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# A. INTRODUCTION

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This schedule of the District Plan is adopted by The Village of Drake, 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 village 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 Village 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 Village of Drake.

# B. PRINCIPLES

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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 Village of Drake and the MSMA as a whole.

## B.1 Vision, Mission, and Vales

### B.1.1 Village of Drake Vision

The Village of Drake 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 Village of Drake Mission

The Village of Drake 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 Village of Drake Values

#### Honesty, Transparency and Integrity

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

#### Preservation

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

### **Unification**

The village is dedicated to working with the MSMA as a whole towards common goals. The village 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 village is committed to be tolerant of differing ideas and opinions and to be open to change. The village will work to promote acceptance of newcomers and diversity of culture and ethnicity. The village will ensure that everyone is heard around the table and will keep an open mind to all ideas.

### **Logical Thinking**

The village will work toward realistic and achievable goals.

### **Co-operative, Sharing and Equitability**

The village 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. COMMUNITY

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## C.1 The Site and Situation of the Village of Drake

The Village of Drake, one of two villages and of 12 municipalities in the Mid Saskatchewan Municipal Alliance, is a farming community located 140km southeast of Saskatoon and 160km north of Regina. It is situated on the west side of Highway #20 just south of Highway #16.

The Village is comprised of 160 acres and has a population of 202 persons (2011 Census).

### C.1.1 Resources

The Village of Drake is surrounded by good agricultural land, varying from classes 1 – 3 of agriculture capability. The village is also in close proximity to a large potash mine near Lanigan, and also a developing mine north of Jansen.

### C.1.2 Accessibility

The Village of Drake is well served by Highway #20 and the CPR rail line. Highway #20 allows for convenient connections to both Highway #16 and #15. Local roads also serve the village. Drake is situated in the mid-eastern part of the Rural Municipality of Usbourne, and in proximity to the Town of Nokomis to the south, the Town of Lanigan to the north.

### C.1.3 The Economy

The main drivers of Drake's economy are meat processing, commercial/retail, recreation, financial/insurance services, geothermal drilling, welding and fabrication, automobile repair, and agriculture.

The Village of Drake enjoys a location that is complimented by a commercial core (Francis Street) as well as the opportunity for highway commercial.

### C.1.4 Health Services/Education

#### Schools

The Village of Drake falls within the Horizon School Division No. 205. The Drake Elementary School houses students from Kindergarten to Grade 8. Students generally complete their high school in the Town of Lanigan.

#### Health Services

The Village of Drake does not have a healthcare facility. Citizens of Drake utilize the hospital in Lanigan. Additionally, the Village of Drake does have an AED (defibrillator) available with 15 trained citizens.

### **C.1.5 Population and Housing Accommodation Overview**

The Village of Drake saw a population decline between the Census years 2006 and 2011. The DP notes however, that this was not unique to the Village of Drake or the other municipalities of the MSMA.

# D. ISSUES, CHALLENGES AND OPPORTUNITIES

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The issues, challenges and opportunities of the Village of Drake 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 Village of Drake 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 6<sup>th</sup>, 2011, a meeting was held in Lanigan in order to seek comments and suggestions from residents of the Village of Drake, Town of Lanigan, and the Rural Municipality of Osborne 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 proposed mine being developed at Jansen Lake and expected to be operating at full capacity in 2015. Three residents from the Village attended the meeting.

The format for these sessions 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.

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

### D.1.1 Issues, Challenges and Opportunities

#### Population

- A need to regain community pride
- A need to maintain population
- A need for community members willing to volunteer
- Avoid spillover problems from temporary employees
- A need to attract population – 20-30 new families

#### Housing

- Avoid criminal activity due to low cost of living
- A need for the community to maintain full houses
- Opportunity to fill up current homes and create more

#### Economy

- A need to continue supporting local businesses
- Avoid taking on additional debt
- Continue attracting immigrants to live and work in Drake

- A need to maintain the community as a comfortable size
- A need to maintain being welcome and supportive to newcomers
- A need to attract residents who are committed to the well-being of the community
- Drake Meats continues to bring in new workers
- A need to accommodate Bergen industries and their potential expansion

### **Health**

- Healthcare services are close, but not within the community

### **Infrastructure**

- Lack of tax base to fund infrastructure
- A need to be prepared for costs associated with new development
- A need to evaluate landfill and recycling systems
- As Drake has limited infrastructure capacity, a need to seek out provincial help using the MSMA

### **Education**

- A need to maintain the K-8 school
- Continue utilizing the Lanigan Central High School

# E. GOALS, OBJECTIVES, POLICIES

The goals, objectives and policies of the Village of Drake are addressed in this section of the OCP schedule. These are consistent with Section “E Goals, Objectives and Policies” of the District Plan. Additionally, a number of goals, objectives and policies that are specific to the Village of Drake are also itemized in this section.

The principal “themes” that have significance to the communities and residents of the region 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 Village of Drake 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 Village of Drake is served by Highway #20 which runs north/south connecting to Highways #16 and #15. Commentary received at the public consultation process and the MSMA membership indicated a need to review the overall needs of the roads in the village. The comments were related to road improvement, potential new roads and maintenance practices.

The CPR rail system runs along the west side of Drake. 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 village.

Wastewater in the Village will continue to be collected in a sanitary sewer system and transported in a safe and economical manner to the wastewater treatment facility. The Village’s sanitary sewage system is in good condition. Lines are flushed on an annual basis. The sewage treatment capacity is small in size which estimated to handle about 350 residents. The main restriction on the sewage treatment is the secondary storage cell storage that has a 130 residence rated size. The system is considered adequate for the Village’s current needs, further upgrading will be required over time to accommodate growth.

Stormwater is accommodated by overland drainage system that runs from east to west in a general direction of the CP Railway. Ensuring proper grading and sloping of roadways is necessary in providing low cost and effective surface storm water drainage system. One culvert beneath the railway allows for drainage of the community.

Providing a safe supply of potable water is essential. The Village obtains its water supply from a single deep well located within 10 meters behind the water treatment plant building. Saskatchewan Watershed Authority Records indicate that the only operational well is identified

as Well #4 which was drilled in 1994 and 497 feet deep. There is no indication that this well is under the direct influence of surface water.

At current water usage rates it is estimated the well could accommodate a population of 260. Growth beyond the 260 population threshold will require additional water or a reduction in water consumption. (base on 350 L consumption per person/day)

The water treatment facility is approximately 40 years old and has had upgrades in 1994 and 1998 and 2008.

The water treatment plant equipment consists of four (4) Fiberglass wound anthracite manganese greensand pressure filters, has two treated water cisterns which hold approximately 16,000 Imp Gallons and a water distribution system. The distribution system provides a daily average of 109 cubic meters per day (24,000 imperial gallons per day) to the Village's 232 residents with approximately 106 service connections.

The available water supply is expected to meet the current future needs of the community. The treated water storage will need to be upgraded to accommodate fire suppression recommended demands.

The water distribution system is owned, operated and maintained by the Village. Water supply and distribution is not considered a development constraint and requires only minor upgrading over time to accommodate the expected growth.

Gas, power and communication facilities are well established in the community. The capability of extending services and the location of these facilities are important with regards to future development. The phasing of future development should be planned to maximize the existing infrastructure and take advantage of efficiencies.

Aging infrastructure is a concern. Council is dedicated to investigate financing opportunities for grants or conditional funding to assist upgrading the aging municipal infrastructure. The Village in new subdivisions will negotiate appropriate servicing fees for development to ensure that existing ratepayers are not responsible for future costs.

### **E.2.1.2 Infrastructure Objectives**

The Infrastructure Objectives of the Village of Drake 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 Village of Drake are consistent with **Section "E.2.1.2. Infrastructure Policies"** 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 new Jansen Lake mine becomes operational. As noted in D.1.1 above (Village of Drake, Issues, Challenges and Opportunities) comments from the public consultation process pointed out that there is merit in concentrating on filling up existing house and lots while looking towards new development. It is also noted that housing in the Village of Drake consists largely of single family units, thus multi-family and senior housing is in short supply. Additionally, 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.

### E.2.2.2 Housing Objectives

The housing objectives of the Village of Drake 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 Village of Drake 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 7 elementary schools in the MSMA region. As Drake currently operates a K-8 elementary school, students are sent to Lanigan for educational needs.

Educational opportunities and facilities to meet the needs of the very young are seen as limited. Inadequate daycare facilities and lack of a pre-kindergarten program have been noted as example of these limitations.

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 Village of Drake. Residents have expressed the need for doctors to stay close (Lanigan).

The Village of Drake is in co-operation with the MSMA which has stimulated interest by residents in exploring possibilities of a regional approach to health, education and emergency services.

### E.2.3.2 Health Care/Education Objectives

The Health Care/ Education objectives of the Village of Drake 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 Village of Drake 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

**Agriculture Resources:** The agriculture industry plays a major role in the economy of Drake. Not only is the village surrounded by crops and ranches, there is also a large agriculture manufacturer adjacent to the village. In addition, there is growing potential for spinoff into agribusinesses, some of which already are flourishing in the MSMA area. These examples

underscore the importance of keeping this industry viable, and protecting the land that supports it.

**Mining Resources:** The presence of major potash deposits in this area of east central Saskatchewan has created an industry that has emerged as a key economic player in the region around Drake. It has not only been a significant creator of jobs, but it has helped to diversify the economy. One major potash mine – run by PotashCorp – already operates near Lanigan. BHP Billiton’s Jansen Lake project is anticipated to be in production in 2015 and have an estimated life span of 70 years.

The company has estimated a workforce of nearly 2000 during the construction phase and approximately 1000 operational employees once full capacity is reached. If captured, the potential economic rewards to the region can be immense.

**Tourism and Recreation Resources:** The Village of Drake has tourism and recreational resources in close proximity. The MSMA region serves golfers as well as municipal recreation users. At the same time the natural and man-made environments of the region provide unique tourism and recreation opportunities. These attractions, among others, the attractions offered by the beaches and spa at the Resort Village of Manitou Springs, the Zelma reservoir, Last Mountain Lake, Dellwood Reservoir and the many other locations utilized for hunting game, bird watching and fishing. The further development, enhancement and marketing of these resources can add significantly to the overall economy of Drake and the region.

**Development Commercial/Industrial:** Industries and business play an important role not only as providers of jobs but in offering services to the residents and visitors to the region. Businesses related to serving the needs of the agriculture and potash industry have developed in the communities of the MSMA. Opportunities to allow expansion of existing operations and to offer suitable locations for new industrial and commercial businesses through appropriate land use regulations, policies and capacity building are essential for such businesses to achieve success.

**Development Opportunities:** There is a shortage of contractors, builders and trades in the Village of Drake. Attractions to larger centres are contributing to this shortage. This should be seen as an opportunity for individuals seeking to open construction- related businesses and other services in Drake.

**Development Harmonization:** Being part of the MSMA, promoting new development in the Village of Drake can be coordinated with other member municipalities to develop common approaches to balancing growth, regulations, servicing agreements, pricing and marketing.

**Diversification:** With the potential addition of a new potash mine, the Village of Drake will have added diversity to the economy. At the same time reliance on resource-based industries – minerals and agriculture - has some element of risk given unpredictability of world economies. It is important therefore to continue to seek additional opportunities for economic diversification.

**Promotion and Attraction:** The business opportunities that will be created by the future growth of the MSMA district may not be fully understood or appreciated in other parts of the province and beyond. Marketing and promoting these opportunities can be an important factor in achieving the MSMA’s economic objectives. It is essential the Village of Drake participate in marketing their business growth opportunities, and coordinate with the MSMA appropriately.

**Partnerships:** The relevance of partnerships has already been noted in a number of policies in this District Plan. The chances of developing the full economic potential of each municipality can be increased significantly by seeking partnership and cost sharing opportunities with businesses, private and public agencies and senior governments.

#### **E.2.4.2 Development and the Economy Objectives**

The Development and the Economy Objectives of the Village of Drake 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 Village of Drake are consistent with **Section E.2.4.3 “Development and the Economy Policies”** of the *District Plan*.

Additionally, The Village 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 population of the Village of Drake has been declining since 2001. It is a phenomenon however that is not unique to the District. Smaller communities, both urban and rural, across many parts of North America and elsewhere are undergoing similar experiences.

Population decline is attributable to a number of factors including “brain drain” – students leaving for higher education and not returning – an aging population and economic distress i.e. lack of employment opportunity. While the Village of Drake has experienced these events the possibility of reversing these “decline” factors” has risen considerably given the imminent development of the Jansen Lake BHP mine.

Population forecasts are an important element in helping to determine the amount of land to be allocated for various uses in a community. In circumstances where populations are small and may be declining, traditional forecasting methods do not work well. The best forecast approach for the Village of Drake is deemed to be an estimate of population growth generated by the economic impact of the Jansen Lake BHP mine development.

While population figures are anticipated to turn positive for the Village of Drake due to the mining industry, the importance of other factors in attracting and retaining population have been noted in the DP. These include diversifying the economy, developing and offering new services and facilities, helping existing businesses to be successful, and finding ways to be creative.

The government of Saskatchewan has developed strategies to stimulate economic growth and immigration to the province. One of the key elements of the *Strategies and Actions* identified for 2011-12 by the Ministry of Advance Education, Employment is its immigration strategy intended to attract and retain newcomers to the province. The strategy includes the

Saskatchewan Immigrant Nominee Program (SINP) a joint effort by the provincial and federal governments and participating employers to attract "...skilled workers, employers and their families..." These programs are timely as the Village of Drake prepares its own policies and strategies for growth.

### **E.2.5.2 Population Growth Objectives**

The Population Growth Objectives of the Village of Drake 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 Village of Drake 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 Village of Drake have strong feelings about protecting the values of their communities: safety and security, friendliness, a slower pace of life, a "small town" feel, a spirit of cooperation and volunteerism.

### **E.2.6.2 Quality of Life Objectives**

The Quality of Life objectives of the Village of Drake 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 RM Village of Drake 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 Village of Drake is adjacent to a number of important wildlife habitats, some areas that are susceptible to flooding as well as lands that are highly productive from an agricultural point of view. Sustainable practices – ensuring that future generations of residents of the Village 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 Villages infrastructure.

### **E.2.7.2 Sustainability and the Environment Objectives**

The Sustainability and Environment objectives of the Village of Drake 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 objectives of the Village of Drake are consistent with **Section E.2.7.3 “Sustainability and the Environment Objectives”** of the *District Plan*. In addition the following Sustainability and Environment policies apply to the Village of Drake:

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 Village 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 Village of Drake 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 Village’s zoning bylaw.

# F. LAND USE

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## F.1 Introduction

The Land Use Map depicts the pattern of proposed land uses in the Village of Drake. 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 Village of Drake zoning bylaw.

## F.2 Land Uses

### F.2.1 Future Urban Growth

The Village of Drake 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. One land use district is envisioned to identify and protect areas needed in the near-to-medium term for urban expansion but 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 Village 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 Village of Drake has a commercial sector located on Main Street. Given the proximity to the highway, there are other opportunities for commercial development in Drake. Shopping centre uses are envisioned as a potential future use. The OCPs policies are intended to allow for three types of commercial 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 Village 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. A detailed list of permitted and discretionary land uses for this district will be identified in the Villages 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 village 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, Drake 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 Village 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 both scenarios, the Village is expected to see an additional 28 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 Drake, 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 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 Village 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 Village 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 Village of Drake, 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 Village 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

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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 Village 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 Village 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