the Town of Nokomis, allowing for existing and future schools, medical centres, parks, libraries, public works and other essential facilities.

1. Community Service

This land use provides for a variety of public and institutional uses. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Parks and playgrounds
- Cultural facilities
- Skating rinks
- Curling rinks
- Recreation or sports grounds
- Golf courses
- Government offices
- Schools and educational facilities
- Fire halls
- Police stations
- Public works excluding shops, warehouses, storage yards and sewage lagoons
- Radio towers

G. PLAN IMPLEMENTATION AND MONITORING

The successful implementation of the OCP will depend on several factors: legislative tools, budgeting decisions, public acceptance of the OCP and the partnership efforts that have been recommended in the DP. As in the case of the DP the OCP will need to be reviewed from time to time to determine if amendments are needed, with a more comprehensive review occurring within five years. Occasionally, amendments may also be initiated as a result of development proposals which will result in changes to the Plan. In all such circumstances – amendments and comprehensive reviews – engaging the public for Plan comment and input will be essential.

G.1 Implementation through Planning Legislation

Zoning Bylaws

The zoning bylaws are the main implementing tools for the OCPs. They divide the community into districts and prescribe the uses of land and the regulations that govern them.

Subdivision

Applications to subdivide land will need to be reviewed in light of the OCP policies.

G.2 Implementation Through Budgeting

Councils use the budget process to review priorities and provide funding accordingly. In a number of circumstances the Town may need to consider its budgeting process collectively with the other members of the MSMA where matters that benefit the MSMA District as a whole are being reviewed.

G.3 Monitoring and Measuring Success

Monitoring and measuring success are important in establishing the relevance of the OCP to the community. This can be achieved by the Town by a) conducting an annual review of the OCP's policies and b) engaging the public allowing opportunity for comment on the policies.

H. SCHEDULES