

VILLAGE OF MARENGO
BYLAW NO. 2017-05

OFFICIAL COMMUNITY PLAN

The Council of the Village of Marengo in the Province of Saskatchewan enacts as follows:

1. Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Village of Marengo hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 18 day of December 2017
Read a second time this 27 day of February 2018
Read a third time and passed this 27 day of February 2018

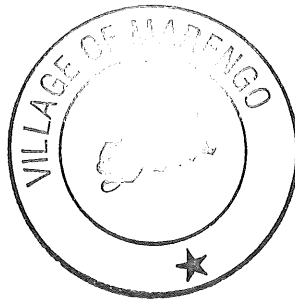
SEAL



[Signature]
MAYOR
Robin Busby
ADMINISTRATOR

Read a third time and adopted
this 27 day of February 2018

Robin Busby
Administrator



This photocopy is a true copy of the original document which has not been altered in any way.

Robin Busby Name
Robin Busby Signature
Administrator Title
Signed at Marengo, Saskatchewan on March 8, 2018 Date

**Village of Marengo
Official Community Plan
2017**



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Robin Busby Name
Robin Busby Signature
Administrator Title
Signed at Marengo, Saskatchewan on March 20, 2019 Date

VILLAGE OF MARENGO

OFFICIAL COMMUNITY PLAN

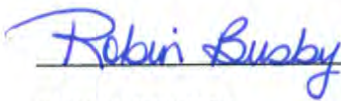
SCHEDULE "A" to BYLAW NO. 2017-01



MAYOR




SEAL



ADMINISTRATOR





Lenore Swystun, MCIP, RPP
Professional Planner

APPROVED
REGINA, SASK.
DEC 19 2019


Assistant Deputy Minister
Ministry of Government Relations

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Section 1: Introduction

1.1 WELCOME TO THE VILLAGE OF MARENGO

The Village of Marengo is a small and thriving community in west central Saskatchewan. According to the 2016 Census, there are 166 people in Marengo.¹ This little Village has a lot to offer, from a variety of residential options to community services, businesses, and recreational opportunities.

Business and industry in the Village supports agriculture and the natural resource sectors. There is a grain terminal and active rail line that runs through Marengo. Some oil and gas companies have set up their offices in the community as field work occurs nearby in the surrounding region. There is also a restaurant in the Village.

For community and recreational amenities, there is a community hall, Legion Hut, outdoor skating rink, churches, a park, and a K-12 School. The Westcliffe Composite School provides education to students in the Village and surrounding rural areas. There are more students in attendance at the School as there are people in the Village. This is a significant service which the community values.

Marengo is located in the RM of Milton No. 292. Other nearby communities include the Town of Kindersley and the Hamlet of Hoosier and a special service area known as Alsask. The Village is located approximately 20.5 kilometers from the Alberta border. In order to provide health care and emergency services, the Village partners with various surrounding municipalities.

The Village of Marengo is 1 of 10 municipalities participating in the Prairie West Planning District. This District includes the Rural Municipalities of Snipe Lake No. 259, Kindersley No. 290, Milton No. 292, Winslow No. 319 and Antelope Park No. 322; the Towns of Eatonia and Eston; and the Villages of Dodsland and Plenty.

The municipalities have agreed to work together on land use planning, economic development, service deliver, and other regional opportunities.

This plan is intended to guide the municipality for a period of twenty to twenty-five years and should be read in its entirety and reviewed regularly, in order to facilitate the development and on-going sustainability of the community by encouraging a stronger, creative, and more cohesive municipality that can, through improved regional links, manage change towards a desired future by increasing municipal capacity.

1.2 ENABLING LEGISLATION AND PURPOSE OF THE OFFICIAL COMMUNITY PLAN

The Planning and Development Act, 2007, and the *Statements of Provincial Interest*, provides the legislative framework for the preparation and adoption of the Village of Marengo Official Community

¹ Census of Canada. (2011). Community Profile. [2011 Data Products]. Retrieved from E-STAT <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4713014&Geo2=CD&Code2=4713&Data=Count&SearchText=Marengo&SearchType=Begins&SearchPR=01&B1=All&TABID=1>

Plan (OCP or plan). The OCP will address future land use, development, and other matters of community concern affecting lands within the municipal boundaries.

This Plan responds to the requirements of the Act by providing policies based upon *Community Goals* for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Council will be based upon these goals, objectives and the policies in this Plan to promote orderly and sustainable development within the municipality. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting practices that are compatible with the land base and environment of the Village of Marengo.

1.4.1 Enabling Legislation

The Village of Marengo Official Community Plan meets the legislative requirements as outlined in *The Planning and Development Act, 2007* and the *Statements of Provincial Interest*. The Plan has been established and adopted in accordance with the provisions of Section 32 of the Act.

1.4.2 Beyond Legislative Authority

The Village of Marengo Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders, and other community members. The non-legislative authority for the Official Community Plan is the capacity-building and partnership opportunities that have been realized as a result of this process and its direct correlation to sustainable growth which is considered a priority by the municipalities within the Village.

1.3 FORMAT OF THE PLAN

The Village of Marengo Official Community Plan is divided into five (5) major parts:

Section 1	An introduction to the Official Community Plan, providing some general background information and guidance.
Section 2	Provides the vision, goals, and general principles for the community.
Section 3	General policy directions are provided for the Village.
Section 4	Provides action plans for implementing the Plan.
Section 5	Presents the tools available for the Council to administer the Official Community Plan.

The policies of the Plan are action statements intended to address particular issues and advance the Village towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.

Future Land Use Map: One of the key aspects of the Plan is to provide an overall future land use and development concept for the Village of Marengo. The Future Land Use Map (Appendix "A") illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes, and human-made features.

Reference Maps: The series of Reference Maps attached in Appendix "B" provide supplementary information. All Reference Maps are approximate and are subject to change. Reference Maps are conceptual only and should not be used to make site specific decisions.

Action Plan: To achieve the goals set out in the Village of Marengo Official Community Plan, a clear plan of action or implementation strategy is required. An action plan table for the Village has been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Village achieve its goals outlined in the Plan.

Definitions: The definitions contained in the Village's Zoning Bylaw shall apply to this Official Community Plan. The definitions are not contradictory to the Plan.

Section 2: Guiding Growth in the Village of Marengo

2.1 INTRODUCTION

This Plan encourages some degree of change in the Village of Marengo to manage the impacts and promote development opportunities. A dynamic municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, and a variety of residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local business as well as other economic and social opportunities.

2.2 GUIDING PRINCIPLES

This Official Community Plan:

- ❖ Strives to maintain the rural character and quality of life;
- ❖ Encourages sustainable development and growth which efficiently uses land and existing transportation networks and provides for the affordable servicing of land in order to limit the fragmentation of land;
- ❖ Builds foundations for a sustainable, healthy rural economy by planning in the context of land resource quality, geographic location, economic opportunities, environmental conditions, natural features, adjacent land uses and relationships with other municipalities;
- ❖ Promotes new development in rural areas that is compatible with agricultural lands; and
- ❖ Promotes inter-municipal cooperation and public/private partnerships to stimulate community initiatives through land development in a manner that contributes positively to the well-being of all communities in the municipality.

2.3 COMMUNITY VISION

The community vision is written with the words and values of community members. It is meant to be aspirational and written 25+ years in the future.

In 2041...

Marengo is a hub community within west central Saskatchewan serving its Saskatchewan and Alberta rural neighbours. The Village has grown to accommodate new residential, commercial and industrial development, and services.

We offer community and recreational amenities and services for all ages. Our School is thriving and expanded.

2.4 GOALS OF THE VILLAGE OF MARENGO

The Village of Marengo Official Community Plan responds to the requirements of *The Planning and Development Act, 2007* and *Statements of Provincial Interest*, by providing policies based upon “Community Goals” for the use of municipal resources. The day-to-day decisions of Municipal Council will be based upon these goals.

Residential Development	•To attract and provide a mix of residential uses in the Village.
Social Priorities	•To deliver services and amenities for all ages and abilities.
Economic Development	•To expand the Village's commercial and industrial base.
Recreation and Tourism	•To support and enhance local and regional recreational and tourism services and initiatives.
Transportation & Infrastructure	•To maintain and enhance transportation and infrastructure systems within the community.
Natural Resources	•To encourage sustainable natural resource development and the use of alternative energies and efficiencies.
Environmental Management	•To protect natural and park space areas.
Heritage and Cultural Resources	•To identify and preserve local and regional heritage and cultural assets.
Inter-Municipal Cooperation	•To continue to work with neighbouring Saskatchewan and Alberta communities on future planning initiatives, economic development, and tourism.

Section 3: General Policies for New Development

In managing change, the Village will undertake a comprehensive, integrated, and long-term planning approach to ensure the development within the Village can be sustained by service levels and meets the *Statements of Provincial Interest*.

3.1 GENERAL POLICIES FOR NEW DEVELOPMENT

OBJECTIVES

- ❖ To promote orderly and compatible land uses and developments in the Village.
- ❖ To collaborate with the Prairie West Planning District on planning and development.
- ❖ To ensure development is safe and accessible.
- ❖ To increase efficiencies by using existing infrastructure.
- ❖ To identify suitable locations to accommodate growth and development.
- ❖ To encourage the use of alternative energies and technologies.

General Policies

- .1 The Village will strive, through this OCP and the Prairie West District Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Village and wider district.
- .2 Marengo shall have a compact form, mix of uses and densities that will allow for the efficient use of land, infrastructure and public facilities. This OCP will designate an inventory of suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long term need.
- .3 Accessibility and safety shall be considered as part of all developments and services offered in the Village.
- .4 The Village will continue to be involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services including fire protection, recreation, health care, emergency services, education, and economic development.
- .5 In managing change, the Village should build and renew a comprehensive integrated and long term asset management plan to reduce strain and impact on municipal infrastructure or public service facilities.

- .6 This OCP will ensure compliance with the Village of Marengo Building Bylaw No. 1-2011 to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in the *National Building Code of Canada*.
- .7 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP and the Prairie West District Plan. A proposal may be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .8 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.
- .9 The Village of Marengo encourages development and new subdivisions to locate where servicing and infrastructure are in place, or planned to support the intensity and type of development. Development should avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .10 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing as set forth in provincial legislation to ensure adequate recreational and utility space is provided for future needs.
- .11 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Future Land Use Map (Appendix "A").
- .12 Planned development will help to increase land values, not be wasteful of land resources, minimize public expenditure in service provision, and recognize significant community features in maintaining the small town lifestyle.
- .13 As per the *Statements of Provincial Interest*, the Village of Marengo recognizes the agricultural land within the Rural Municipality is valuable. Land for sustainable growth of agriculture activities including diversification and expansion of agricultural and value-added agribusiness development is encouraged.
- .14 Re-zoning proposals for development will be considered based upon the following criteria:
 - a) Impact on surface and groundwater;
 - b) Cost effective relative to the provision of services;
 - c) Sewage disposal impacts and pollution potential;
 - d) Integration with natural surroundings and adjacent land uses;
 - e) Provision of green space and trails;

- f) Provisions for public safety; and
- g) Other criteria which support a sustainable community.

.15 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.

.16 Development shall be integrated with the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning.

.17 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies.

3.2 COMMUNITY SERVICES AND PUBLIC SAFETY

Community services offered in the Village include the Westcliffe Composite which is a Kindergarten to Grade 12 School, a community hall, Legion Hut, and two churches. The school serves the rural areas around Marengo and has approximately 114 students. Westcliffe provides a number of activities for students including track and field, play day, boys/girls night out and the winter carnival.²

There are currently no health facilities in the Village though the community works with a number of surrounding municipalities to deliver health and emergency services.

OBJECTIVES

- ❖ To ensure community services and amenities are accessible and safe to all.
- ❖ To promote community events and initiatives.
- ❖ To support local committees and organizations and encourage a strong volunteer base.
- ❖ To maintain, enhance and expand community services and amenities.
- ❖ To promote the Westcliffe Composite School.
- ❖ To work with the health region and surrounding communities to provide health and emergency services.

Community Service Policies

- .1 The Village of Marengo shall provide a variety of community services and amenities including educational facilities, religious institutions, park space, and municipal buildings. The

² <http://www.sunwestsd.ca/westcliffe-composite/pages/board.html>

development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.

- .2 The Village shall enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.



- .3 Existing community services and amenities such as the school, hall, Legion Hut and churches within Marengo shall be maintained. The Village shall support enhancing services and amenities in the community when it is feasible.

- .4 The Village encourages local and district events and initiatives. The Village shall promote community spirit and volunteerism through participation in community events and initiatives.

- .5 Working together with the Sun West School Division, the Village shall advocate for the school to remain open and be utilized as an amenity for community and regional events.

- .6 Park and open space is valued in Marengo. The Village shall identify, preserve and enhance park space. Park space shall be integrated into new areas of development within the community.

Health and Safety Policies

- .7 Public safety and health requirements shall guide all development.

- .8 The Village shall coordinate with the Prairie West Planning District on matters regarding public health and safety and hazard lands.

- .9 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

- .10 The Village of Marengo shall work with the Health Region and neighbouring communities to maintain and expand services. The Village encourages locally based health services such as a clinic.

- .11 Working together with neighbouring communities, the Village shall enter into agreements to provide other health care and emergency services including fire, RCMP, and ambulance. The Village also encourages and supports locally based services including health and fire.
- .12 Firefighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.
- .13 The Village is located along an active rail line. The Village shall work with the respective rail agencies to comply with any adopted set of recommended development guidelines and setbacks for residential development adjacent to the rail right-of-way.
 - a) Development constraints to those adjacent to active railways are addressed in Section 3.6.
- .14 As per the *Subdivision Regulations 2014*, no development shall be allowed within 125 metres (410 ft) of an existing, proposed, abandoned, or reclaimed well or facility. The minister may approve development less than, or greater than, the required setback, depending on specific circumstances.

3.3 RESIDENTIAL DEVELOPMENT

The Village has a mix of housing types including single detached and duplex dwellings. There are eight (8) Sask Housing rental units available and vacant lots that are ready for development. The Village wants to attract residential development that uses or expands current infrastructure services and provides a diversity of housing types.

OBJECTIVES

- ❖ To support and encourage a variety of residential developments.
- ❖ To provide life-cycle housing.
- ❖ To support residential development in areas where servicing exists.
- ❖ To accommodate mixed use developments.
- ❖ To identify areas for future residential expansion.

Residential Policies

- .1 The Village of Marengo supports a mix of residential accommodations to include single detached, multi-unit, rental, senior and attainable housing.
- .2 Residential development shall be encouraged where infrastructure capacity exists or where there is the opportunity to expand infrastructure services. Suitable residential areas are identified on the Future Land Use Map (Appendix "A").

- .3 The Village of Marengo encourages infill residential development. New development should complement the existing Village.
- .4 New residential areas shall be designed based on compact development principles, incorporating planned walkway systems linking residential areas and providing ready access to Village community amenities, parks, and open space.
- .5 New development shall be phased in according to the new needs presented for new housing stock and available capacity to service the development area.
- .6 Mobile homes, RTM (ready-to-move) and modular housing shall be accommodated when they can be effectively integrated with other types of dwellings within the Village to encourage a high quality development. Housing developments will be regulated by the Village of Marengo Zoning Bylaw.
- .7 Mixed use development that integrate commercial and residential uses are encouraged in the Village to increase density and provide a variety of living options.
- .8 Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Village centre.



3.4 COMMUNITY ECONOMIC DEVELOPMENT

Current businesses that exist within the Village include a restaurant, an inland terminal, oil and gas office, and a cardlock. There is an opportunity to promote economic development in the Village of Marengo through branding and marketing and the increased activity in the surrounding areas.

OBJECTIVES

- ❖ To support existing and new businesses within Village.
- ❖ To support services and industries related to agriculture, oil, and gas.
- ❖ To identify areas for future commercial and industrial development.
- ❖ To promote mixed use developments.
- ❖ To seek options for Village branding.

General Policies

- .1 Marengo supports existing businesses and industries within the community. Attracting new commercial and industrial development is encouraged. The Future Land Use Map (Appendix "A") illustrates areas suitable for commercial and industrial expansion.
- .2 The Village shall promote the upkeep of commercial and industrial yards to ensure an aesthetically pleasing community.
- .3 The Village may explore opportunities to brand the community to enhance economic development. This may include engaging the community in a logo and slogan contest or creating a community mascot.

Commercial Policies

- .4 The Village will continue to consult with individuals, business owners and organizations in Marengo to identify initiatives that would encourage businesses and enterprises to locate in the Village and to promote Marengo's role in regional development.
- .5 Key commercial corridors including Marengo's Main Street and Highway 31 shall be the focus of commercial development within the community. Retaining and attracting new businesses to locate Marengo is a priority.
- .6 The Village supports the attraction, expansion and retention of local businesses including services for community residents and visitors that provide an opportunity to gather including coffee shops and restaurants.
- .7 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area.
- .8 Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Village centre.



Industrial Policies

13. The Village supports new industrial development within the community. Value added agriculture and industry related to oil and gas is encouraged in compatible areas. Areas most suitable for industrial development are shown in Appendix "A."

14. Oil and gas related industries shall be supported and will locate in areas that are suitable for this type of development.



15. The Village encourages working with the natural resource sector, principal agencies, and other organizations to provide education and awareness about oil and gas development.

16. Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odour, or potential environmental contamination. Such uses shall be encouraged to find a location that minimizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.

17. Industrial uses along railway lines shall be protected from the encroachment of incompatible uses.

18. The designation of additional land for industrial use shall take into consideration the following criteria:

- a) The site shall have direct and approved access to a major public road system;
- b) The development will not generate inappropriate traffic on residential streets;
- c) The development shall not have adverse impacts on the natural environment, including groundwater resources; and
- d) It shall not detract from the visual attractiveness of the area.

19. Industrial development proposals that require a re-zoning amendment should be guided by a Comprehensive Development Review and should indicate:

- a) Future major roads;
- b) Drainage systems and improvements;
- c) Major open space areas;
- d) Cultural and archaeological significant areas;
- e) Areas requiring protection through buffering or other means;
- f) Major hazards such as flooding, areas of high water table, and slope lands; and
- g) Phasing of development and future development of expansion into adjacent land.

3.5 RECREATION AND TOURISM

Recreational amenities and services in the Village include an outdoor skating rink and programming provided by the Westcliffe School. There is opportunity for enhanced recreation in Marengo and surrounding area to accommodate various ages, abilities, and seasons.

Marengo can increase tourism with the assistance of neighbouring communities. The Village has a locational advantage being situated along Highway 7, surrounding open natural space, and offers community amenities.

OBJECTIVES

- ❖ To provide safe and age friendly recreational amenities.
- ❖ To maintain, promote, and enhance recreational amenities and services.
- ❖ To promote tourism opportunities in the Village of Marengo and the wider District.
- ❖ To ensure new developments provide for adequate green space or municipal reserve where required.

Recreation and Tourism Policies

- .1 The Village shall maintain existing recreational amenities and services provided in the community including the outdoor skating rink and school programs.
- .2 The Village encourages the development of new recreational amenities such as an indoor skating and curling rink, bowling alley, pool and/or waterpark, and walking trail to serve the increasing population. Funding to build recreational infrastructure may be explored.
- .3 A balance of indoor and outdoor experiences shall be provided to ensure year-round recreational pursuits.
- .4 Park space will be provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas and trails shall be encouraged.



- .5 Green space is identified on the Future Land Use Map found in Appendix "A", green (or open) space is considered to be passive and structured leisure and recreational areas that enhance the aesthetic quality and conserve the environment of the community. The Village shall ensure these spaces are protected into the future.
- .6 The Village shall ensure green space is integrated as part of new developments especially in residential, core commercial, and community service areas. Green spaces will enhance the aesthetics of these areas and provide residents recreational opportunities.
- .7 The Village encourages the identification and creation of a walking trail around the community. A preliminary walking trail has been identified on the Future Land Use Map in Appendix "A."
3. The Village shall work with the Prairie West Planning District to explore opportunities to create a tourism plan for the region.
4. The Village encourages natural areas for passive recreational and tourism purposes.

Municipal Reserve Policies

5. Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space.
6. Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
7. The following factors will be considered in making decisions on the provision of dedicated lands in the form of municipal reserve and environmental reserve:
 - a) In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and the designation of environmental reserve;
 - b) Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for expansion and development of public reserve and environmental reserve as needed in other areas. Cash-in-lieu funds will be placed in an account separate from other municipal funds; and
 - c) In new developments, developers should consider that dedicated lands provide an extension to residential area parks and pedestrian connections to those parks.
- .8 New subdivisions must include municipal reserve linking the area to existing development. The use of municipal reserve dedication for recreational function shall be encouraged including the

consolidation of reserve land into larger parks and the provision of trail linkages between these parks and through the Village where possible.

3.6 TRANSPORTATION AND INFRASTRUCTURE

The Village of Marengo is located just off of the Provincial Highway #7. Local road networks are mixed with pavement and gravel and many people either drive or walk in the community. The Village provides water, sewer, and waste services to residents.

OBJECTIVES

- ❖ To provide safe and efficient transportation networks and infrastructure systems.
- ❖ To work with the Department of Highways to maintain and improve Highway 7.
- ❖ To collaborate with Railways to maintain and improve safety of the rail line.
- ❖ To work with communication providers to enhance services.
- ❖ To support innovative transportation and infrastructure systems.
- ❖ To explore infrastructure opportunities on a regional level.

General Policies

- .1 The Village shall ensure all transportation networks and infrastructure systems are safe. Maintenance and upgrades shall be undertaken when it is feasible.
- .2 The Village shall ensure proper maintenance and upkeep of public works, sewers, streets, maintenance yards, and other public utilities.
- .3 The Village will encourage balanced development that effectively utilizes existing utility infrastructure for infill development while exploring new types of renewable energy systems.

Transportation Policies

- .4 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.



- .5 Street classification of local and arterial streets should be established in order to promote orderly and efficient street systems. A Transportation Hierarchy is included in Appendix "B".
- .6 Appearance standards that improve the visual appearance when entering Laird may include landscaping, signage, or screening shall apply to lands near these entryways.
- .7 The Town in collaboration with the Department of Highways should assess, maintain and identify improvements for Highway 7. A potential consideration may be to include passing lanes or doubling the highway.
- .8 The Village of Marengo together with the Railways should discuss any potential developments near the railway that may impact the community or the railway to ensure safety and compatible land use developments.
- .9 A minimum 30 metre (98 ft) setback from the railway right-of-way property line to the building face shall be required for any new residential or commercial development. Setbacks from industrial development shall be determined through consultation with the Railways.
- .10 Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 metres (984 ft) from the rail line in order to prescribe mitigation measures and to determine the viability of foundation structures.
- .11 All costs associated with preparing the noise and vibration assessment and implementing the approved mitigation measures shall be borne by the affected developers.

Infrastructure Policies

- .12 The Village shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
 - a) Provide baseline information to measure performance;
 - b) Improve efficiency and effectiveness;
 - c) Rank relevant and up-to-date inventory;
 - d) Analyze the system's condition and capacity; and
 - e) Budget service life for long term replacement.
- .13 The progress of the Asset Management Plan shall be monitored for the short and long term and as such a schedule, budget, and deliverables will be included. The current infrastructure capacities for the Village of Marengo are included in Appendix "C."

- .14 The Village shall ensure that capital works and infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.
- .15 Preference will be given to reinforce existing services, and when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself. Front end costs of expanding municipal services shall be recovered through off-site development levies.
- .16 The Village shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.
- .17 All developments shall be serviced in agreement with the Future Land Use Map or any future area concept plans. The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.
- .18 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.
- .19 The Village shall encourage various waste reduction strategies to promote a sustainable community.
- .20 The Village shall discuss and advocate for enhanced communications services including internet and cell phone connections to service providers.
- .21 The Village shall continue to work with neighbouring communities and the Prairie West Planning District to explore joint infrastructure options for water, sewer and waste.

3.7 NATURAL AND ECOLOGICAL RESOURCES

The Village of Marengo is surrounded by a mix of agricultural lands and natural resource exploration. There is support for both sectors and the community wants to ensure all development is efficient and sustainable. Preserving park space and natural areas in the Village and surrounding RM is important.

OBJECTIVES

- ❖ To maintain and support diversification of agricultural practices and production.
- ❖ To support efficient natural resource development and encourage related services to locate in the Village.
- ❖ To preserve natural and environmentally sensitive areas.
- ❖ To promote the use of alternative energy systems.

Natural Resource Policies

- .1 The Village of Marengo encourages agricultural production and diversification of practices.
- .2 Marengo supports sustainable natural resource development and exploration that maximizes local and regional economic benefits. Opportunities for natural resource related services such as office space is encouraged in the Village.
- .3 Aggregate extraction developments shall be compatible with existing and planned land uses and such development is operated with minimal disturbance to the environment and aquifers.
- .4 Alternative energy sources such as wind, solar and geothermal for the purposes of natural resource development are encouraged by the Village.
- .4 The Village recognizes the importance of implementing land use controls that identify and preserve pipeline rights-of-way. Public and pipeline safety shall be taken into consideration in the development planning and design. Development along pipelines shall be subject to the following:
 - a) Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate corporations. Refer to "Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663", which may be amended from time to time;
 - b) Setbacks from the edge of the pipeline easement shall be 12 metres (39 ft) except for where there is more stringent Federal and Provincial regulations in which those regulations apply;
 - c) The National Energy Board has designated a setback area of 30 metres (98 ft) on either side of a pipeline in which, subject to exceptions for such things as normal agricultural activities, anyone proposing to conduct a ground disturbance/excavation, must:
 - i. Ascertain whether a pipeline exists;
 - ii. Notify the pipeline company of the nature and schedule of the excavation; and,
 - iii. Conduct the excavation in accordance with such regulations.

- .5 Development proposals which may impact the pipelines within 200 metres (656 ft) of the Village's pipeline corridor shall consult with the pipeline operators as part of the formal land use planning and application process, and prior to submitting a subdivision or development permit application.

Environmental Management Policies

- .6 Sensitive lands within the Village shall be identified and protected from incompatible developments.
- .7 Development shall not deplete or pollute groundwater resources within the Village. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .8 Protection shall be established by land located above a groundwater system that is part of the domestic, and/or municipal water supply. Care must be taken in the storage, handling, manufacture, and use of products on sites within these areas to avoid contamination of the underlying aquifer.
- .9 The Village shall ensure that development protects and sustains important waterbodies, waterways, wetlands, and groundwater systems in the Village and broader region employing site-specific planning programs, either alone or in cooperation with other agencies, organizations, or governments.
- .10 Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans, and other issues that may be required for the purpose of ensuring public health and safety.
- .11 New development shall be prohibited in a flood way of the 1:500 year flood elevation of any watercourse or waterbody. In order to accurately determine estimated peak levels and flood areas within the 1:500 flood way, the Village may pursue a flood study.
- .12 Natural and sensitive environmental areas shall be identified and protected where human activities may create potential stress to the environment. Development of new buildings and facilities in the 1:500 year flood fringe of any watercourse or water body shall require flood-proofing to an elevation of 0.5 metres (2 ft) above the 1:500 year flood.
- .13 Development proposals in flood fringe areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.

- .14 Buffer strips should be maintained adjacent to watercourse and water bodies to allow for protection measures against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .15 All development near any water bodies will be complementary to the natural features of the surrounding area. All development shall be in accordance with the 25 Year Water Security Plan.³
- .16 The Village recognizes sensitive environmental resources in the wider District and shall work with neighbouring communities, the Prairie West Planning District, and other stakeholders to protect these resources.
- .17 Promoting environmental resources for passive recreation and tourism purposes is supported by the Village.

3.8 HERITAGE AND CULTURAL RESOURCES

There is a cultural vibrancy within Marengo - it is the people that live, play, and work there. Culture is celebrated in Marengo through community events and initiatives. There are currently no designated heritage sites within the Village.

OBJECTIVES

- ❖ To identify and protect community heritage and cultural resources.
- ❖ To welcome new cultural backgrounds and strengthen diversity.
- ❖ To enhance community celebrations.
- ❖ To explore and promote arts and cultural programming.

Heritage and Cultural Policies

- .1 Highly sensitive environment areas or sites with potential for significant heritage resources shall be identified to ensure the protection of these resources when these lands may be affected by development.
- .2 The Village shall work with the neighbouring municipalities and the Prairie West Planning District to identify, protect, and conserve local and regional heritage and cultural resources.
- .3 The Village of Marengo will work with the Ministry Parks, Culture and Sport and other agencies to ensure heritage sites and buildings are preserved.

³ <https://www.wsask.ca/About-WSA/25-Year-Water-Security-Plan/>

- .4 The Village encourages the preparation of an inventory of heritage resources within and around the community, and supports the preservation and enhancement of buildings and sites that have historical significance.
- .5 The Village will ensure existing heritage resources are protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
- .6 The Village will utilize the *Standards and Guidelines for the Conservation of Historic Places in Canada* to guide and inform conservation projects on historic places which are owned, regulated, funded, or guided by the Municipality.
- .7 The museum is an important amenity that tells the story of Marengo and area. The Village supports the Museum and services it provides.
- .8 The Village of Marengo will encourage opportunities for the reuse, rehabilitation, preservation, or restoration of historic buildings.
- .9 Where a proposed development is located in a heritage sensitive area, the Village will refer the proposal to the Heritage Resources Unit to determine if a Heritage Resource Impact Assessment is required pursuant to *The Heritage Property Act*.
- .10 The Village recognizes the exceptional heritage resources found within the wider district and shall work with stakeholders and the Prairie West Planning District to ensure they remain as valuable assets to protect for future generations.
- .11 Marengo encourages partnerships among community interest groups and businesses to promote the Village's heritage and cultural assets throughout the region.
- .12 The Village will continue to support community-based arts and organizations through grants, incentives, and other means.
- .13 The Village supports existing cultural facilities and organizations, and will encourage multi-cultural activities and festivals that promote or foster multi-cultural understanding.
- .14 The Village of Marengo supports and encourages community events that celebrate and promote awareness and understanding of Marengo's heritage and culture.



3.9 FUTURE URBAN DEVELOPMENT

Future Urban Development are areas where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand.

OBJECTIVES

- ❖ To plan for the possibility of urban expansion with regards to infrastructure, future land use needs, and other services.
- ❖ To ensure development occurs in a manageable and sustainable manner.

General Policies

- .1 Development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- .2 Future Urban Development Areas may include:
 - a) Lands which are capable of a full range of utilities, though for which no overall area concept plan has been approved for the general area; or
 - b) Lands which are not readily capable of being serviced with a full range of utilities and for which no concept plans have been approved.

Urban/Rural Fringe Policies

- .3 The Village will consult with the Rural Municipality of Milton No. 292 on land use planning matters to support orderly development of neighbouring lands. The Village will seek agreement with the adjacent RM on the use of land in future development priority areas identified by the Village. An agreement between the Village and RM to manage development within these identified future land uses should be explored.
- .4 The Village may undertake initiative to alter its boundaries to ensure that they are able to retain a five-year supply of land or for the purposes of accommodating specific development proposals where Village services are required.

Section 4: Making Things Happen

4.1 IMPLEMENTATION AND ACTION PLANS

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development in action in a variety of contexts over the next twenty-five plus years. This section contains information to ensure that planning is sensitive to local conditions in specific locations of the Village, while at the same time, advancing the Plan's core principles and building on its broad objectives.

An action plan table for the municipality has been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Village achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and will require an Implementation Committee of the Council to be established to prioritize the action items. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

4.2 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the Village and wider District, the Plan gives direction to Council on their day-to-day decision-making. The Plan's land use policy areas illustrated in the Future Land Use Map in Appendix "A" provides geographic references for the Village's policies. If the Village is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- a. Municipal bylaws and public works will conform to this Plan;
- b. The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery, and infrastructure will be guided by this Plan; and
- c. Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals, and objectives of this Plan.

4.3 THE FUTURE IS A SHARED RESPONSIBILITY

A community is successful when all sectors cooperate with their time, effort, and resources to enhance the quality of life in the greater community or district. The Village can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in managing agricultural diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available in the Village. To achieve the goals and objectives of this Plan, the Village will advocate for Provincial partnerships and technical assistance to deliver services and programs for sustainable agricultural, economic, and community development.

Section 5: Implementation and Administration

5.1 PLANNING TOOLS

This section outlines the variety of traditional tools that the municipalities have available to make things happen. *The Planning and Development Act, 2007* provides the authority that enables the creation of a Planning District, governs plans of subdivision, Zoning Bylaws, servicing agreements, development levies, and review processes to ensure that the Official Community Plan (OCP) is effective over the long term.

5.2 DEFINITIONS

The definitions contained within the Village of Marengo's Zoning Bylaw shall apply to this OCP and are not contradictory to the Plan. Any amendments to the Zoning Bylaw definitions shall ensure they do not conflict with the Official Community Plan.

5.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Village of Marengo will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Village in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Village will be achieved.

The application of the Official Community Plan policies is illustrated in the Future Land Use Map contained in Appendix "A." This Plan is intended to illustrate the locations of the major land use designations within the Village of Marengo. This map should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations highlight future potential, which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and human-made features.

The Official Community Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

5.4 ADOPTION OF THE VILLAGE ZONING BYLAW

Following the adoption of the OCP and District Plan, the Village is required to enact a Zoning Bylaw which will set out specific regulations for land use and development as per Section 103 of *The Planning and Development Act, 2007*:

- ❖ The Zoning Bylaw must generally conform to this OCP, the District Plan and future land use and development shall be consistent with the goals and objectives of this Plan and the Prairie West District Plan;
- ❖ Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the municipality;
- ❖ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards prescribed for each zone;
- ❖ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions; and
- ❖ The objectives and policies in this OCP and the District Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings, or other improvements that will be allowed in the different Zoning Districts established by the municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the municipality with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering, and all other relevant standards prescribed by the individual municipality.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan and the District Plan. In considering a Zoning Bylaw or an amendment, the municipality should refer to the policies contained in this Plan, their Official Community Plan and the Future Land Use Map to ensure that the development objectives of the municipality are met.

5.5 CONTRACT ZONING

For purposes of accommodating a re-zoning for unique development situations, Council may consider entering into re-zoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a re-zoning agreement to have an area of land re-zoned to permit the carrying out of a specified proposal, the council may enter into an agreement with the person setting out:

- a) A description of the proposal;
- b) Reasonable terms and conditions with respect to:
 - i. The uses of the land and buildings or the forms of development; and
 - ii. The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail.
- c) Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out.

- d) A condition that, on the re-zoning of the land, none of the land or buildings shall be development or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions for entering into a re-zoning agreement. The following are additional guidelines:

- ❖ The re-zoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District;
- ❖ The re-zoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;
- ❖ The development or re-development of the site for the specific use will be of benefit to the immediate area, the municipality, and the District as a whole; and
- ❖ The use of these zoning tools do not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

5.6 CONCEPT PLANS

Concept plans represent design layout concepts prepared at the request of the municipal Council to provide direction for how new developments:

- ❖ Ensure the efficient provision of infrastructure services;
- ❖ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- ❖ Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of an Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan, this District Plan, and any part of a concept plan that is inconsistent with the Official Community Plan and District Plan has no effect insofar as it is inconsistent.

5.7 COMPREHENSIVE DEVELOPMENT REVIEWS

A Comprehensive Development Review may be completed by the developer prior to presenting it to Council proposing to re-zone land for (greater than 2) multi-parcel country residential, commercial, or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- ❖ Proposed land use(s) for various parts of the area;
- ❖ The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- ❖ The location of and access to major transportation routes and utility corridors;

- ❖ The provision of services respecting the planning for future infrastructure within the municipality;
- ❖ Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas; and
- ❖ Appropriate information specific to the particular land use (residential, commercial or industrial).

5.8 SPECIAL STUDIES

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the Village to identify lands affected by flooding or slope hazards, endangered species habitat, heritage resources, potable water supply septic management, the potential for ground and surface water pollution, and any general health risk to the environment.

5.9 PUBLIC WORKS

The capital works program and public improvements of the Village shall be consistent with the policies set out in this District Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.

5.10 DESIGN STANDARDS AND GUIDELINES

The development and administration of design standards and guidelines is encouraged throughout the District. These guidelines can include areas such as building or site design and appearance, lighting, signage, building orientation, trails, and landscape design standards to promote and achieve a high standard of development.

5.11 DEVELOPMENT LEVIES AND AGREEMENTS

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that requires the capital upgrading of services of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The bylaw will contain a schedule of the unit costs to be applied. Before adopting the bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

5.12 SERVICING AGREEMENTS

Council may establish a separate fee bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. The agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. The municipality may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.

5.13 SUBDIVISION PROCESS

The Director of community planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Rural Municipality of Snipe Lake. The affected municipality has input into the subdivision procedure:

- ❖ The municipality provides comments on all subdivision applications within the municipality;
- ❖ The municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width, or depth of lots and other spatial and land use standards. Zoning is intended to implement the municipality's and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the municipality; and
- ❖ In order for the subdivision to be completed in a timely manner, it is advisable to consult with the Development Officer and/or planning staff of the municipality before submitting a subdivision proposal to the Ministry of Government Relations.

5.14 MONITORING PROGRESS

REVIEW

The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the municipality to an inflexible development policy. As new issues and concerns arise or old ones change, the Plan shall be revised to meet those changes. The Plan shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives, and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the municipality. New implementation initiatives will be needed as priorities will require adjustment in response to the varied and changing conditions in the Village and the greater District.

AMENDMENT

This Official Community Plan is a starting point and is capable of amendment and refinement on a continuous basis. On occasion land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed. However, before any amendment is made the impact of the proposed change on the rest of the Plan and the future development of the municipality and the District should be examined. Amendment to the Plan for a specific development proposal should be avoided; instead any Plan amendment should examine the broader scope of the issue.

Appendices

Appendix "A" – Village of Marengo Future Land Use Map

Appendix "B" – Village of Marengo Reference Maps

Appendix "C" – Infrastructure Capacities for the Village of Marengo

Appendix "D" – Village of Marengo Action Plan

Future Land Use Map Village of Marengo



Legend

- Proposed**
- Residential
 - Core Commercial
 - Highway Commercial
 - Industrial
 - Green Space
 - Walking Trail
- Existing**
- Boundary
 - Major Highway
 - Railway
 - Watercourse
 - Waterbody

[Signature]
Mayor

[Signature]
Robin Busby
Administrator



This the Future Land Use Map referred to in Bylaw No. 2017-05 adopted by the Village of Marengo

Rural Municipality of Milton No. 292

317

317

7

APPROVED
REGINA, SASK.
DEC 19 2019
[Signature]
Assistant Deputy Minister
Ministry of Government Relations

Kilometers
0.5 0.25 0 0.5

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).



This photocopy is a true copy of the original document, which has not been altered in any way.

[Signature] Name
[Signature] Signature
[Signature] Title
Signed at Marengo, Saskatchewan on March 29, 2019 Date

Reference Map Village of Marengo Community, Park and Recreational Amenities



Legend 1

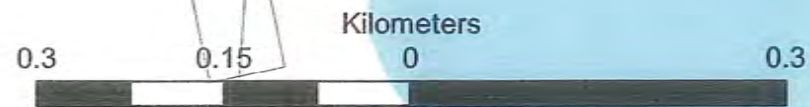
- Community Amenities
- Parks
- Recreational Amenities

Symbol	Entity
1	Village & RM Office/Post Office
2	RM Shop
3	Community Hall
4	Elementary/High School & Playground
5	Church
6	SaskTel
7	General Park
8	Open Green Space
9	Outdoor Rink

Legend 2

- Boundary
- Major Highway
- Railway
- Watercourse
- Waterbody

Note: Based on input from the community engagement process.



Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).



Reference Map Village of Marengo Heritage Buildings and Historic Places of Interest



Legend 2

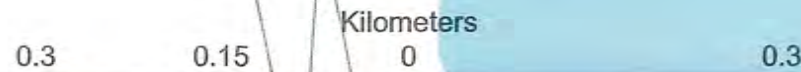
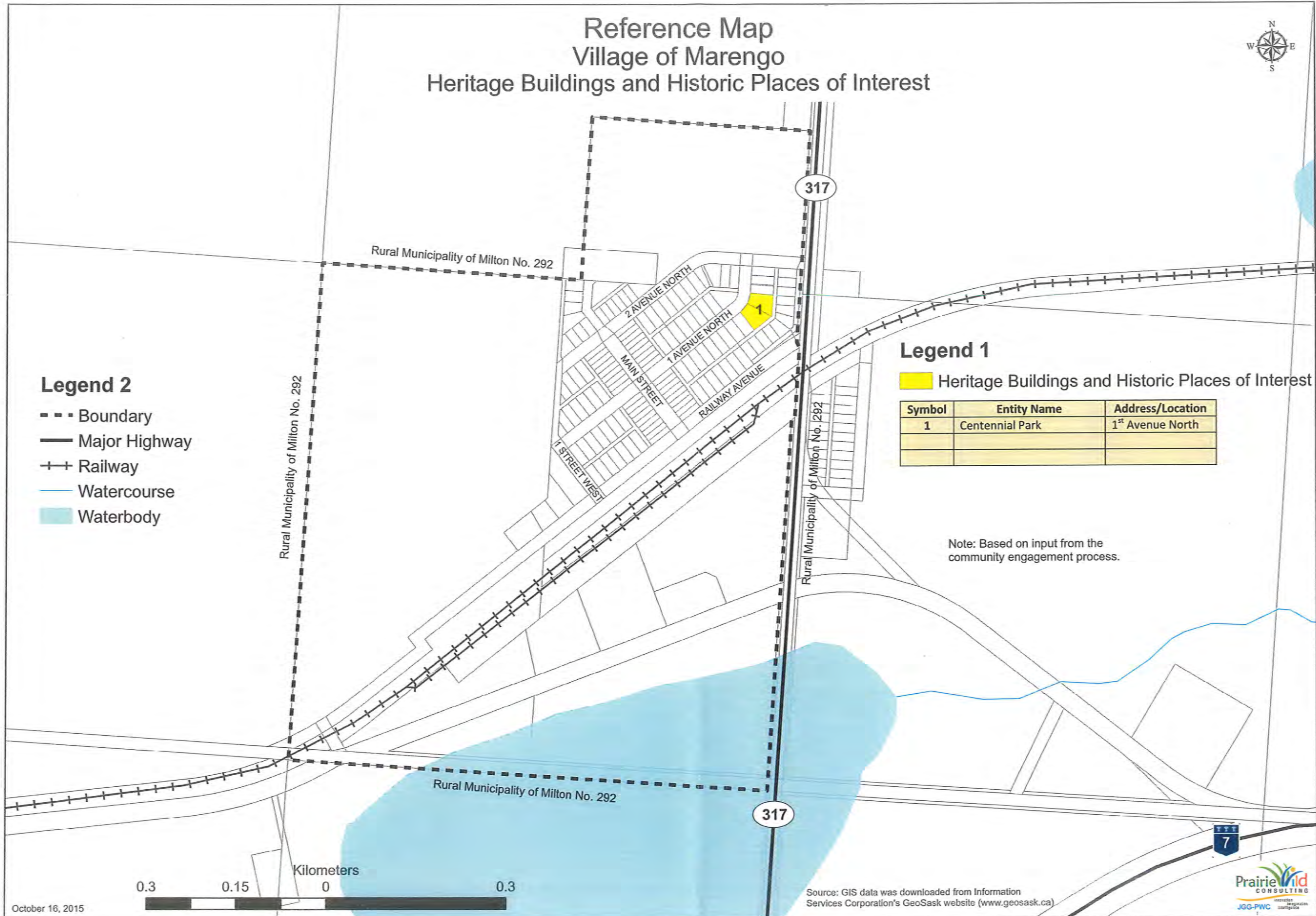
- - - Boundary
- Major Highway
- + + Railway
- Watercourse
- Waterbody

Legend 1

Heritage Buildings and Historic Places of Interest

Symbol	Entity Name	Address/Location
1	Centennial Park	1 st Avenue North

Note: Based on input from the community engagement process.



October 16, 2015

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca)



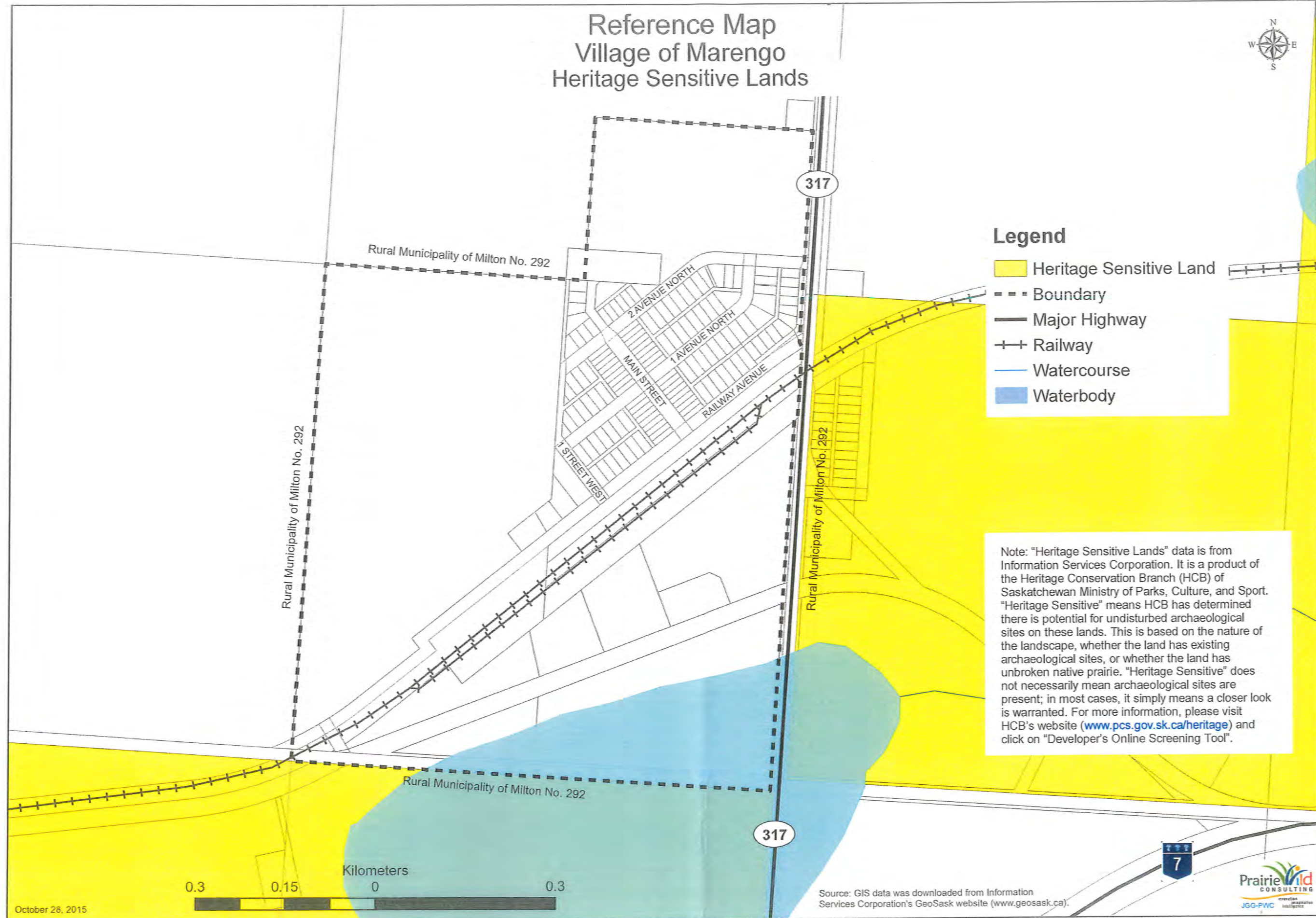
Reference Map Village of Marengo Heritage Sensitive Lands



Legend

- Heritage Sensitive Land
- Boundary
- Major Highway
- Railway
- Watercourse
- Waterbody

Note: "Heritage Sensitive Lands" data is from Information Services Corporation. It is a product of the Heritage Conservation Branch (HCB) of Saskatchewan Ministry of Parks, Culture, and Sport. "Heritage Sensitive" means HCB has determined there is potential for undisturbed archaeological sites on these lands. This is based on the nature of the landscape, whether the land has existing archaeological sites, or whether the land has unbroken native prairie. "Heritage Sensitive" does not necessarily mean archaeological sites are present; in most cases, it simply means a closer look is warranted. For more information, please visit HCB's website (www.pcs.gov.sk.ca/heritage) and click on "Developer's Online Screening Tool".



October 28, 2015

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).

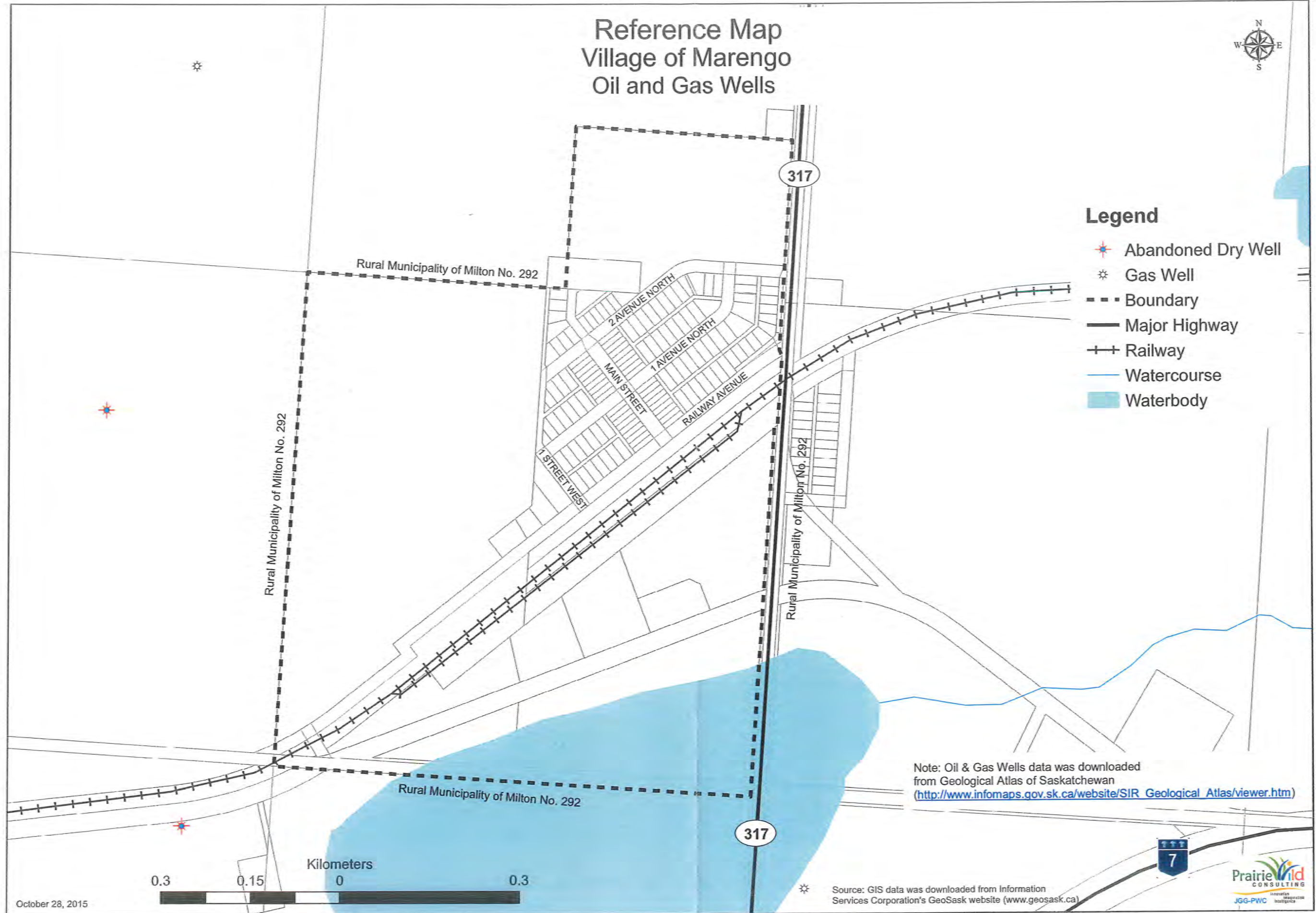


Reference Map Village of Marengo Oil and Gas Wells



Legend

- Abandoned Dry Well
- Gas Well
- Boundary
- Major Highway
- Railway
- Watercourse
- Waterbody



Note: Oil & Gas Wells data was downloaded from Geological Atlas of Saskatchewan (http://www.infomaps.gov.sk.ca/website/SIR_Geological_Atlas/viewer.htm)

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca)

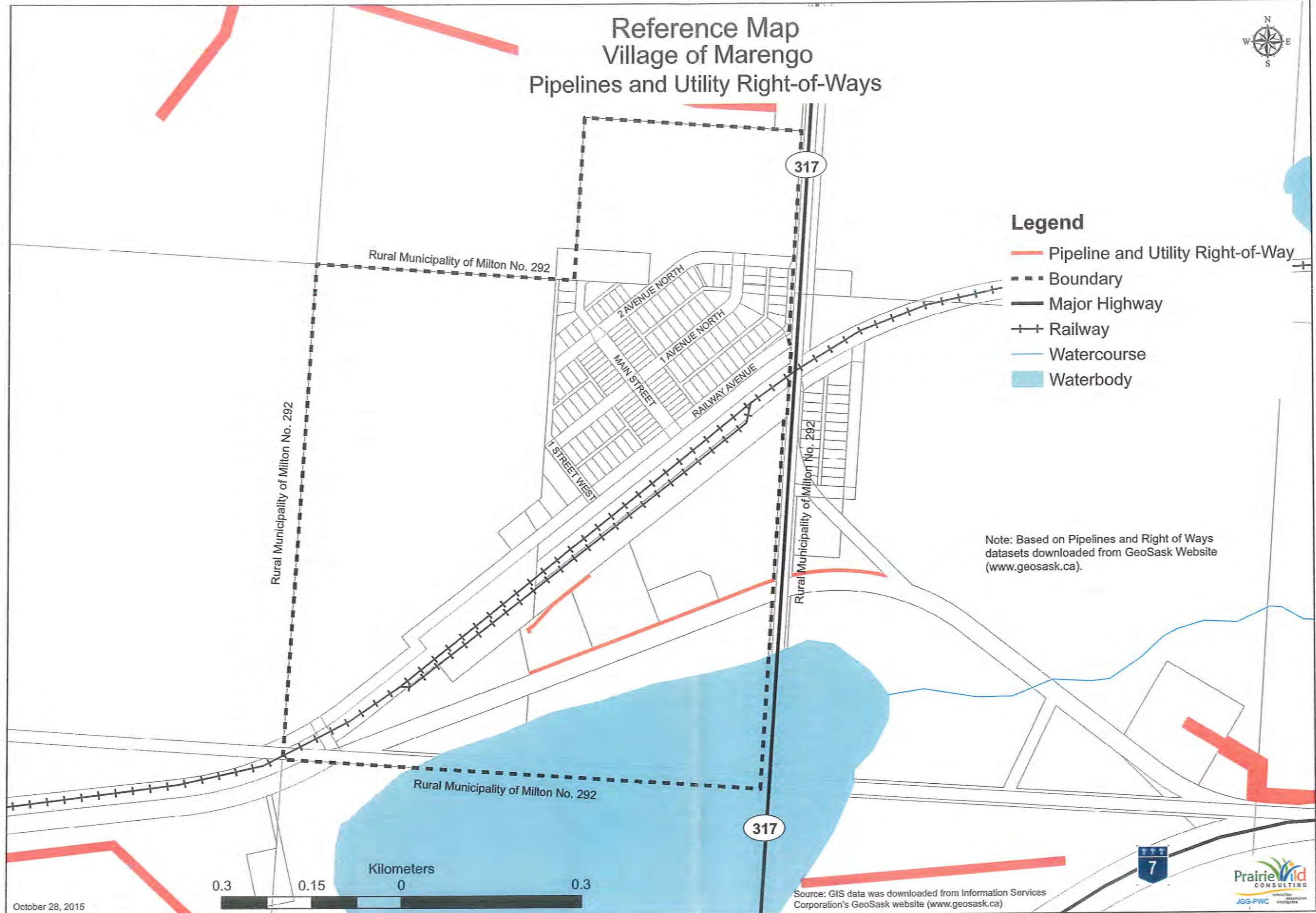
Reference Map Village of Marengo Pipelines and Utility Right-of-Ways



Legend

- Pipeline and Utility Right-of-Way
- - - Boundary
- Major Highway
- + + + Railway
- Watercourse
- Waterbody

Note: Based on Pipelines and Right of Ways datasets downloaded from GeoSask Website (www.geosask.ca).



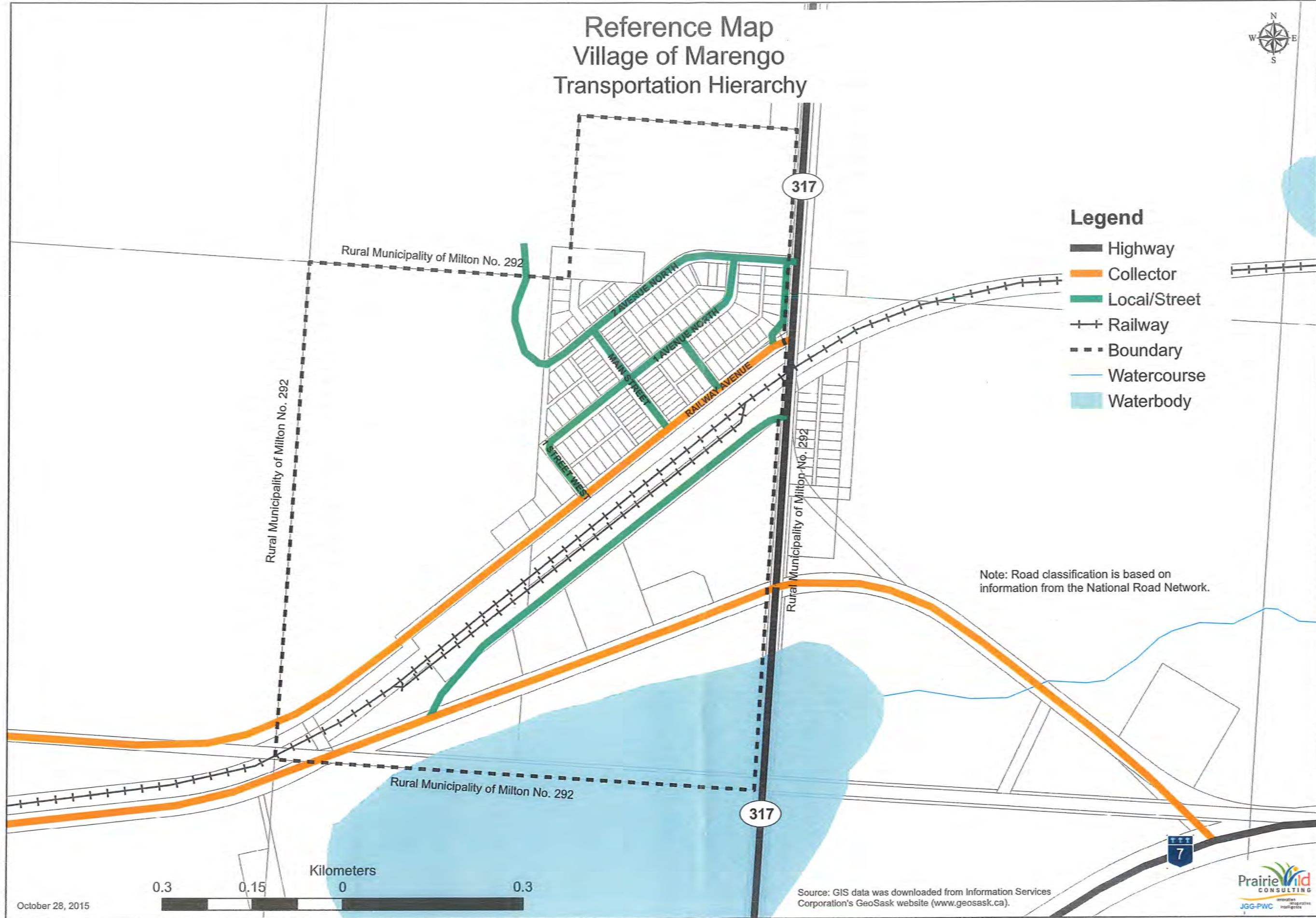
Reference Map Village of Marengo Transportation Hierarchy



Legend

- Highway
- Collector
- Local/Street
- Railway
- Boundary
- Watercourse
- Waterbody

Note: Road classification is based on information from the National Road Network.



October 28, 2015

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).

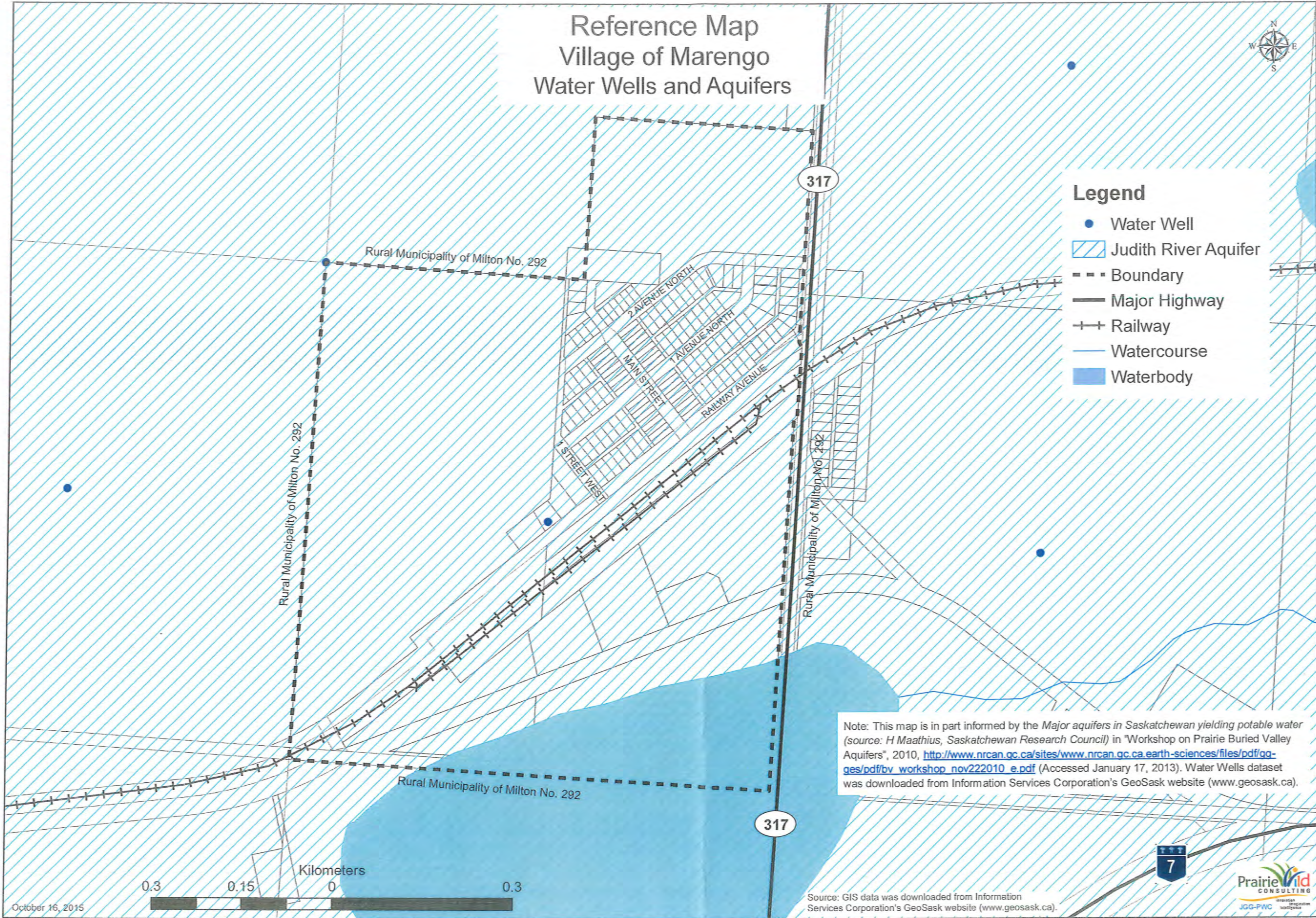


Reference Map Village of Marengo Water Wells and Aquifers



Legend

- Water Well
- ▨ Judith River Aquifer
- - - Boundary
- Major Highway
- + + Railway
- Watercourse
- Waterbody



Note: This map is in part informed by the *Major aquifers in Saskatchewan yielding potable water* (source: H Maathius, Saskatchewan Research Council) in "Workshop on Prairie Buried Valley Aquifers", 2010, http://www.nrcan.gc.ca/sites/www.nrcan.gc.ca/earth-sciences/files/pdf/gg-ges/pdf/bv_workshop_nov222010_e.pdf (Accessed January 17, 2013). Water Wells dataset was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca).

