

**CITY OF NORTH BATTLEFORD
SASKATCHEWAN**

BYLAW NO. 2188

**A BYLAW OF THE CITY OF NORTH BATTLEFORD IN
THE PROVINCE OF SASKATCHEWAN TO AMEND
BYLAW NO. 1970, BEING THE OFFICIAL COMMUNITY
PLAN.**

WHEREAS it is expedient to amend the *Official Community Plan* pursuant to section 29(2) of *"The Planning and Development Act, 2007"*;

NOW THEREFORE the Council of the City of North Battleford in the Province of Saskatchewan in an open meeting hereby enacts as follows:

1. That Bylaw No. 1970 is amended as hereinafter set forth.
2. That **SECTION 3. OBJECTIVES AND POLICIES**, be amended by adding the following new section after section 3.11 *Aboriginal Affairs* as follows:

“

3.12 FUTURE URBAN DEVELOPMENT

3.12.1 Findings

In addition to policy areas designated on the Future Land Use Concept map for specific classifications of land uses (eg residential, commercial, industrial, etc.), the City of North Battleford, through this Bylaw, has identified several areas which may be well-suited for future urban development. These lands are generally composed of large parcels with minimal or no development thereon.

Given the location of these lands and their adjacency to a wide variety and mix of existing, identified future and potential land uses as shown on the Future Land Use Concept map, the City does not wish to communicate a specific form of desired land use(s) for these areas. It does, however, wish to communicate the potential for subdivision and development of these lands where proposals would be reviewed on a case-by-case basis, and could be considered for redesignation and rezoning upon specific proposals being received.

Where located in areas adjacent to a mix of land use types, competing land use types and the potential for conflict may be elevated. Considerations and actions

seeking to mitigate the potential for nuisance and land use conflict shall be at the forefront of any decisions relating to bylaw amendment(s) to accommodate new subdivisions or development.

The assignment of the future urban development policy area designation does not necessarily suggest implementation through the Future Urban Development (FUD) Zoning District. Generally speaking, but not exclusively, the FUD District has been employed to assign development regulations to lands which have been identified for a specific classification of land use type.

Future Urban Development Constraints

On the Future Land Use Concept map, where the land use designation boundary is irregular and does not follow a parcel boundary, generally, but not necessarily exclusively, the boundary has been identified by a natural feature or a dividing line representing an increased potential for the presence of hazard lands and potential limitations for development. The City of North Battleford has previously undertaken flood risk and slope stability assessments for portions of the future urban development lands which has informed the location of the land use designation boundary – particularly on the slopes of the North Saskatchewan River Valley. Notwithstanding the above, areas identified for future urban development may contain hazard lands where suitability for subdivision and development may need to be addressed and confirmed in the review of any application.

3.12.2 Objectives and Policies

Objective 3.12.2.1

To employ the future urban development land use policy area designation on lands identified with development potential for a range of land use types.

Policy (a) The future urban development land use policy area may be implemented by way of a Restricted Development District or the Future Urban Development District in the Zoning Bylaw, and a 1:1 correlation between policy area designation and zoning district is not required.

Policy (b) Where new development or subdivision is proposed, or any related action requires approval under the Zoning Bylaw, where required for bylaw compliance, redesignation and/or rezoning at the discretion of Council shall be required prior to any such approval.

Policy (c) Upon receipt of development, subdivision, bylaw amendment applications, or where initiated by the City, the City shall consider and ensure compliance with the balance of the policies in this Bylaw, the Zoning Bylaw, and the provincial land use planning framework.

Policy (d) Upon application, or where initiated by the City, the City may pursue amendments to better harmonize existing uses with policy area designation and zoning district assignment, absent of a specific subdivision or development application.

Objective 3.12.2.2

For lands that contain potential hazards, that site and development suitability be addressed and determined at the time of subdivision or development application.

Policy (a) Development and subdivision of lands containing, or adjacent to, potential hazard lands must be determined to be suitable for the proposed development.

Policy (b) Sufficient evidence, as determined by the City, confirming suitability whereby risks to people and property are avoided or sufficiently mitigated, shall be a requirement for any application.

Policy (c) Where supporting evidence confirming suitability is required by the City, such evidence shall be: prepared by an appropriate certified professional unless otherwise indicated by the City; acceptable to the City and subject to internal review at its discretion; and, provided by a proponent at their sole cost unless otherwise indicated by the City.

Policy (d) The City may impose development standards, permit conditions, or other similar restrictions on the use of land or within any form of approval in accordance with the Act and its Zoning Bylaw. The costs of implementing any standard, condition, or other risk-mitigation measure, shall be the responsibility of the proponent.

Objective 3.12.2.3

To ensure orderly land development, compatibility, and appropriate servicing.

Policy (a) Where subdivision, development, and/or a planning bylaw mapping amendment is proposed for an area of land, the City at its discretion, to its satisfaction, and in the public interest may require:

- (i) the provision of a Concept Plan to be amended into this Bylaw by which all future development must comply unless otherwise amended;

(ii) in the case of a subdivision, additional supporting information related, but not limited to: the provision of linear infrastructure and utilities, traffic management and site access, drainage and storm water management, hazard land risk mitigation, public amenity, measures to minimize the potential for nuisance and incompatibility, etc.;

(iii) absent of subdivision application, any requirement or supporting information as described in (i) and (ii).

Policy (b) Any requirement of a proponent discussed in (a) shall be scaled appropriately as determined by the City to address a particular proposal, and proponents are encouraged to contact the City for requirements as part of their pre-application and planning process.

Policy (c) In an effort to minimize the potential for potential land use incompatibility and nuisance in the interface between existing and proposed forms of land use, the City may pursue or require proponents to implement nuisance mitigation measures consistent with other policies in this plan and regulation within the Zoning Bylaw.

Objective 3.12.2.4

To clarify potential broader application of Future Urban Development policies to areas zoned FUD but not necessarily designated as future urban development policy area within this Bylaw.

Policy (a) The general intent of the objectives and policies of this section may be applied to all FUD-zoned lands throughout the City insofar as they are applicable, with any necessary modification, and shall be considered in conjunction to supplement the balance of this Bylaw."

3. That **PART 4. IMPLEMENTATION, 4.1.3 Zoning Bylaw, Amendment of the Zoning Bylaw**, be amended to add the following new clause after clause (5):

"

- (6) the alignment of any new zoning district boundary with an existing or proposed boundary in a subdivision application to ensure the boundary is legally defined and dimensioned. The split-zoning of a parcel of land will generally be discouraged and Council is under no obligation to adopt any such amendment which would create a split-zoned parcel. Where multiple zoning districts may be sought for an area of land, subdivision into individual parcels may be required."

4. That **PART 5. MAPS**, be amended by deleting **Map 1 – Future Land Use Concept** and replacing it with the new map of the same name, attached to and forming part of this Bylaw as Schedule "A".

5. That Formatting of all amended content is intended to match that of existing.
6. That the Table of Contents is hereby amended to reflect the changes made by this amendment.

This Bylaw shall come into force and effect on the date of Ministerial Approval by the Minister of Government Relations.

Introduced and read a first time this ____ day of _____, 2025.

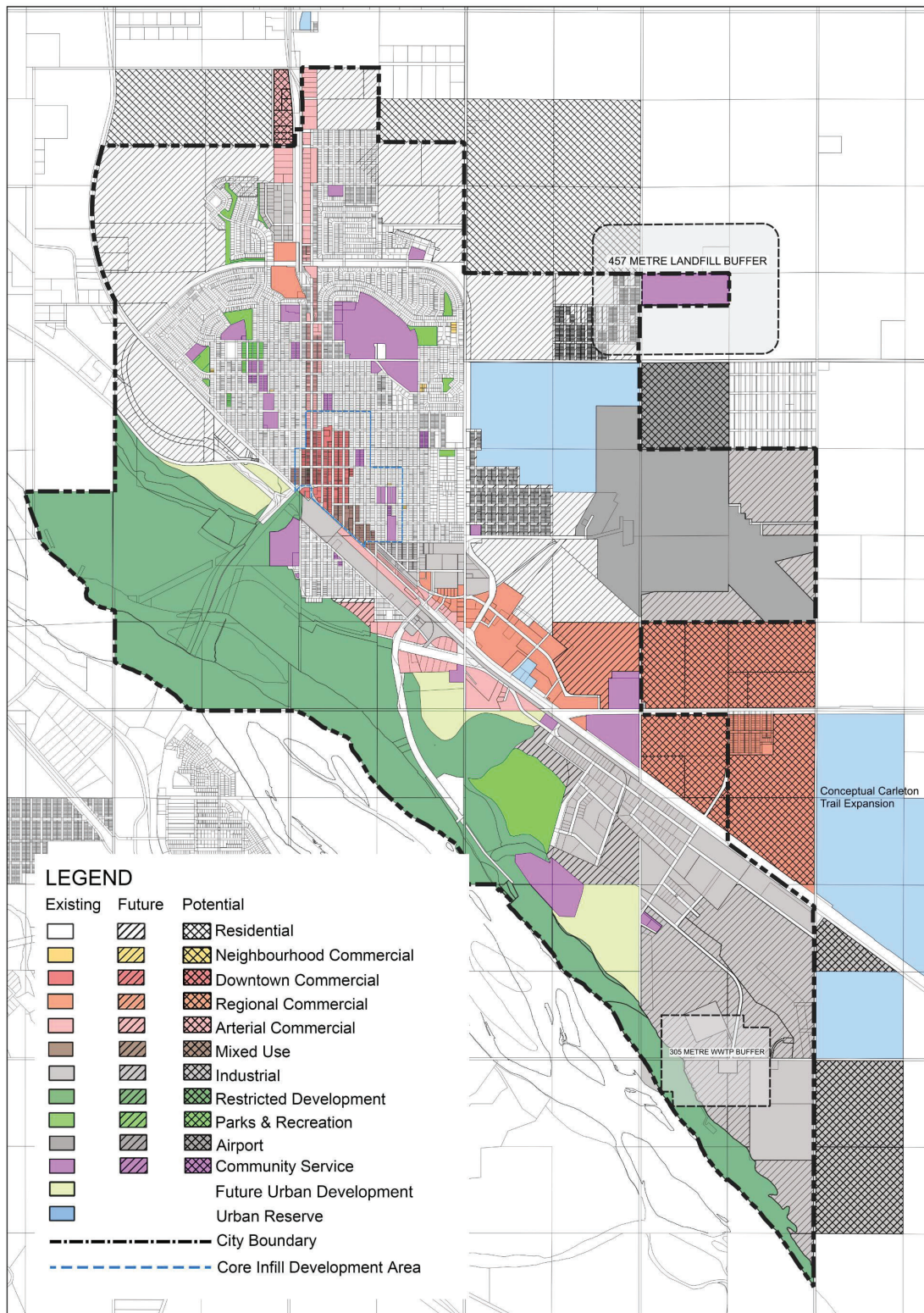
Read a second time this ____ day of _____, 2025.

Read a third time and passed this ____ day of _____, 2025.

MAYOR

CITY CLERK

Schedule "A"



North Battleford Official Community Plan

Map 1 - Future Land Use Concept

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