Rural Municipality of Sherwood

Official Community Plan & Infrastructure Servicing Strategy

Public Open House

November 15 & 16, 2016

About the Plan

What is an Official Community Plan?

An Official Community Plan (OCP) contains policies that guide the physical, environmental, economic, social, and cultural development of a community. This OCP will inform almost every decision made by Council for the next 20 years.

OCP

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Why is Community Involvement Important?

The policies, vision, goals and objectives in an OCP are developed through community involvement and speak to the unique local context.

What Does an Official Community Plan Guide?

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Vision

The Rural Municipality of Sherwood is a growing community striving to offer a high quality of life for its residents.

The Municipality's balanced population and diverse economy will attract a range of commercial and industrial employers.

The Municipality also values its agricultural sector and will protect its natural environment through a high level of environmental stewardship.

Residents and businesses will have strong positive ties to the community and will enjoy access to well-planned public facilities and services.

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Plan Overview

2015

JANUARY
- 2014 OCP Returned to RM of Sherwood

MAY
- Infrastructure Servicing Strategy (ISS) Terms of Reference
- Special Council Meeting–OCP/ Mapping/ISS/Road
- Stakeholder Meetings #1 & #1

AUGUST
- Servicing Strategy Commencement

SEPTEMBER
- Stakeholder Workshop #1

2016

MAY
- Open Houses #1 & #2

SEPTEMBER
- Stakeholder Meetings
- Analysis of Referral Comments
- OCP Revisions
- Council Report & first Reading

OCTOBER/NOVEMBER
- Public Consultations

DECEMBER
- Submit OCP Community Planning

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Goals & Objectives

5 Goals Identified to Realize the Vision:

1. Diversify the Economy with BR+E² Opportunities
2. Provide Cost Efficient Servicing
3. Manage Growth to Maintain a High Quality of Life for Residents
4. Respect and Protect Agricultural Lands and Activities as New Growth & Investment Occurs
5. Continue to Cooperate with First Nations and Adjacent Municipalities in Regards to Matters of Land Use Planning & Development in the Capital Region

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Growth

Intent:

As the lands in this Plan are developed, new businesses will be created, parks and recreation opportunities developed, cultural initiatives cultivated, and services and amenities provided to improve the Quality of Life for residents.

Includes:

- Allocating Land for Growth (Section 2.0)
- Growth Planning Principles (Section 9.0)
- Regional Planning & Inter-Jurisdictional
- Cooperation (Section 11.0)

Community Services

Includes:

- Historic, Cultural, and Heritage Resources (Section 10.0)
- Parks, Recreation, and Open Space (Section 12.0)

Parks, Recreation, & Open Space Policy Intent:

Passive leisure, recreation, and tourism activities are vital to the well-being of our community. Diversity of landscapes and open spaces contribute to the community spirit.

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Environment

Includes:

- Natural Resource, Mineral, and Aggregate Extraction Areas (Section 5.0)
- Aquifer, Environment, Flood Plain, & Hazard Areas (Section 6.0)

Effective management of the commons (air, water, land, and eco-system resources) needs to be monitored and managed for a healthy natural environment.

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Economy

Includes:

- Agriculture Areas (Section 4.0)
- Employment Areas (Section 8.0)

Costs of Development:

Each application/development is expected to submit...

- Pro-forma – to outline capital and Operations and Maintenance Costs
- Lifecycle assessments and Cost Benefit Analysis (CBA)

...to inform Council of the long-term costs associated with development

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Infrastructure

Includes:

- Transportation Infrastructure (Section 13.0)
- Municipal Services (Section 14.0)
- Public Utilities & Multi-Use Corridors (Section 15.0)
- Infrastructure Servicing Strategy

The Municipality will coordinate the extension of services and utilities with stakeholders to promote and encourage orderly, contiguous development.

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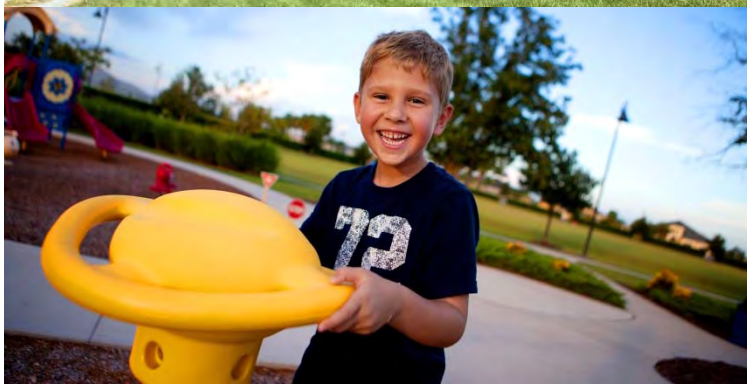
Quality of Life

Includes:

Rural lifestyle for residents:

- Larger lots
- Large city amenities close by
- Diversity of housing choices
- Space to... **Live. Work. Play.**



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IMPLEMENTATION

There will be many tools that will be created and/or updated to successfully implement the Official Community Plan.

Many of these tools and documents will follow the approval of the Official Community Plan. Some of the major ones include:

- Secondary / Concept Plans
- Zoning
- Development: Permits, Agreements, Levies, and Levy Agreements
- Servicing Agreements

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SIP Utility Strategy

Intent:

Support RM of Sherwood Goals and Objectives by creating a water and wastewater utility to service the Sherwood Industrial Park (SIP) and adjacent growth areas.

The utility is being developed with a self-sustaining financial model based on user fees to cover capital, operating and capital renewal costs with no impact on property taxes

Includes:

- A water treatment plant built adjacent to the SIP
- Water main extensions to support new development
- An environmentally sustainable wastewater solution

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Associated Engineering
GLOBAL PERSPECTIVE. LOCAL FOCUS.

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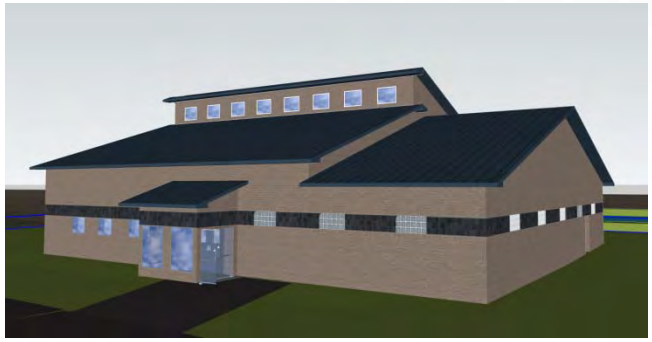
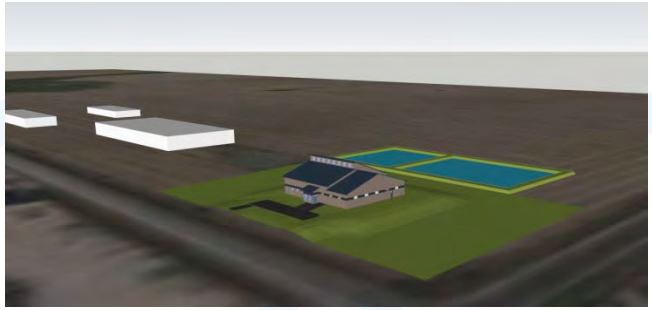
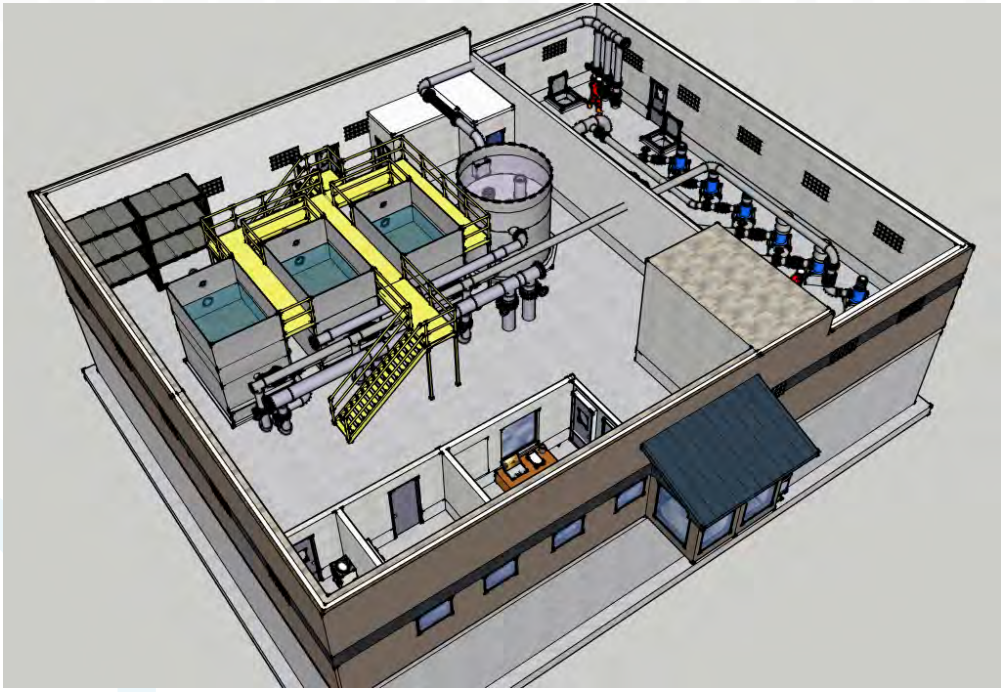
Sherwood Industrial Park







Water Treatment Plant

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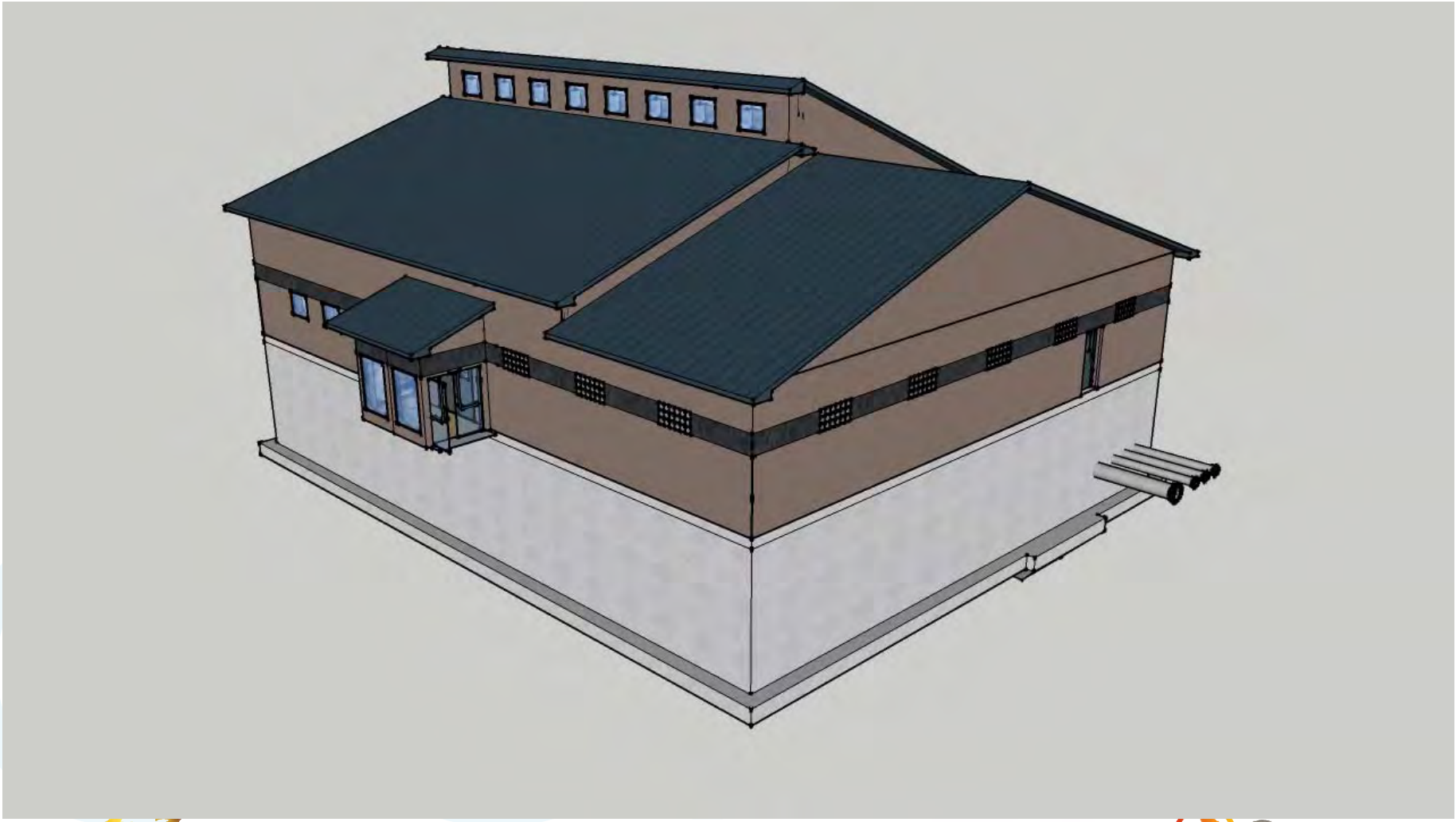
Water Treatment Plant

Location Plan

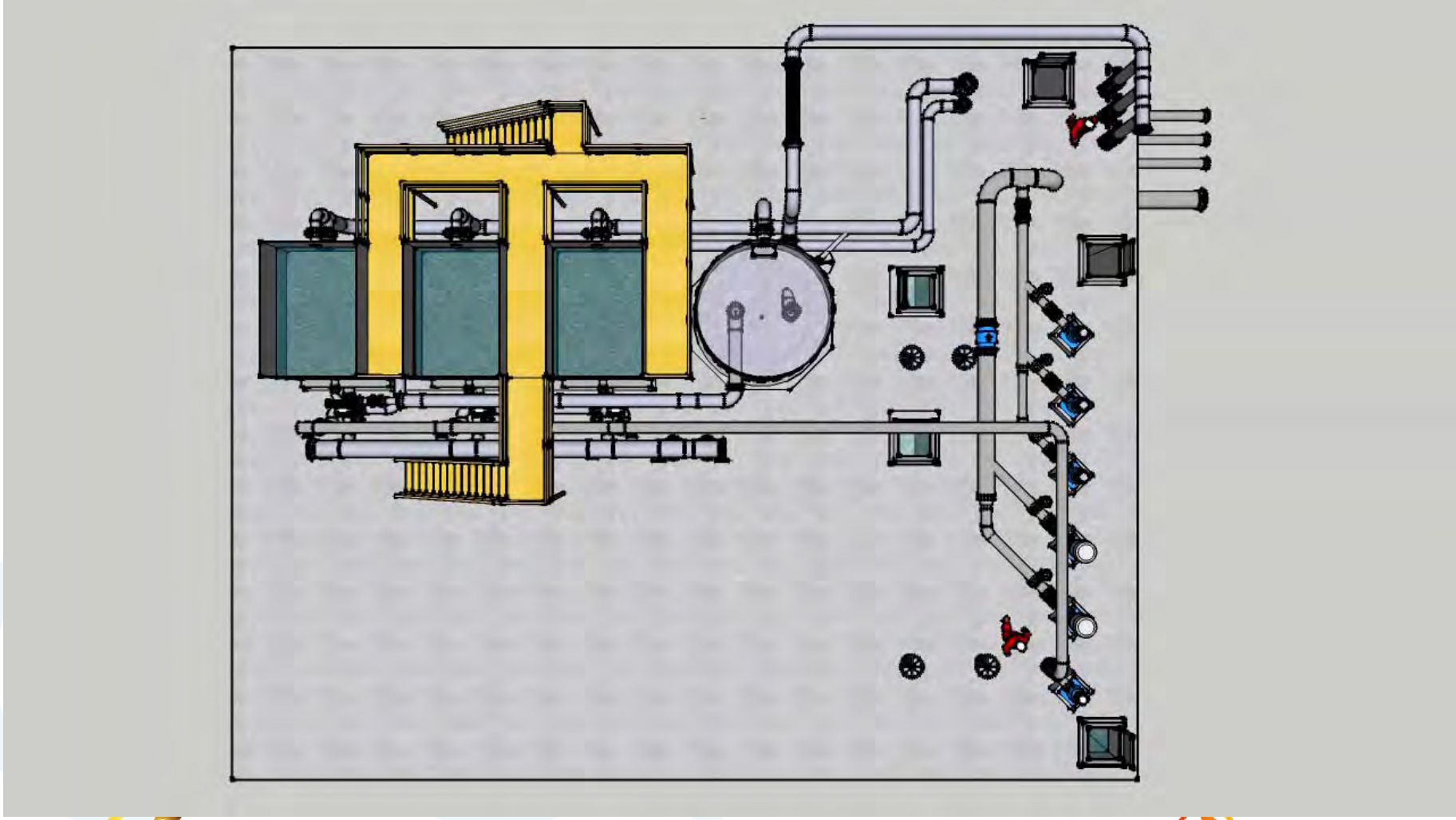
Water Treatment Plant

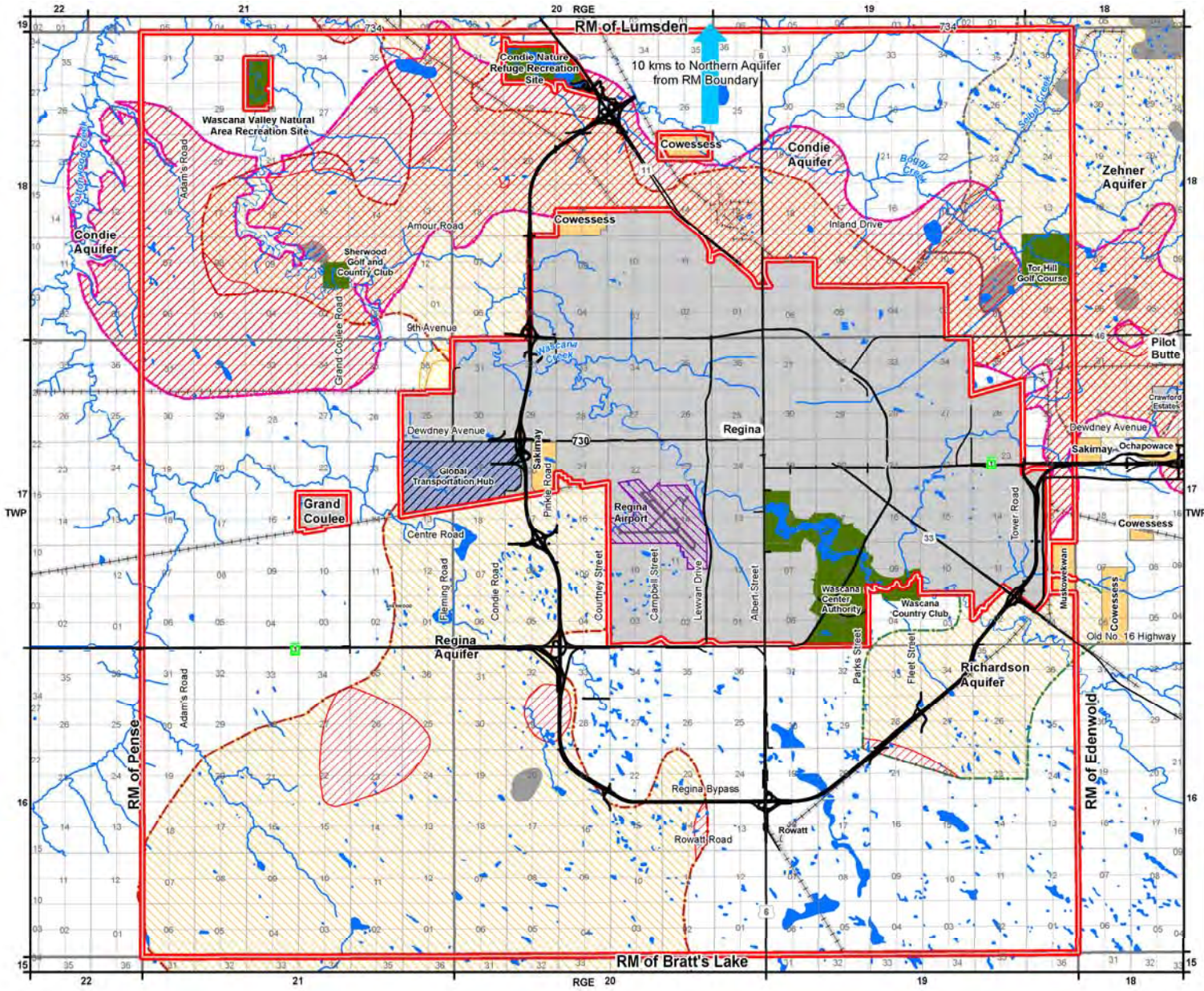
Building Elevation & Layout



Water Treatment Plant

Treatment Process





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Infrastructure Strategy

Map 5-1
Aquifer Location and Sensitivity

Government
- First Nations Reserve
- Regina International Airport
- Global Tranportation Hub
- Urban Municipality
- RM of Sherwood Boundary

Built Environment
- Parks and Recreation Areas
- Regina Bypass
- Highway
- Railway

Aquifers
- Regina Aquifer
- Richardson Aquifer
- Zehner Aquifer
- Condie Aquifer

Aquifer Sensitivity
- Extreme
- High
- Moderate
- No Value

Data Source: GeoSask, MDH (pdf format), WSP Group.
Datum: NAD1983 CSRS UTM Zone13N.

Disclaimer: This map is for illustrative purposes only; questions can be directed to the issuing agency for content.

0 0.5 1 2 3 4 Kilometres

WSP
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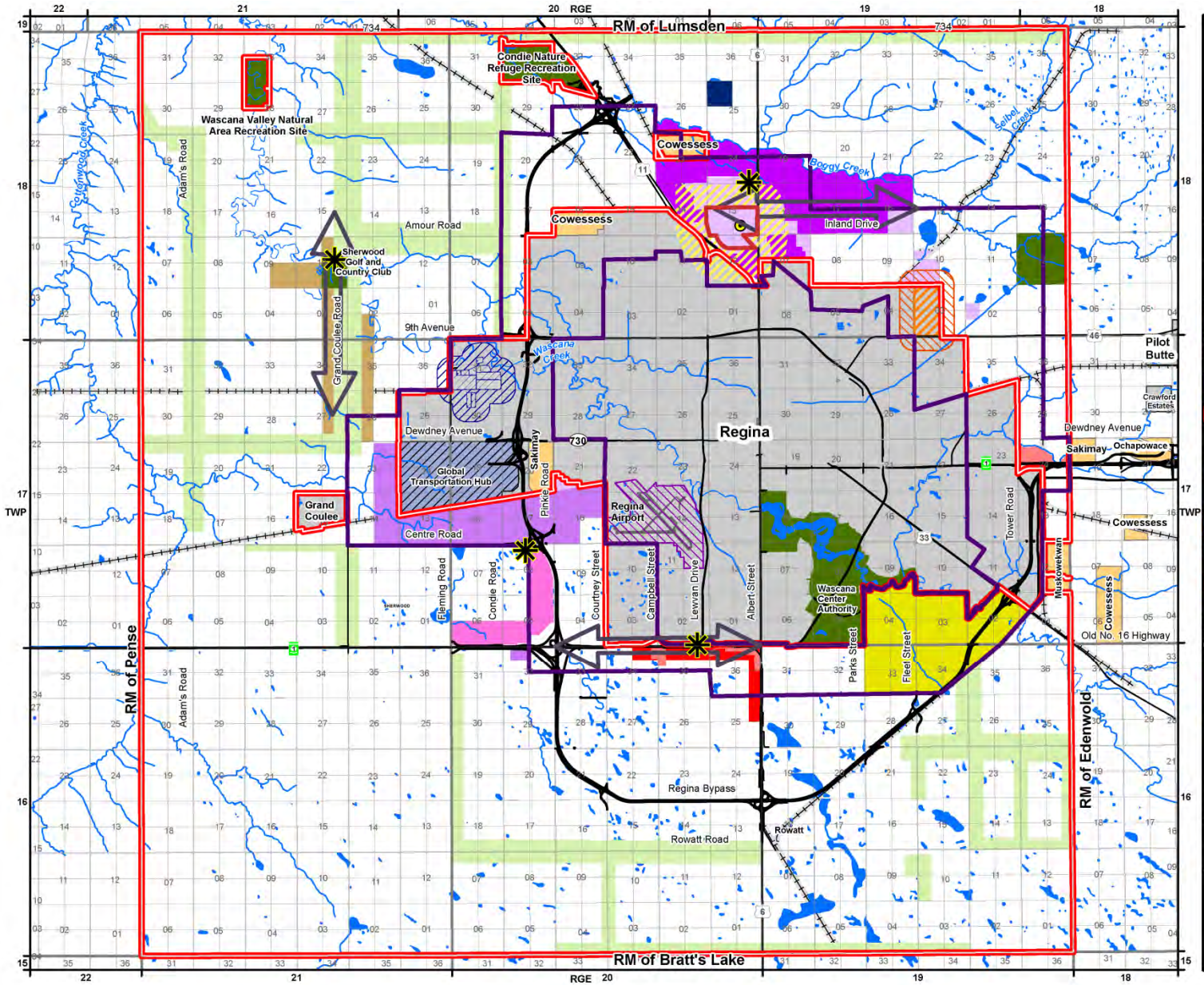

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Official Community Plan ByLaw No. 16/16

Schedule B: Future Land Use

Government
- First Nations Reserve
- Regina International Airport
- Global Tranportation Hub
- Urban Municipality
- JPA Boundary
- CPA Boundary
- RM of Sherwood Boundary

Built Environment
- Development Nodes
- Priority Corridors
- Parks and Recreation Areas
- City of Regina Sewage Lagoon
- City of Regina Sewage Lagoon Setback (457m - Residential)
- City of Regina Landfill
- City of Regina Landfill Setback (457m - Residential)
- EVRAZ Melt Shop
- EVRAZ-Industrial Zone Boundary
- Industrial Buffer
- Regina Bypass
- Highway
- Railway

Existing Development
- Commercial
- Industrial
- Recreational
- (EAF) Electric Arc Furnace Dust Storage Facility

Future Development
- Agriculture
- Large Lot Agriculture
- Commercial / Mix-Use
- Commercial / Light Industrial
- Employment Lands
- Industrial
- Rural / Peri-urban Residential

Data Source: GeoSask, City of Regina, WSP Group.
Datum: NAD1983 CSRS UTM Zone13N.
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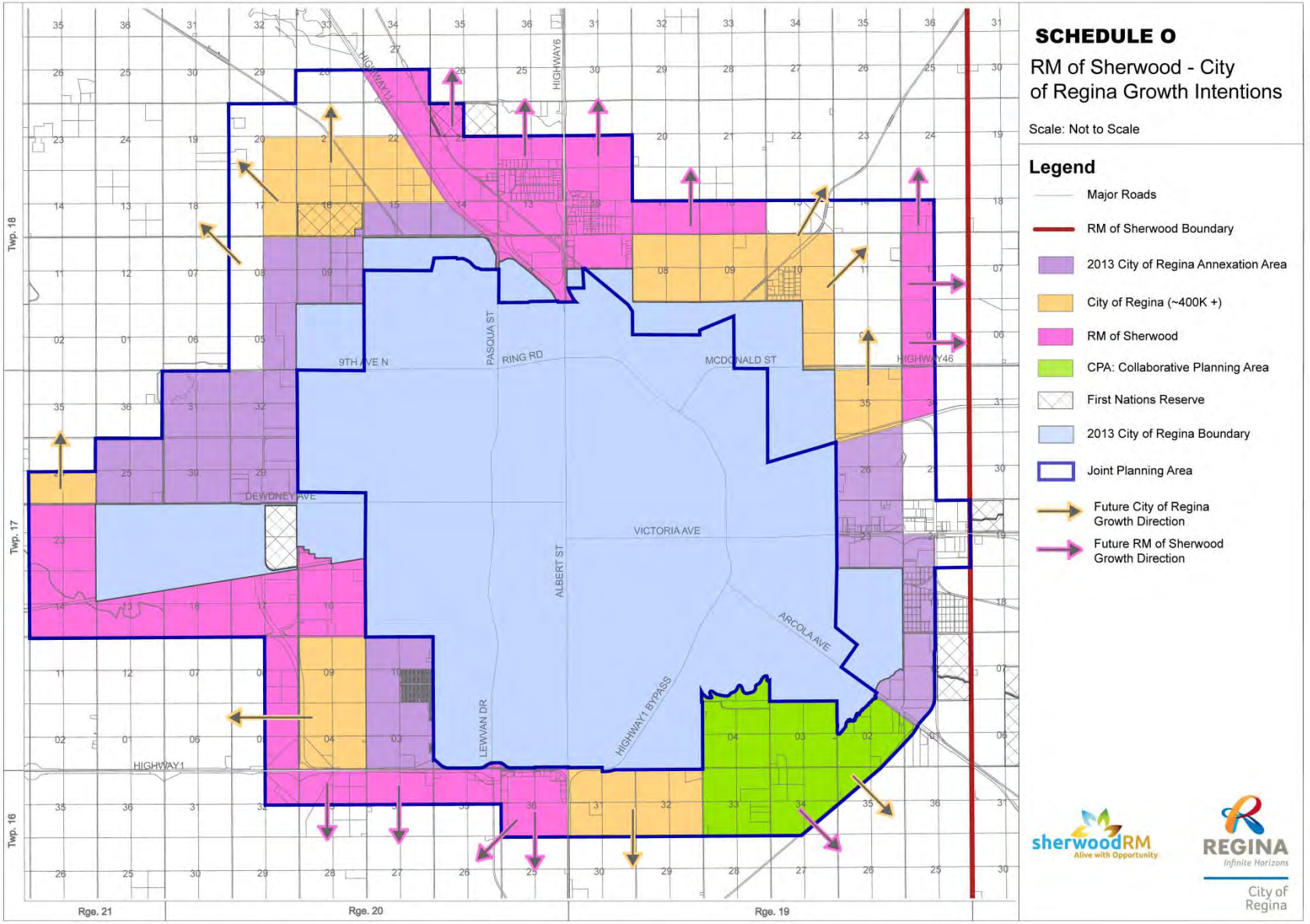

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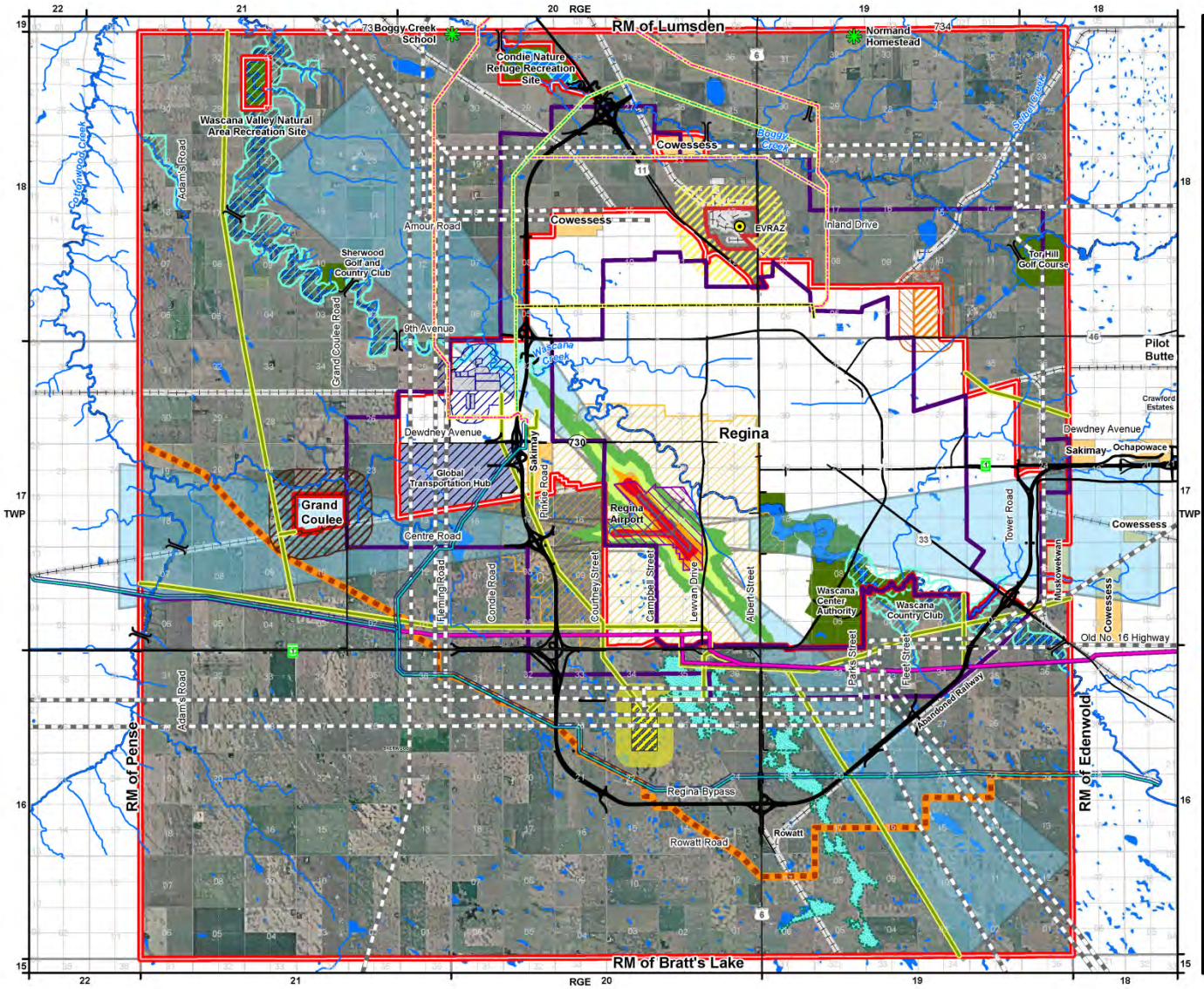

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Schedule M: Development Constraints

Government
- First Nations Reserve
- Regina International Boundary
- Global Tranportation Hub
- Grand Coulee Half Mile Setback
- UPA Boundary
- RM of Sherwood Boundary

Land Use
- Ecologically Significant Area
- Stice-Rowatt Slough
- Waterbodies
- 30m buffer adjacent to watercourses and waterbodies

Airport Noise Attenuation Overlay
- 25-30
- 30-35
- 35-40
- >40
- Aeronautical Protection Zone
- Aeronautical Protection Area

Built Environment
- Sask Power Lines (High Voltage)
- Spectra Energy Pipeline
- TransCanada Pipeline
- Enbridge Pipeline
- TransGas Pipeline
- TransGas Gas Caverns
- TransGas Gas Caverns Setback (500 m)
- Heritage Sites
- Regina Bypass
- Highway
- Railway
- Bridges

CCRL Northwest Pipelines
- Alternative Route 1
- Alternative Route 2
- Alternative Route 3
- Existing
- Parks and Recreation Areas
- EVRAZ Melt Shop
- EVRAZ-Industrial Zone Boundary
- Industrial Buffer
- City of Regina Sewage Lagoon
- City of Regina Sewage Lagoon Setback (457m - Residential)
- City of Regina Landfill
- City of Regina Landfill Setback (457m - Residential)

Imagery Source: SGIC Ortho Imagery Dataset.
Data Source: GeoSask, City of Regina, CCRL (pdf format), Regina Airport Authority Inc. (document), SaskPower (pdf format), TransCanada Pipeline (pdf format),TransGas, Enbridge (document), Spectra Energy (shapefile), WSP Group.
Datum: NAD1983 CSRS UTM Zone13N.
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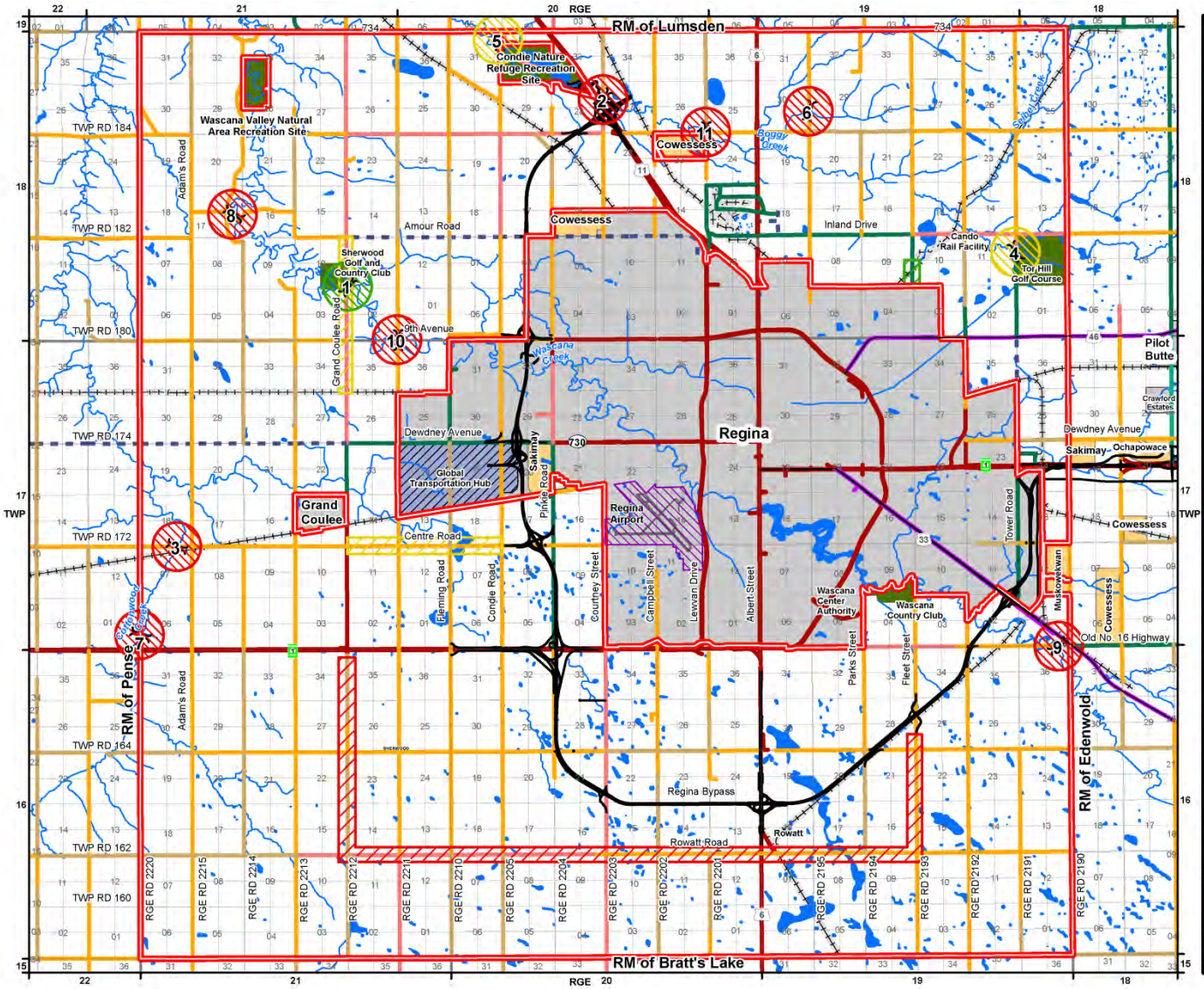

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Schedule C: Transportation

Government
- First Nations Reserve
- Regina International Airport
- Global Tranportation Hub
- Urban Municipality
- RM of Sherwood Boundary

Built Environment
- Parks and Recreation Areas

Transportation
- Regina Bypass

Roads by Class (Total Distance in km)
- Class 1 (313.4 km)
- Class 2 (18.4 km)
- Class 3 (62.0 km)
- Gravel Class 4 (29.3 km)
- Paved Class 4 (251.5 km)
- Class 5 (115.2 km)
- Class 6 (752.3 km)
- Class 7 (387.8 km)

Road Network Term
- Long Term
- Medium Term
- Short Term
- Railway

Bridge Term
- Long Term
- Medium Term
- Short Term
- Bridges

Data Source: GeoSask, WSP Group.
Datum: NAD1983 CSRS UTM Zone13N.
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Next Steps

Questionnaire

Questionnaires are available today at this open house for you to fill out and leave with us.

Or, you can go online and take part in the "Virtual Open House" (available November 17):

www.rmofsherwood.ca

Thank you for Investing in your community!

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