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A. INTRODUCTION

This schedule of the District Plan is adopted by The Town of Watrous, 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 Watrous.

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 Watrous and the MSMA as a whole.

B.1 Vision, Mission, and Values

B.1.1 The Town of Watrous Vision

Watrous 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, as well as our diverse retail/service and tourism sectors, are significant economic drivers 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 Watrous Mission

Watrous 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 Watrous 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 Watrous 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 WATROUS

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

The Town of Watrous is one of five towns within the 12-member Mid Saskatchewan Municipal Alliance (MSMA). The largest community in the MSMA, the Town is located approximately 110 kilometers southeast of Saskatoon and 170 kilometers northwest of Regina. Watrous is situated near the eastern edge of the Rural Municipality of Morris #312, and approximately 5 km south of the Resort Village of Manitou Beach. It covers an area of 11.7 square kilometers and in 2011 had a population of 1,857.

C.1.1 Resources

The Town's resources lay partly 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 is comprised of the highly rated classes 1-3 capability for agriculture. The Town also has important recreation and wildlife habitat resources at Little Manitou Lake. Little Manitou Lake is a significant tourist attraction, particularly during the summer season. The saline waters of the lake are considered to have curative properties.

C.1.2 Accessibility

The Town of Watrous is located at the junction of Provincial Highways #2 and #365. Highway #2 connects the Town with Saskatoon via TransCanada Highway #16 and with Regina via Provincial Highway #11. Provincial Highway #365 is a direct link to the neighbouring Resort Village of Manitou Beach.

The CN mainline between Winnipeg and Edmonton runs on the south side of the town. The route of Via Rail's "Canadian" passes through the Town. Watrous is a flag stop for the "Canadian".

C.1.3 The Economy

Watrous is major retail centre for the MSMA and adjacent areas and has a wide range of government, health and educational services. It is expected that these factors will help Watrous to attract new residents and additional economic development as new mining projects are developed. The main drivers of Watrous's economy are the retail service industry (supported partly by Little Manitou Beach being a significant tourist destination), agriculture (both grain and cattle), and the potash mining industry.

The 2006 census noted that approximately 21 percent of the labour force was involved in retail trade and 17 percent was involved in agriculture and other resource based industry, both of which are very high for towns, and reflective of the role of the town as a home for those employed in agriculture, mining and retail.

C.1.4 Health Services/Education

Schools

The Town of Watrous has an elementary school (Watrous Elementary) and a high school (Winston High School), both of which serve to town and surrounding areas.

Watrous is also home to a campus of Carlton Trail Regional College, which offers diploma and certificate skills and trades training programs, entry-level university classes and continuing education programming.

Health Services

The Town of Watrous has a hospital with long-term and acute care beds, lab and x-ray services and which serves as a base for home care and mental health services. Watrous also has a medical clinic on Main Street currently served by three doctors and one clinical nurse practitioner. Other health services available from Watrous include dental, chiropractic and optometry care, massage therapy and veterinary services. Emergency health services are also available and two ambulances are operated from Watrous.

C.1.5 Population and Housing Accommodation

The Town of Watrous saw a population decline between the Census years 2001 and 2006. As per the 2011 Census, however, the population increased by 6.5% to 1,857 people.

D. ISSUES, CHALLENGES AND OPPORTUNITIES

The issues, challenges and opportunities of the Town of Watrous 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 Watrous 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 7th, 2011, a meeting was held in Watrous in order to seek comments and suggestions from residents of the town, the RM of Morris #312 and the Resort Village of Manitou Beach on the issues, challenges and opportunities that each community could face as well as offer. In considering these matters, the participants were asked to take into account the potential impact of the development of new potash mines and the ongoing expansion of existing potash mines. 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 Watrous:

Population

- The mine could mean a more transient population, especially during construction. Steps should be taken to attract permanent residents and maintain a safe community.
- Provide a “welcome wagon” service to attract newcomers and encourage people to participate and stay in Watrous

Housing

- Watrous should not become a bedroom community only

Economy

- Watrous has a strong business community and a wide range of services to attract and retain growth
- Business area is concentrated and well-organized, and this base should be built upon
- Watrous has potential to become the primary business centre for the region
- CN mainline is a strength and town is within reasonable distance of existing and future mine

Environment

- Buffers for Watrous should be provided from Intensive Livestock Operations (ILO's)

E. GOALS, OBJECTIVES, POLICIES

Section E of this OCP schedule addresses the goals, objectives and policies for the Town of Watrous. 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 Watrous 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 Watrous 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 Watrous 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 further boost the unprecedented economic growth the community has been experiencing over the past few years. Although located further from the BHP mine site than some other MSMA communities, Watrous may ultimately accommodate a substantial share of mine-related growth due to its attractive range of amenities, services and housing choices. This has created a need to examine the existing transportation and utility infrastructure capabilities of the town – water service, sewage disposal, landfill, and roadways.

The Town of Watrous is served by Provincial Highway #2 which connects to TransCanada Highway #16 (Yellowhead). Grid roads and Provincial Highway #668 offer connections to other parts of the MSMA. At the public consultation process attendees from Watrous indicated that road improvements and maintenance were high priorities. Other important infrastructure issues included the need for improved water quality, consideration to using regional approaches to providing infrastructure services and a garbage removal system.

The CNR mainline runs to the south of Watrous. Potential industrial expansion abutting the rail to serve BHP’s needs or other growing demands may have an impact on the roadway system. e.g. rail crossings, drainage issues.

Future landfill needs may require assessment in light of potential accelerated growth in the town.

Water service in the town is provided via three wells. The Water Treatment Plant has a treating capacity of 3.4 million litres. The distribution capacity of the pumping units are adequate to provide pressures of approximately 45 to 80 P.S.I. except for an area located on the west side of town. However a new distribution main should alleviate this problem.

E.2.1.2 Infrastructure Objectives

The Infrastructure Objectives of the Town of Watrous 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 Watrous are consistent with **Section “E.2.1.2 Infrastructure Objectives”** of the *District Plan*. In addition, the following infrastructure policy applies to the Town of Watrous:

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. As noted in D.1.1 above (Town of Watrous, Issues, Challenges and Opportunities) comments from the public consultation process expressed concern that Watrous not become a bedroom community (i.e. that residents live in town but primarily work elsewhere) and that a permanent, rather than transient, population should be fostered.

Existing housing in the Town of Watrous 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 units, accommodations for seniors and more affordable single-family units. The Town is responding to the increased demand for residential space by developing a subdivision which will add approximately fifty residential lots to the Town’s existing stock.

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. There has been an expressed difficulty in finding capital to invest in new rental apartments that would cater to young residents drawn to Watrous by employment opportunities.

Housing needs in Watrous 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 Watrous 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 Watrous 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 Watrous are consistent with **Section E.2.2.3 “Housing Policies”** of the *District Plan*. In addition the following Housing policy applies to the Town of Watrous:

Opportunities should be explored through the economic development activities of the MSMA to secure capital investment for the development of rental accommodation and seniors’ facilities for which a need has been identified in Watrous, but development has not been forthcoming.

E.2.3 Health Care/Education

E.2.3.1 Health Care/Education Overview

The Horizon School Division No. 205 operates 7 elementary schools in the MSMA region, two of which (Winston High School, Watrous Elementary) are located in Watrous. The regional campus of the Carlton Trail Regional College in Watrous is seen as a potential “beachhead” for expanding technical programs that could serve the needs of high school graduates seeking post-secondary education.

The Saskatoon Health Region (SHR) has responsibility for providing health services to the Town of Watrous. Residents have expressed satisfaction with the quality of Watrous 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.

E.2.3.2 Health Care/Education Objectives

The Health Care/ Education objectives of the Town of Watrous 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.

E.2.4 Development and the Economy

E.2.4.1 Development and the Economy Overview

The three pillars of Watrous’ economy are agriculture, potash and tourism. Agriculture not only offers direct employment opportunities – raising crops and livestock – but, as has been noted under “Issues, Challenges and Opportunities” (See Section D.1.1 above), 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 the Jansen mine also present important employment opportunities for the residents of the Town. Closer to Watrous, expansions of the Colonsay mine and the possibility of another mine project by BHP Billiton near Young would also create spin-off business opportunities and population growth. 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.

Tourism and recreation also have significant possibilities for contributing to the economic vitality of the Town of Watrous. The town has a close and symbiotic relationship with the Resort Village of Manitou Beach at Little Manitou Lake, with Watrous providing a range of services not available in the village and the village serving as a magnet for tourists and providing recreational opportunities for Watrous residents. Hunting and fishing are also among the activities that can (and do) draw visitors and residents alike to the Town. Attractions such as the Zelma Reservoir, the many facilities of the Manitou and District Regional Park, 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.

E.2.4.2 Development and the Economy Objectives

The Development and the Economy Objectives of the Town of Watrous 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 Watrous 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

As the largest population centre in the MSMA, the Town of Watrous offers a variety of employment opportunities and services that support a relatively stable population. Watrous’ variety of health, government and retail services also serve as a magnet for the retiree population.

In spite of these factors, the Statistics Canada profiles for 2001 and 2006 show a population decline for the Town of Watrous. 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, education and government service centre and its central location to several tourist destinations in the region. These opportunities can be enhanced by continuing to partner with its neighbouring municipalities of the MSMA.

Population trends have recently reverted for some municipalities in Saskatchewan. This has been the case for Watrous, as the 2011 Census noted a 6.5% population increase to a total of 1,857 people.

E.2.5.2 Population Growth Objectives

The Population Growth objectives of the Town of Watrous 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 Watrous 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 Watrous 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 Watrous.

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 Watrous 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 Watrous 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 Watrous is dependent upon good groundwater quality to sustain itself. Drinking water for the town is provided from three wells. For this reason, maintaining high water quality should be a top priority for future development. Aquifers must be protected from contamination or other factors that may affect water quality.

In particular, regard should be given to the regulations of **Section E.2.7.3.5** of the *District Plan*, which makes reference to measures to protect aquifer quality.

E.2.7.2 Sustainability and the Environment Objectives

The Sustainability and Environment objectives of the Town of Watrous 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 Watrous are consistent with **Section E.2.7.3 “Sustainability and Environment Policies”** of the *District Plan*. In addition the following Sustainability and Environment policies apply to the Town of Watrous

1. 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
2. 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 Watrous 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 Watrous. 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 Watrous is a community whose livelihood and economy is affected by agriculture, and a substantial proportion of its land area is still in agricultural use. Although theoretically available for eventual urban expansion, the majority of this land will remain in agricultural use into the foreseeable future. Still substantial growth is expected and areas that are logical for future growth should be identified in advance to avoid their conversion to intensive agricultural uses that would be difficult to convert to other uses in future.

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. Two land use districts are envisioned, one to identify and protect areas needed in the near-to-medium term for urban expansion but allowing interim agricultural uses (Urban Reserve), and another to protect for exclusively agricultural use.

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 Watrous has a robust 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 adjacent avenues and highway commercial uses along 1st Avenue (Highway 2). 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

2. 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

3. 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

Centrally located with highway and mainline rail access, Watrous 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*). Based on 2 different scenarios, the Town is expected to see an additional 348 to 436 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 Watrous, 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 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:

- 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 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:

- 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 Watrous, allowing for existing and future schools, hospitals, 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