

NIP^WWIN

EXCEPTIONAL BY NATURE



Official Community Plan

April 11, 2025

Celebrating 100 years

**The Town of Nipawin
Bylaw No.1197/25**

A Bylaw of the Town of Nipawin to adopt the Official Community Plan.
The Council of the Town of Nipawin in the Province of Saskatchewan, in open meeting assembled enacts as follows:

Pursuant to Section 29 and 32 of The Planning and Development Act, 2007 the Council of the Town of Nipawin hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.

The Mayor and Town Clerk are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.

This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

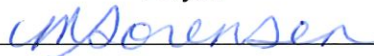
Introduced and Read a First Time this 28th day of April, 2025

Read a Second Time this 23 of June, 2025

Read a Third and Final Time this 23 of June, 2025



Mayor



Chief Administrative Officer



READ A THIRD TIME AND
FINALLY ADOPTED THIS
23 DAY OF June
A.D., 2025



Chief Administrative Officer

1.0 Acknowledgements

This plan wouldn't be possible without the dedication and contribution of the members of the Town Council and key administrators at the Town Office.

2024 Town Council

Marlon Zacharias	Mayor
Sheldon Chornawka	Councillor
Geoff Stewart	Councillor
Jan Boughen	Councillor
Sheila Seiferling	Councillor
Stacey Vik	Councillor

2025 Town Council

Marlon Zacharias	Mayor
Les Blair	Councillor
Geoff Stewart	Councillor
Lisa Fast	Councillor
Joyce Watts	Councillor
Stacey Vik	Councillor
Kylee Neudorf	Councillor

Key Members of the Administration

Michele Sorensen	Chief Administrative Officer
Derek Seckinger	General Manager of Community Services
Jeff Hrynkiw	Land Planner
Maria Freemantle	General Manager of Corporate Services
Paul Cockell	General Manager of Protective Services
Chelsea Corrigan	General Manager of Leisure Services
Jamie Fast	General Manager of Operations and Engineering

"There are two principal roles that local governments play. First, to look after today – provide excellent services and address present conditions and needs within the community. Second, to prepare for the future – to guide change and meet upcoming challenges. This Official Community Plan should provide development and growth policies which help to achieve the best possible outcomes for Nipawin for both today and tomorrow."

- Wallace Insights



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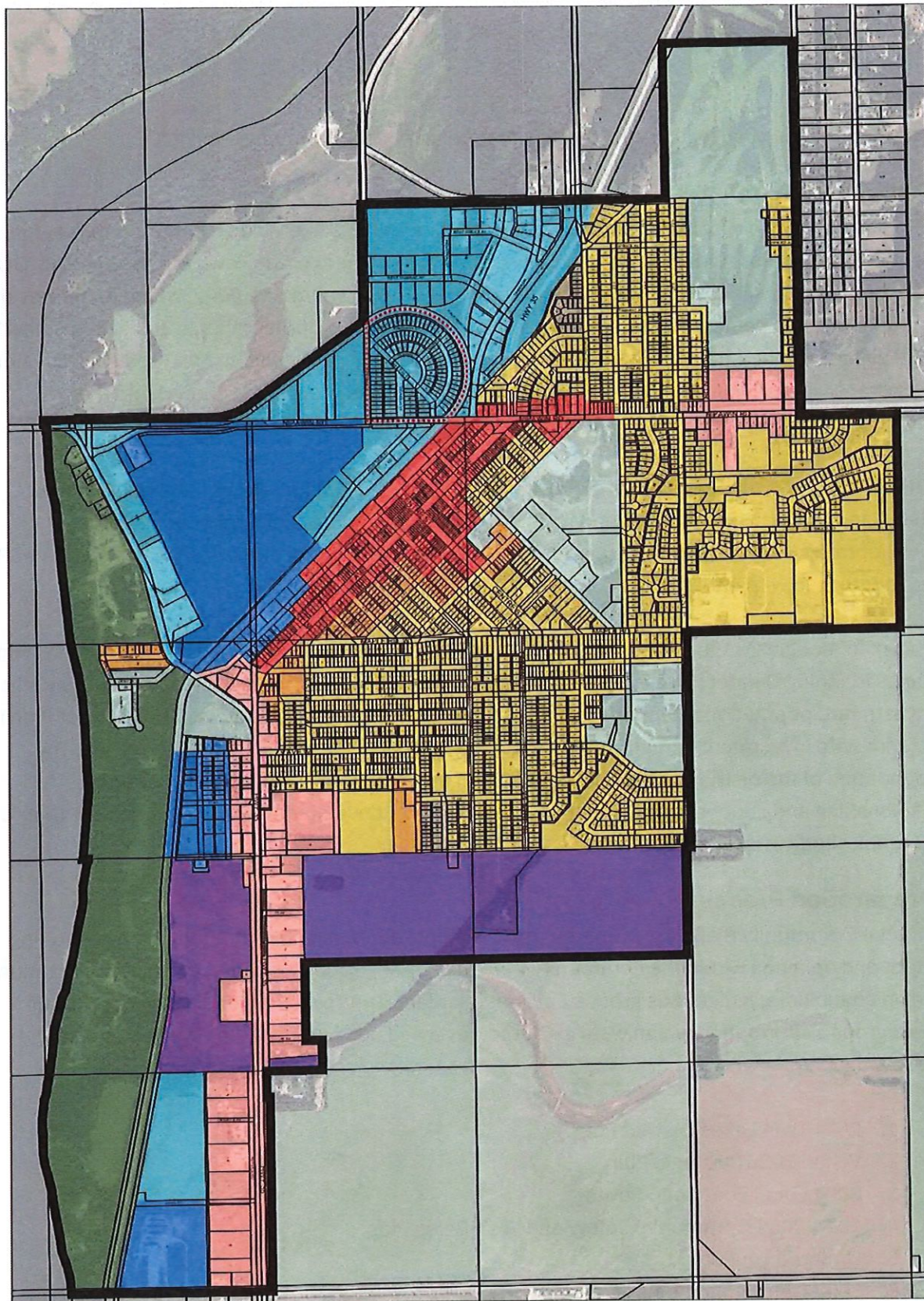
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TOWN OF NIPAWIN

**FUTURE LAND-USE
MAP 1
TOWN OF NIPAWIN**

PROJECT NO.: CHA 24033
 MAP PROJECTION: UTM ZONE 19
 HORIZONTAL DATUM: NAD 83 CS/RS 98
 DATE: 2024-09-24



Legend

- Future Urban Development
- Limited Service Industrial
- General Industrial
- Highway Commercial
- Downtown
- Land Use Study Area
- Residential - Multi-Unit
- Residential - Mobile-Unit
- Residential - Low Density
- Riverbank Development
- Community Service
- Urban Boundary

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1.0 Introduction

1.1 Title

The title of this Bylaw shall be the Town of Nipawin Official Community Plan (OCP).

1.2 Purpose of Plan

- a) The purpose of the Nipawin Official Community Plan (OCP) is to provide a comprehensive, long-term framework for guiding the future growth and development of the Town of Nipawin. This OCP is established in accordance with *The Planning and Development Act, 2007*, which mandates the creation of such plans to ensure orderly and sustainable development that aligns with the needs and aspirations of the community. By setting out clear goals and policies, the Nipawin OCP aims to foster a vibrant, resilient, and inclusive community, while providing a predictable and transparent decision-making framework for land use, infrastructure, and community services.
- b) The OCP reflects the Statements of Provincial Interest (SPI), ensuring that local policies and decisions contribute to broader provincial objectives, including sustainable economic development, environmental stewardship, and the well-being of residents. Only the relevant SPIs are addressed within this plan.
- c) This plan recognizes that Nipawin is part of a larger region and a committed member of the Twin Lakes Planning District (District). Communities within the District view stimulation of economic investment, population retention, and growth as the major goals. The focus of the District Plan is to stimulate investment and attract new development to strategically designated lands. The foundation of the district’s economic and growth management strategy is to continue establishing and supporting the creation of a network of development centres within the District, of which Nipawin is a key part.

1.3 Preparation Process

- a) Official Community Plans are prepared using multiple sources of information and by acquiring input and opinions within the community from residents, property owners, Town administration, Town councillors, indigenous groups and stakeholders. The Town provided several pieces of background information which were gathered, reviewed and summarized. These included the following:
 - 1. 2021 Twin Lakes District Plan
 - 2. Vision 2025 Strategic Plan
 - 3. 2024 Local Economic Strategy
 - 4. 2024-2030 Community Safety and Well-Being Plan
 - 5. Updated Tourism Strategy
 - 6. 2023 Communications Strategy
 - 7. Nipawin Zoning Bylaw

The OCP also considered the valuable information derived from public engagement.

Dates of key events leading up to OCP:

1. OCP Kickoff Meeting – July 4/24
2. Council and Administration Workshop – July 25/24
3. Community Connections Night – September 12/24
4. Indigenous and First Nation Round-Table Discussion – October 3, 2024

1.4 Community Vision, Guiding Principles and Themes

Vision

Nipawin envisages itself as ‘Exceptional by Nature.’

Mission

The mission emphasizes:

- Nipawin being a safe, friendly, optimistic, diverse and welcoming community.
- Providing employment and business opportunities for growth and development.

Themes

The Nipawin OCP was derived mainly using the themes from the Nipawin Strategic Plan – Vision 2025. These themes are:

- Welcoming - Nipawin is a safe, inclusive, accessible community with a strong sense of community, excellent health and social services and affordable housing.
- Prosperous - Nipawin provides diverse business opportunities and is the centre of the area’s prosperity.
- Sustainable - Nipawin is a community that is easy to move around in and the infrastructure is managed proactively and constructed and maintained to meet the needs of the future.
- Connected - Nipawin is inclusive and is connected by technology, events, transportation and gathering spaces and is supportive of partnerships.
- Green - Nipawin is a clean community with ample parks and green spaces.
- Creative - Nipawin is a year-round regional destination focused on heritage, arts and culture.
- Active - Nipawin is an active, healthy, walkable community.

- Cooperative - it is the Town's desire to remain a key player within the Twin Lakes Planning District framework, and to work cooperatively and proactively with Indigenous authorities within the region. This OCP is consistent with, and complementary to, the Twin Lakes District Plan.

Overall, the Town of Nipawin Official Community Plan is focused on growth and development during the scope of this plan.

1.5 Scope of this Plan

The scope of this plan does not prescribe a population target. Instead, the plan's scope identifies a length of time after which the Town of Nipawin should consider an update to this plan. The scope of this plan is ten years, from 2025 to the **end of 2034**.

1.6 Goals of this Plan

The Nipawin Official Community Plan is intended to address numerous goals. These goals were identified from multiple sources of information and through extensive engagement within the community and with internal and external stakeholders.

- a) Diversify Housing Choice
- b) Attract and Retain Youth
- c) Retain and Expand Health Services
- d) Increase Agri-Tourism
- e) Minimize Infrastructure Costs
- f) Develop an Inventory of fully serviced Lots for development
- g) Attract new residential development
- h) Provide meaningful incentives to attract specific types of development
- i) More utilization of the Fairgrounds
- j) Maintain core services
- k) Increase safety and address safety concerns
- l) Increase opportunities and lead more dialogue with Indigenous people and organizations

- m) Maintain a strong financial position
- n) Maintain town appearance as clean and well-maintained
- o) Improve communication and cooperation with partners
- p) Amend town boundary to reflect servicing, management and ownership of assets and facilities
- q) Build on town assets and unique location
- r) Adopt a Winter Community Strategy
- s) Encourage improvements to attract all-season tourism activity
- t) Focus on local businesses and foster an environment for new entrepreneurial enterprises

1.7 Statements of Provincial Interest

Statements of Provincial Interest (SPI) are mandated by The Planning and Development Act, 2007. They link provincial and municipal objectives for land use planning. All OCPs and DOCPs in Saskatchewan must address the relevant regulations contained in the SPI and ensure that their policies are consistent with the SPIs. The relevant SPI regulations which will be addressed in the Nipawin OCP are:

- a) Agriculture and Value-Added Agribusiness
- b) Biodiversity and Natural Ecosystems
- c) First Nations and Metis (Indigenous) Engagement
- d) Heritage and Culture
- e) Intermunicipal Cooperation
- f) Public Safety
- g) Public Works
- h) Recreation and Tourism
- i) Residential Development
- j) Shore Lands and Water Bodies
- k) Source Water Protection
- l) Transportation
- m) Community Health and Well-being
- n) Economic Growth

2.0 Community Profile

2.1 Historical Context

Nipawin has a rich history shaped by its geographical features, economic opportunities, and cultural significance. The name “Nipawin” is derived from Cree words that have been interpreted to mean “standing place” or “sleeping place,” reflecting the area’s historical use by Indigenous peoples as a lookout and a gathering place. Archaeological evidence suggests that the area around Nipawin has been inhabited for over 10,000 years, with various Indigenous groups, including the Cree, using the region for its strategic location along the Saskatchewan River.

The first permanent European settlers arrived in the early 20th century, drawn by the fertile soils and the potential for agricultural development. The first homesteaders began farming in the Nipawin area around 1906-07. The community quickly grew, with lumber mills and agricultural

Figure 1 – Archive Photo



Source: prairie-towns.com

operations becoming the primary economic drivers. A significant turning point in Nipawin's development occurred in 1924 when the Canadian Pacific Railway (CPR) extended its line to the area. However, the railway bypassed the original settlement location, prompting the entire town to be moved to its current site closer to the railway.

Following the establishment of the railway, Nipawin rapidly expanded, becoming a major trading center for the surrounding agricultural region. The construction of key infrastructure, such as the CPR bridge over the Saskatchewan River in 1931, further solidified Nipawin's role as a regional hub. Over the years, Nipawin diversified its economy, with the development of hydroelectric

Figure 2 – Archive Photo



Source: prairie-towns.com

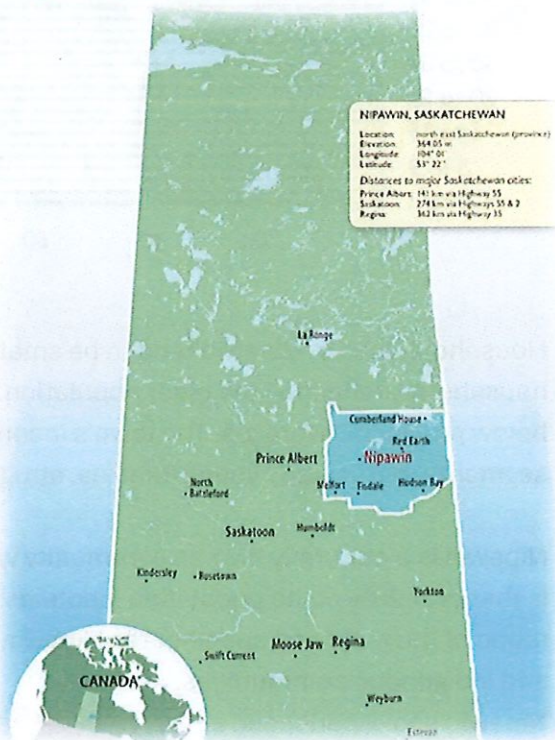
projects, tourism, and the continued importance of agriculture. The town was officially incorporated as a village in 1925 and gained town status on May 1, 1937.

Today, Nipawin's economy remains diverse, with agriculture, forestry, tourism, and small businesses playing key roles. The presence of hydroelectric dams, such as the Nipawin Hydroelectric Station, has also been significant in shaping the town's development. Tourism, particularly related to outdoor activities like fishing on Tobin Lake, has become increasingly important, contributing to Nipawin's economic stability.

2.2 Geographic Context

Geographically, Nipawin lies within the northern parkland region of the province, which is characterized by a transition zone between the boreal forest to the north and the agricultural prairies to the south. Nipawin is situated approximately 141 kilometers (about 85 miles) east of Prince Albert, Nipawin is part of the Twin Lakes District, which encompasses several municipalities, including the Rural Municipalities (RMs) of Moose Range, Nipawin, and Torch River, as well as the Towns of Carrot River and Choiceland, and the Villages of White Fox and Codette. The region is characterized by its rich agricultural land, vast areas of provincial forest, and the presence of two hydroelectric dams—Francois Finlay and E.B. Campbell—formed by the damming of the Saskatchewan River.

Figure 3 – Geographic context



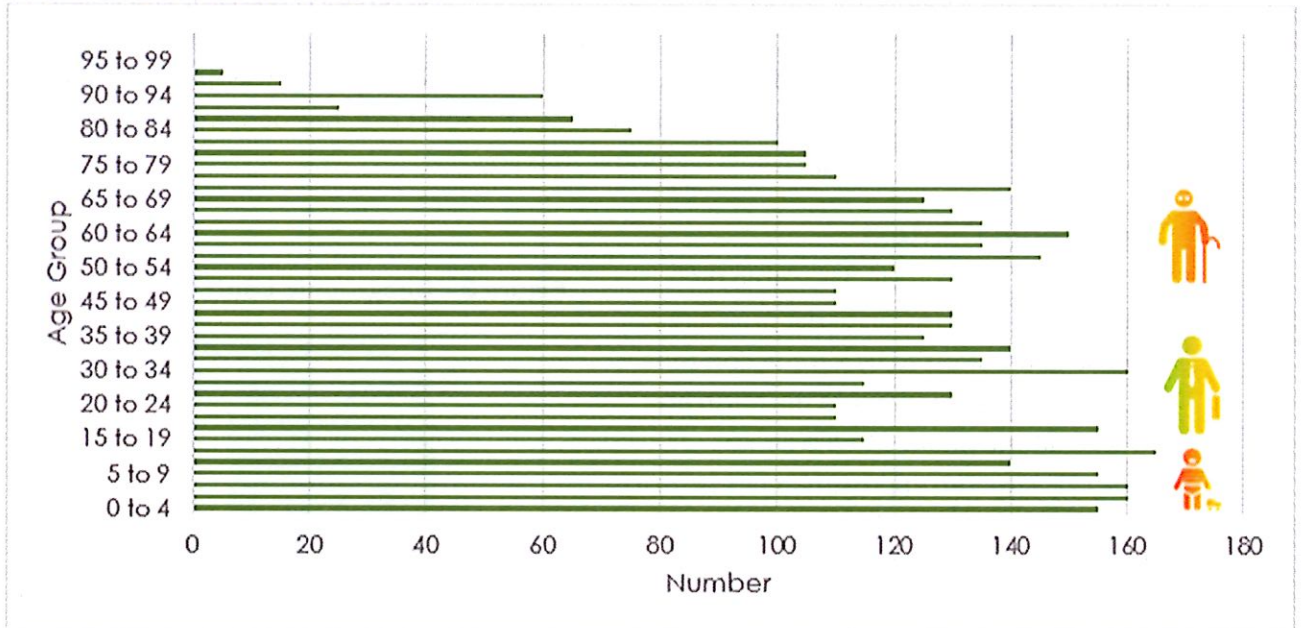
2.3 Demographic Context

Nipawin's demographic landscape reflects a diverse and evolving community. Here's a breakdown of the key demographic information, as well as current and potential future trends for the town:

Nipawin has a population of approximately 4,570 residents, with a diverse age composition. Children (0-14 years) make up 20.4% of the population, adults aged 15-64 account for 56.7%, and seniors (65 years and over) represent 23.1%, which includes a small but notable segment aged 85 and over at 3.8%. This distribution suggests a higher proportion of seniors compared to the national average, indicating an aging

population, but it is also balanced by a significant portion of young families and working-age adults.

Figure 4 – Demographic Context

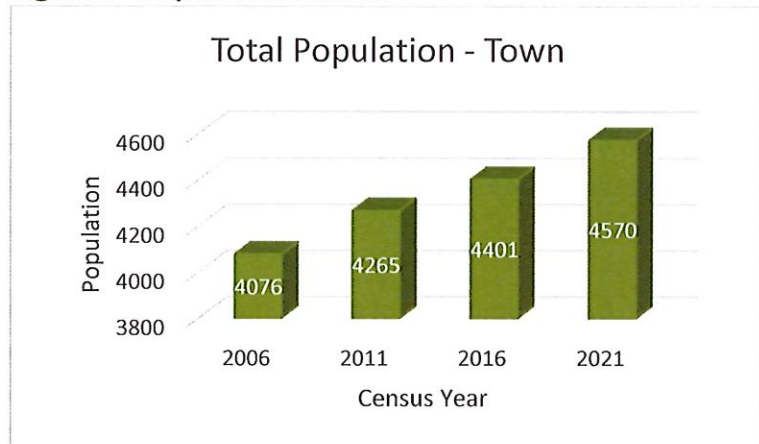


Household sizes in Nipawin tend to be smaller, with a significant number of single-person households, reflecting the older population. Median household incomes in the region are at or below provincial averages. The town's income distribution and poverty levels show that certain segments, particularly young families, struggle with economic pressures.

Nipawin is a culturally diverse community with many different ethnic origins represented. Of note is that over 20% of the population identifies as Indigenous. This diversity enriches the social fabric of the town and underscores Nipawin's role as a regional hub for surrounding rural areas and Indigenous communities.

Nipawin has experienced a modest population growth of around 4% over the last five years. However, future trends indicate that the town, like much of rural Saskatchewan, faces potential demographic challenges such as an aging population and the need to attract and retain younger families and workers.

Figure 5 – Population Growth



Projections suggest that

Nipawin could either stabilize or experience slight population decline if proactive measures are not taken to attract new residents and businesses. Key growth strategies include enhancing local

employment opportunities, especially in agriculture, tourism, and small business sectors, while also improving housing and infrastructure to accommodate an evolving demographic.

In summary, Nipawin is a town that balances a diverse, aging population with a growing number of young families, and it is poised to continue its modest growth if current economic development strategies and community engagement efforts are successful.

2.4 Economic Overview

Nipawin's local economy is primarily driven by agriculture, forestry, and tourism, with ongoing diversification efforts in various sectors. Key elements of the local economy include:

- a) **Agriculture:** Nipawin and the surrounding Twin Lakes District are home to some of the most fertile farmland in Saskatchewan. The area produces crops such as wheat, oats, barley, flax, canola, peas, and forage seeds. Agriculture remains a principal economic driver, with an estimated 2,000 farms located in the broader trading area around Nipawin.
- b) **Forestry:** The region's proximity to the boreal forest supports a significant forestry industry, which includes selective harvesting and agroforestry. Nipawin's access to provincial forest areas supports sustainable resource use while also providing outdoor recreational opportunities.
- c) **Tourism:** Tourism is a growing sector, benefiting from the town's location between Codette and Tobin Lakes and its access to outdoor recreational activities such as fishing, snowmobiling, and hiking. Nipawin markets itself as a year-round destination, with the Evergreen Golf Course and other outdoor amenities attracting both domestic and international visitors.
- d) **Retail and Small Business:** Small businesses and retail also form a significant part of the economy, particularly in providing goods and services to both local residents and the wider agricultural community.
- e) **Potential for Growth in Other Sectors:** There are ongoing efforts to promote economic development in other resource-based industries, including mining, as the area contains resources such as diamonds, coal, iron ore, and peat. While agriculture and tourism continue to anchor the economy, Nipawin is exploring new economic opportunities through strategic investment in tourism, collaboration with regional partners, and efforts to promote the green economy and value-added agricultural products.

In 2024, Nipawin adopted its Local Economic Development Strategy, which established a broad range of economic priorities including:

- Pursue more local economic growth independently using Nipawin resources, while participating in economic initiatives with regional partners.
- Retain businesses and prepare for succession in the commercial sector.
- Prepare for more non-residential growth.

- Focus on Food – local value-added agriculture, agri-food and agri-tourism enterprises and events.
- Offer more winter tourism opportunities and new and revitalized tourism accommodations.
- Invest in pedestrian-oriented infrastructure that supports and connects community destinations.
- Facilitate a culture of nature appreciation and conservation.
- Expand social, entertainment and cultural amenities and options.
- Draw Indigenous partners into the strategy.
- Diversify housing stock.

2.5 Development Context

Development Constraints

Several natural constraints affect development in Nipawin due to its geographic location and proximity to the Saskatchewan River.

a) High Water Table and Erosion Risks

High ground water levels exist in several parts of the Town, significantly impacting development near the Saskatchewan River. Nipawin is located near several rivers, lakes, and watersheds (such as the Saskatchewan River and Carrot River watersheds). Seasonal flooding and erosion along these water bodies present a constraint on development. Detailed reports on the location and extent of flooding can be obtained by contacting the Town.

b) Boreal Forest and Wildlife Conservation

The surrounding areas include boreal forest with designated conservation lands. Certain areas are protected under the Wildlife Habitat Protection Act (WHPA) and Fish and Wildlife Development Fund, restricting land use to maintain ecological integrity.

c) Topography and Soil Limitations

While some of the surrounding lands are highly fertile, certain areas contain steep slopes or undulating terrain, making construction more challenging or costly.

d) Hydro-electric Infrastructure

Lakes such as Codette and Tobin are artificial reservoirs created by hydro-electric dams. Water management and dam operations could restrict land use near the lakes, particularly for recreational or residential development.

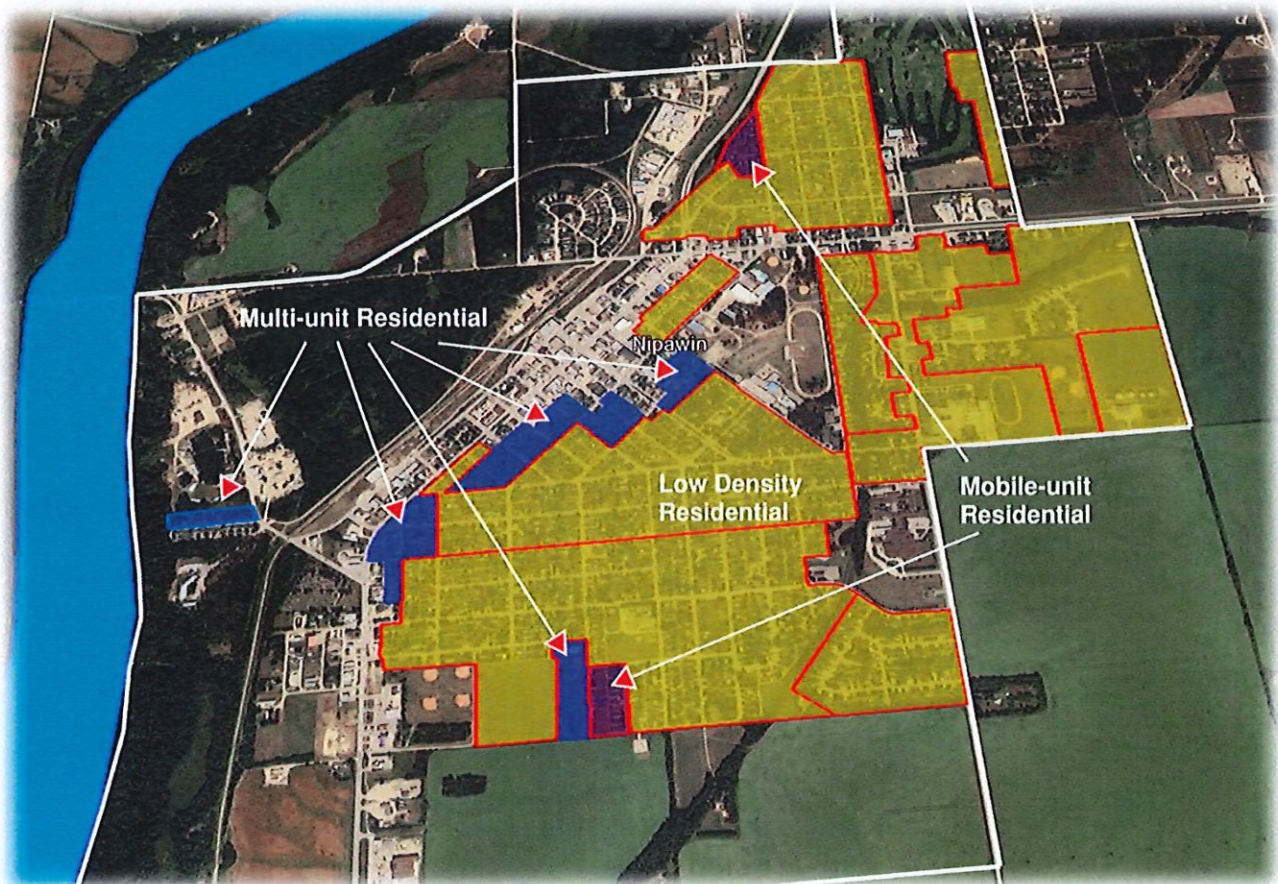
e) Planning Regulations and District Coordination

Nipawin operates within the Twin Lakes District, requiring coordination with regional planning bodies for rezoning or large-scale developments. The need for approval at multiple levels (Town, District Planning Commission, and Province) may add to the time necessary for development approval.

f) Residential Development

- The housing stock in Nipawin is homogenous.
- Nipawin has an abundance of housing in the form of single detached homes.
- Low-rise multiple unit dwellings make up only 17.4% of the housing stock.
- The housing composition of Nipawin reflects the affordability of land and relatively affordable construction costs over many years. This is an advantage to those who are seeking homeownership.
- An economic upswing would necessitate the need to provide more rental accommodation in the form of low-rise multiple unit dwellings.
- Nipawin has an abundance of homes with 3 or more bedrooms. Almost 60% of private dwellings contain 3 or more bedrooms. This may reflect the overall size of single-family homes in Nipawin.
- The housing stock in Nipawin is ageing. 71.6% of the housing stock is over 40 years old, and 86.7% of the housing stock is over 30 years old.
- Opportunities for a large renovation market is not evident in these statistics as only 3.9% of the stock needs major repair. This seems to suggest that Nipawin's housing stock, although aged, is in good condition and regular upkeep is occurring.
- Nipawin needs to encourage newer housing to be built to ensure a range of choice is available for future generations.

Figure 6 – Existing Residential Development

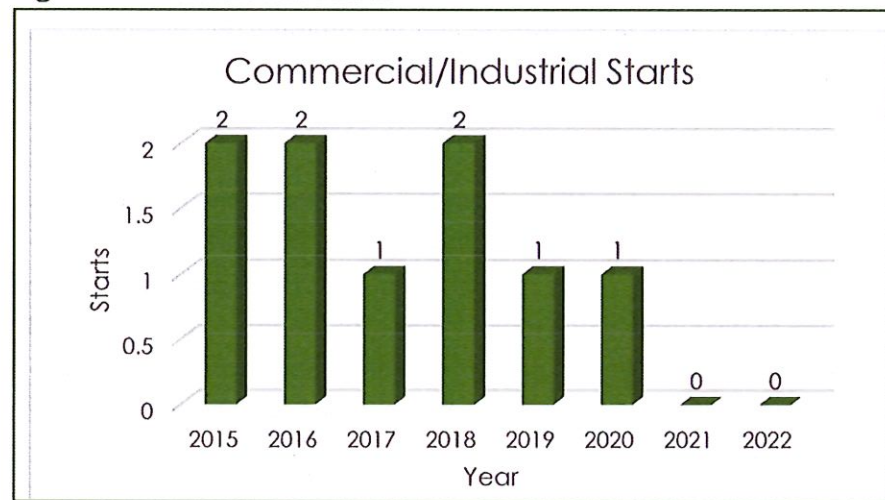


Overall, the residential environment of Nipawin consists of low-density residential dwellings grouped east and south-east of major commercial and employment areas. This pattern of development fosters quiet residential environments, but more could be done to encourage growth in proximity to downtown and near the Exhibition Grounds.

g) Commercial Development

The 2024 Economic Strategy report noted that commercial and industrial starts had declined since 2018.

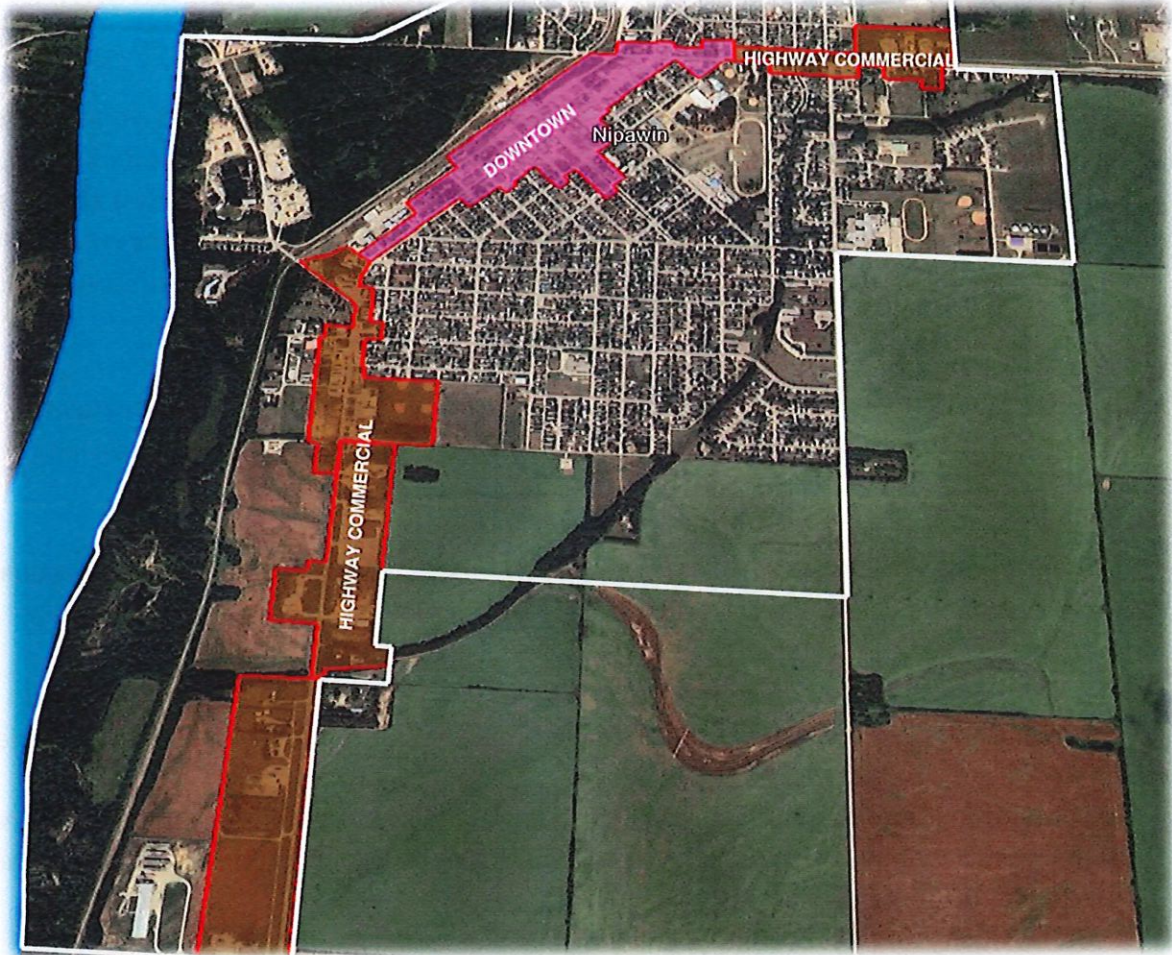
Figure 7 – Commercial Starts



The same report highlighted the need to focus on several economic initiatives:

- Green Economy
- Retail Development
- Value-Added Agricultural Products
- Diversified Farms
- The 'Experience Economy'
- Leveraging Remote Work Opportunities
- Stewardship of Nature
- Foster a Lifestyle Centre
- Lead Development of a New Urban Reserve
- Create Meaningful Incentives

Figure 8 – Existing Commercial Development



3.0 Residential Development Policy

Overview

Nipawin is a vibrant community with a relatively narrow range of housing options which includes single-family homes and multi-unit residential developments. Over the years, residential growth has been steady but has seen a decline in new development since 2017. As Nipawin continues to grow, it is essential to ensure that new residential developments meet the evolving needs of its population, including young families, seniors, and newcomers. The need for more diverse and affordable housing will grow over time.

Over the next 10 years, residential development in Nipawin will focus on creating inclusive, sustainable, and well-connected neighborhoods. Policies in this section will focus on the following key objectives:

- A. Diverse Housing Options:** Promoting a mix of housing types, including affordable housing, rental properties, and senior-friendly units, to ensure that all residents have access to suitable accommodations.
- B. Complete and Sustainable Development:** Encouraging environmentally conscious building practices and neighborhood designs that integrate green spaces, energy-efficient homes, and active transportation options.
- C. Population Retention and Growth:** Supporting residential development that attracts new residents and retains current families by enhancing community amenities, services, and infrastructure.
- D. Connectivity and Accessibility:** Ensuring that residential areas are well-connected to Nipawin's core services, recreational spaces, and transportation networks, promoting a sense of community and ease of access for all.

Objective A: To diversify Nipawin's Housing Stock

Policies

- a) Residential Low Density
 - i. Over the scope of this plan, the Town will strive to increase housing diversity and options by considering the development of duplex and four-plex housing projects within low density areas of Nipawin. Refer to Land Use Map for locations.
 - ii. Appropriate development standards such as lot frontage, lane access, building height, parking and site coverage will be used to ensure compatibility with existing low-density housing.
 - iii. The Town may consider non-traditional forms of residential development to diversify housing options. The Zoning Bylaw may contain allowances for accessory

dwelling units where additional density will not adversely impact services in the area.

- iv. The Town will encourage innovative design in residential development that accommodates the changing needs of residents. The Zoning Bylaw may impose a minimum size for residential dwellings but allow flexibility in dwelling size for clustered residential proposals.

b) Residential Multi-Unit

- i. Density of housing is encouraged to take many forms and be located to support strategic areas where convenience and patronage of customers is desired. These will include areas near the Downtown, commercial areas and major public facilities. Refer to Land Use Map for locations.
- ii. Appropriate development standards such as lot frontage, landscaping, building height, parking and site coverage will be used to ensure that multi-unit development is attractive, compatible and adds value to the community and locale in which it is situated.

c) Residential Mobile Unit

- i. Areas for Mobile Unit residential will be chosen to ensure adequate access to essential services, including water, sewer, transportation networks, and proximity to community amenities. Mobile unit developments should be positioned in a manner that integrates them with existing neighborhoods while avoiding environmentally sensitive areas or locations that may impede future growth of the community. Refer to Land Use Map for locations.
- ii. All mobile unit residential developments must adhere to minimum standards that ensure safety, quality, and environmental sustainability. These standards will include requirements for unit spacing, road access, landscaping, and utilities, ensuring that mobile units are compatible with the surrounding residential environment.
- iii. Each mobile unit development must provide adequate green space, be fully serviced and connected to the town's waste management systems and ensure that homes meet or exceed provincial building codes for energy efficiency and safety. Additionally, developments must incorporate provisions for off-street parking, stormwater management, and pedestrian connectivity.

- b) Neighbourhood Design
- i. All new residential developments in Nipawin are expected to have convenient access to well-planned green spaces. These green spaces should consist of municipal reserve dedication, parks, natural areas, and community gardens that enhance the quality of life, promote environmental sustainability, and foster social interaction. Neighborhood designs must incorporate these spaces in a manner that preserves the natural landscape, supports biodiversity, and provides recreational opportunities for all age groups. Green spaces will be strategically located to ensure they are within walking distance of all homes, and the size, design, and maintenance plans for these spaces will be guided by the town’s environmental and recreational objectives. Where possible, green spaces will be developed to complement existing recreational and activity offerings in nearby areas.
 - ii. The Town will create Park Development guidelines to outline green space objectives and provide direction for development of recreational areas.
 - iii. School sites must be identified in neighbourhood plans and form part of the Municipal Reserve dedication required for the development. The area will be determined from consultation with the local school boards and/or the Minister responsible for administering *The Education Act, 1995*.
 - iv. New and existing neighborhood designs in Nipawin shall prioritize active transportation options, such as walking, and cycling to reduce reliance on automobiles. Development plans must include well-connected pedestrian and cycling pathways that link residential areas to key destinations, including schools, parks, commercial areas, and public facilities. These pathways should be integrated into the overall transportation network and be designed with user safety, convenience, and accessibility in mind. Additionally, new developments should include infrastructure for cycling, such as bike lanes, secure bike parking, and connections to regional trails, to encourage healthier and more sustainable transportation options.
- c) Development in Proximity to Railways
- i. The Town will require development to conform to the standards contained within the Federation of Canadian Municipalities and Railway Association of Canada Guidelines for New Development in Proximity to Railway Operations as amended from time to time.

- a) Infill and Redevelopment
 - i. To maximize the use of existing infrastructure and maintain a compact urban form, Nipawin will prioritize infill development and the redevelopment of underutilized residential areas. This policy encourages new housing in established neighborhoods, reuse of vacant lots and ensures that the town grows in a sustainable manner, while also revitalizing older parts of the community, making them more attractive to both new residents and long-time inhabitants.

Objective C: To Foster Population Retention and Growth

Policies

- a) Life Cycle Housing
 - i. This Plan encourages the development of a variety of housing types, including affordable housing, single-family homes, multi-unit dwellings, and senior-friendly housing. The Plan will ensure that housing is available for different income levels, age groups, and family sizes, allowing residents to remain in the community through various life stages.

- b) Mixed-Use Development
 - i. Mixed-use residential developments, which combine housing with commercial and service amenities, will be promoted to enhance community livability and reduce the need for long commutes.

- c) Affordability
 - i. To attract and retain residents of all income levels, the Town of Nipawin will encourage the development of affordable housing options. This policy will include working with builders and developers to ensure incentives are offered to encourage an adequate supply of affordable housing is available.

- d) Concentration of Housing
 - i. Concentration of affordable housing is discouraged. Mixed market housing developments are preferred and will be encouraged. Affordable housing is not restricted to any specific area of the town.

Objective D: To ensure Residential Development incorporates Connectivity and Accessibility Principles

Policies

- a) Connectivity
 - i. New residential developments will prioritize active transportation networks, such as pedestrian pathways,

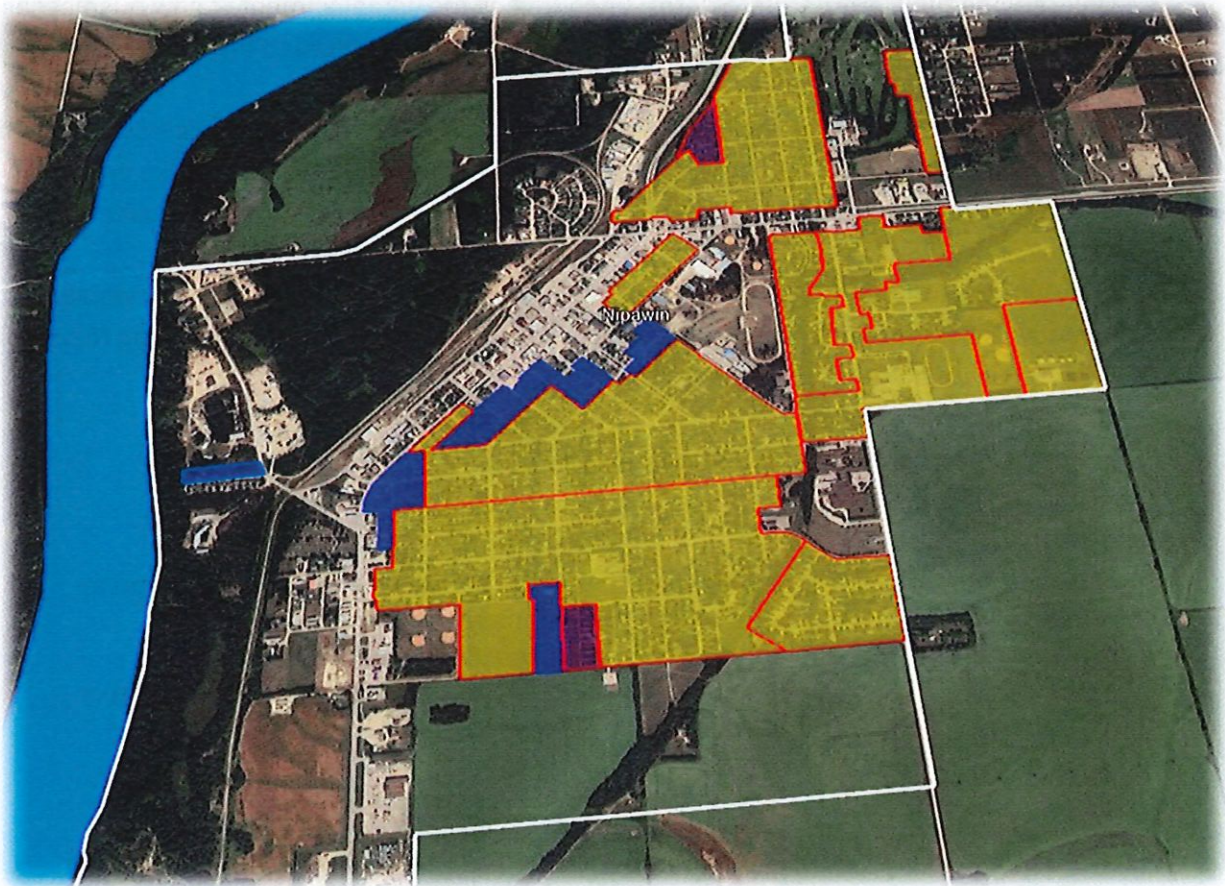
and cycling lanes. Well-connected neighborhoods that facilitate walking, biking, and transit use will enhance Nipawin's livability and help retain residents who value sustainable and healthy lifestyles.

- ii. Residential developments in Nipawin will be designed with integrated community amenities such as parks, recreational facilities, playgrounds, and green spaces. These features contribute to a higher quality of life, making the town more attractive to families, young professionals, and retirees. Additionally, developments must ensure that community amenities are accessible and located within walking distance of most homes.

b) Accessibility

- i. Major new residential developments will be required to address the needs of individuals with mobility or other accessibility issues. This may include implementation of universal accessibility standards such as curb ramps, tactile surfaces and roadway crossing features.

Figure 10 – Existing Residential Areas



4.0 Commercial Development Policy

Overview

Nipawin's commercial sector plays a vital role in supporting the town's economy and enhancing the quality of life for residents. The community's diverse range of businesses, from small independent retailers to larger service providers, serves not only the local population but also attracts customers from surrounding rural areas.

Over the next 10 years, commercial development in Nipawin will be focused on retaining and growing existing businesses, downtown revitalization and adding new businesses within the community. By focusing on the following objectives, Nipawin aims to create a dynamic commercial environment that fosters business success, enhances economic resilience, and provides valuable services and employment opportunities for residents. Policies in this section will focus on the following key objectives:

- A. Business Retention and Support:** Nipawin will strive to implement programs to support the retention and expansion of existing businesses, including business-friendly policies, access to resources, and partnerships with local economic development organizations.
- B. Diversifying the Commercial Sector:** Encouraging the establishment of new businesses in sectors such as tourism, technology, and value-added agriculture to diversify the local economy and reduce reliance on traditional industries.
- C. Downtown Revitalization and Mixed-Use Development:** Fostering the revitalization of the downtown core through aesthetic improvements, increased pedestrian traffic, and the development of mixed-use buildings that combine commercial, office, and residential spaces.
- D. Encouraging Innovation and Entrepreneurship:** Supporting innovation by providing incentives and infrastructure for start-ups and small businesses, and promoting Nipawin as a destination for entrepreneurial ventures.

Objective A: Focus on Business Retention and Support

Policies

- a) Business Friendly Environment
 - i. The Town will minimize barriers to business operation by streamlining development approvals, removing unnecessary steps and setting fees which are tied directly to costs, to create a business-friendly regulatory environment.
- b) Local Procurement
 - i. To support the local economy and encourage business retention, the Town of Nipawin will adopt a local procurement policy that prioritizes purchasing goods and services from local businesses where feasible. This policy will include measures to increase the participation of local suppliers in municipal contracts

and ensure that local businesses are given priority consideration in procurement processes.

- c) Business Succession
 - i. To address the challenges faced by family-owned or long-standing local businesses in transferring ownership, Nipawin will offer resources and support for business succession planning. The Town will work with regional partners to provide workshops, guidance, and financial planning resources to help business owners develop successful succession strategies, ensuring the longevity of established businesses.

Objective B: Diversify the Town’s Commercial Sector

Policies

- a) Highway Commercial
 - i. To accommodate retail uses which, by virtue of their scale or locational requirements, are not readily suited to downtown locations. Refer to Land Use Map for locations.

- b) Attract and Retain Diverse Commercial Investments
 - ii. Nipawin will prioritize attracting new businesses in underrepresented sectors such as hospitality, retail, and technology. This will be achieved through targeted marketing, infrastructure improvements, and partnerships with provincial economic development agencies. The Town will also explore public-private partnerships to enhance Nipawin's appeal as a regional business hub.

- b) Promote Sustainable and Value-Added Industries
 - i. Nipawin will actively pursue commercial development opportunities that leverage local agricultural and natural resources, focusing on value-added industries such as agri-food processing and eco-tourism. The Town will support the integration of these industries into the broader commercial landscape to create sustainable economic growth.

Objective C: Downtown Revitalization and Mixed-Use Development

Policies

- a) Downtown
 - i. Is the primary location for retail activity, professional services, government functions and cultural activities in the community. It has elevated design characteristics from which Nipawin derives much of its unique identity. Refer to Land Use Map for location of the Downtown.

 - ii. The Town may create architectural guidelines for development in the Downtown which complements the

natural features of the surrounding landscape. Where practical, the Town may use incentives or regulatory tools such as bonusing and architectural controls to achieve this objective.

- b) Mixed-Use Development in the Downtown
 - i. Nipawin supports the development of mixed-use buildings and development that combine residential, commercial, and retail spaces in the downtown area. This will create a vibrant, pedestrian-friendly environment that promotes local businesses and enhances the livability of the town. The integration of commercial and residential uses may be in the form of vertical or horizontal orientation.

- c) Enhance Public Spaces and Streetscapes
 - i. The Town of Nipawin will invest in the improvement of public spaces, streetscapes, and infrastructure in the downtown core. This includes beautification projects, increased walkability, and the addition of public art and green spaces to create a more attractive and inviting downtown for residents and visitors.

- d) Incentivize Redevelopment and Renovation of Existing Buildings
 - i. Nipawin may offer incentives such as grants, tax abatements, and fast-tracked approvals for developers and property owners who renovate or redevelop aging or underused buildings in the downtown area. These efforts will prioritize mixed-use developments that contribute to a dynamic and economically vibrant town center.

Figure 11 – Downtown Area



Objective D: Encourage Innovation and Entrepreneurship

Policies

- a) Local Entrepreneurship and Innovation
 - i. The Town of Nipawin will support small businesses and startups by streamlining regulatory processes, providing incentives such as tax abatements, and promoting local entrepreneurship through access to business development resources. This includes fostering collaboration between local enterprises and regional partners to enhance commercial opportunities.

Objective 5: Permit Local, Convenience Commercial in Neighbourhoods

- a) Local Commercial
 - i. Local convenience commercial outlets are to be encouraged in local residential areas and will be discretionary in all residential land use designations, without the need for a specific land use designation. Zoning regulations will be used to ensure compatibility with surrounding residential neighbourhood.

5.0 Industrial Development Policy

Overview

Nipawin is strategically positioned within a resource-rich area offering significant opportunities for industrial development. The town benefits from access to key transportation networks, including provincial highways and rail lines, which support the movement of goods and connect Nipawin to regional and international markets.

The industrial sector in Nipawin is focused on agriculture-related processing, forestry, and emerging resource exploration. Nipawin's fertile soils and proximity to forests have supported value-added industries, such as agri-food processing and forestry services. Additionally, there is potential for further growth in renewable resource sectors, leveraging the area's natural landscape and environmental assets.

To foster industrial growth, Nipawin and its partners in the Twin Lakes District Planning Commission emphasize the development of fully serviced industrial sites. These zones are designed to attract businesses by providing reliable access to essential utilities and infrastructure, including water, sewer, electricity, and roads. This strategic approach ensures that the region remains competitive in attracting investment, particularly for businesses that rely on dependable infrastructure.

Nipawin's focus on collaboration and regional planning further supports its industrial ambitions. The town works closely with neighboring municipalities and Indigenous communities to

streamline development approvals, align land use policies, and maintain a business-friendly environment. This cooperative framework, paired with Nipawin’s strategic location and natural advantages, positions the town as an emerging hub for industrial activity in northeastern Saskatchewan.

Policies in this section will focus on the following objectives:

- A. Development-Ready Industrial Base:** regular assessments and reviews of existing serviced industrial land will attract and accommodate industrial employment uses to ensure development can occur on short notice.
- B. Compatibility With Neighbouring Land Uses:** industrial operations with the potential to impact adjacent properties should be intentionally located to avoid land use conflict.
- C. Foster General Industrial Development:** Expected to be the majority of industrial growth over the next ten years, General Industrial areas should be readily available and not cause land use conflicts within the town.

Objective A: Development-Ready Industrial Sites

Policies

- a) Infrastructure
 - i. The Town will conduct regular infrastructure assessments to ensure that identified industrial areas are suitably serviced, in terms of capacity and condition of infrastructure, and ready for development.

- b) Environmental Protection
 - i. Industrial developments must comply with local, provincial, and federal environmental regulations to protect Nipawin’s natural assets, including water bodies, green spaces, and the Saskatchewan River. Projects near environmentally sensitive areas will be subject to additional scrutiny and mitigation strategies to avoid adverse impacts.

- c) Regional Collaboration
 - i. The Town may collaborate with regional stakeholders to identify, designate, and market land as development-ready industrial zones within a wider strategy to attract employment to the region.

Objective B: Ensure Industrial Development Is Compatible with Adjacent Land Uses

Policies

- a) Maintain Compatibility
 - i. Industrial activities shall be strategically located and managed to minimize potential conflicts with residential and environmentally sensitive areas through thoughtful land use planning, zoning, and buffering measures.

Objective C: Foster General Industrial Development

Policies

- a) General Industrial
 - i. General Industrial areas form the backbone of Nipawin’s industrial land base. The Town will ensure these areas are fully serviced, subdivided and ready for development on short notice. Refer to Land Use Map for locations.

- b) Nuisance Effects
 - i. General industrial areas are compatible with most forms of land use and accommodate a wide range of uses which do not regularly emit nuisance effects such as noise, vibration, dust, odor or other effects off-site.

- c) Added-Value Processing
 - i. The Town will strive to accommodate the unique needs of added-value agrifood processors where water and wastewater needs are often larger than traditional general industrial processing. This may mean increasing capacity to specific areas within industrial zones.

Figure 12 – General Industrial Areas



6.0 Open Space, Parks and Recreation

Overview

Nipawin offers a diverse range of open spaces, parks, and recreational amenities, enhancing the quality of life for residents and attracting visitors year-round. The town's recreational landscape is shaped by its unique location between Tobin and Codette Lakes, its proximity to the boreal forest, and the availability of premier green spaces and facilities. Nipawin boasts several well-maintained parks, including the centrally located Central Park, which serves as a hub for community activities. The park includes playgrounds, picnic areas, and open spaces for relaxation and informal gatherings. The Nipawin Regional Park provides additional amenities such as campgrounds, a spray pool, and fishing opportunities, appealing to both locals and tourists.

Policies in this section will focus on the following key objectives:

- A. Promotion of Active Living and Recreation Opportunities:** quality of life is enhanced through the provision of high-quality facilities to encourage active living and recreation opportunities.
- B. Enhancement of Parks and Green Spaces:** responding to community needs as citizens move through various life stages means enhancing or altering existing parks and green spaces.
- C. Improved Access to the Saskatchewan River:** increasing access to the beautiful Saskatchewan River will encourage people to live, walk, bike or ski along this natural asset.
- D. Integration of Health and Wellbeing into Urban Planning:** This plan recognizes that there is an inherent link between development and health outcomes within the community.

Objective A: Promotion of Active Living and Recreation Opportunities

Policies

- a) Healthy Community
 - i. The Town of Nipawin, in partnership with community groups, will promote healthy lifestyles by expanding recreational programming and facilities, including walking trails, fitness equipment in parks, and organized sports programs. Opportunities for all ages and abilities will be prioritized to encourage year-round physical activity across the community.

- b) Park Space Ratio
 - i. This plan establishes a minimum ratio of public park space at **four hectares of public open space for every 1,000 residents**. Public open spaces included in this calculation may consist of municipal reserves and other publicly owned areas dedicated to public enjoyment and recreation.

- c) Municipal Reserve Dedication
 - ii. The subdivision of land shall contain areas to be dedicated for Municipal Reserve purposes in accordance with Section 186 of the Act. If the dedication of land is not desirable as deemed by the Approving Authority, a monetary payment equivalent to 10% of the land value for residential subdivisions or 5% of the land value for non-residential subdivisions may be collected.

Objective B: Enhancement of Parks and Green Spaces

Policies

- a) Respond to Community Needs
 - i. The Town will conduct regular parks and recreation needs assessments to ensure parks and open spaces contain appropriate active and passive recreation facilities.
- b) Accessible and Inclusive Design
 - i. Ensure that all park and green space developments are accessible to people of all abilities and accommodate a diverse range of activities and cultural events.
- c) Heritage, Culture & Indigenous
 - i. Integrate heritage, multi-cultural and Indigenous elements into park design to celebrate Nipawin’s rich history and cultural diversity.

Figure 13 – Community Service Spaces



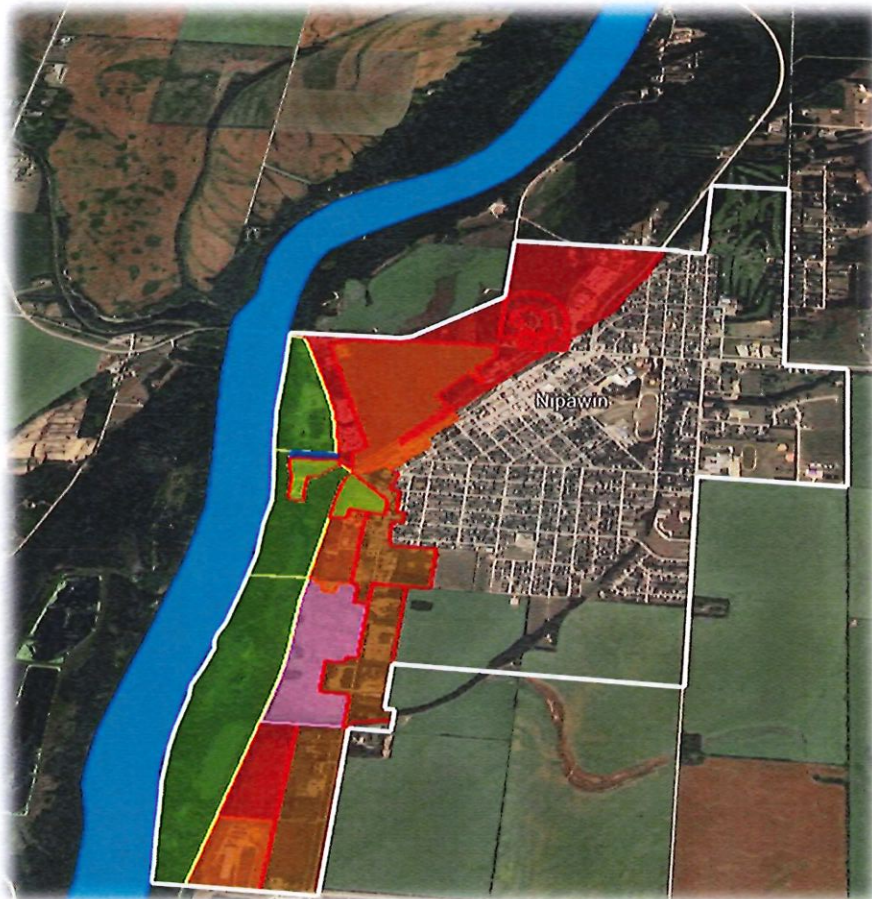
Objective C: Improved Access to the Saskatchewan River

Policies

- a) Trail Development
 - i. The Town will look for opportunities to allow greater access to the Saskatchewan River, including an expanded trail network along the river.
 - ii. Where possible, the Town will collaborate with the nearby Regional Park to improve linkages and facilitate regional cooperation.
 - iii. In consultation with local groups, the Town will continue to support dedicated trails for snowmobiling in and around the Town.

- b) Waterfront Park
 - i. The Town may investigate the feasibility of a new waterfront park in Nipawin. This may include amenities like picnic areas, benches, interpretive signage, fitness stations and restrooms to create inviting spaces for families and individuals to enjoy the river environment.

Figure 14 – River Access Opportunity



Objective D: Integration of Health and Well-Being into Urban Planning

Policies

- a) Promote Active Lifestyles
 - i. The Town will strive to improve active transportation infrastructure to encourage an active urban form. Where possible, development will integrate with active transportation networks.
- b) Increase Awareness
 - i. Empower and educate individuals, families, and populations within Nipawin to define and pursue their own health goals and priorities.

7.0 Natural Environment

Overview

The Town of Nipawin is committed to the stewardship and sustainable management of its natural assets, ensuring their protection for the benefit of future generations. This section aims to embed a long-term vision of environmental stewardship into all aspects of community development, ensuring that Nipawin remains "Exceptional by Nature" for current and future generations.

Policies in this section will focus on the following key objectives:

- A. Preserve Natural Ecosystems:** natural environments are protected and maintained in a way that keeps their biodiversity, habitats, and ecological functions intact.
- B. Promote Sustainable Development:** encouraging growth and progress in a way that balances economic, social, and environmental goals by using resources responsibly, reducing pollution and waste, and fostering social equity.
- C. Adapt to Environmental Changes:** adjusting behaviors, practices, and infrastructure to respond to shifts in climate and other environmental conditions.
- D. Enhance Green Tourism:** promoting travel experiences that are environmentally friendly, culturally respectful, and economically beneficial to Nipawin and the region.

Objective A: Preserve Natural Ecosystems

Policies

- a) Source Water, Ecosystem Conservation & Protection
 - i. The Town of Nipawin will safeguard the integrity of its natural ecosystems by identifying, protecting, and enhancing water sources and critical habitats, including those along the Saskatchewan River watershed, Codette and Tobin Lakes, and the surrounding boreal forests. Any major development must undergo an appropriate environmental screening process to ensure that

significant ecosystems are preserved and to minimize disturbance to wildlife and native vegetation.

- b) Sustainable Land Use Practices
 - i. The Town of Nipawin will integrate land-use policies that limit urban encroachment on environmentally sensitive areas. This includes the implementation of buffer zones along water bodies, promotion of green infrastructure, and the enforcement of zoning bylaws that align with provincial regulations to prevent habitat fragmentation and promote biodiversity conservation.

Objective B: Promote Sustainable Development

Policies

- a) Riverbank Development Area
 - i. Refers to the use of land along the riverbank, focusing on sustainable and environmentally sensitive practices. This land use aims to balance development with the preservation of natural landscapes, water quality, and wildlife habitats. Refer to Land Use Map for location.
 - ii. Constraints within the Riverbank Development Area include mitigating flood risks, preventing bank erosion, and adhering to environmental protection standards, particularly in sensitive areas prone to ecological disruption. Development is limited by setbacks from the river’s edge and requires adherence to guidelines that protect biodiversity and water resources, as outlined in the Statements of Provincial Interest.
 - iii. Opportunities in Riverbank Development involve creating recreational spaces, such as walking trails, picnic areas, and viewpoints, which increase public enjoyment and tourism appeal. Well-planned development can also support housing and small-scale commercial uses, like cafes or rental facilities, that align with Nipawin’s natural aesthetic and promote outdoor activities, thereby enhancing the town’s reputation as a vibrant, nature-connected destination.
 - iv. In addition to expanding opportunities for Riverbank Development within the Town boundary, the Town will work with the nearby Regional Park to improve linkages and network of trails.
- b) Balanced Growth Management
 - i. The Town of Nipawin offers a wide range of development from compact, mixed-use developments that efficiently utilize existing infrastructure to large lot development. New developments must align with the principles of

sustainable growth, protecting high quality agricultural lands, with priority for growth given to lowest quality agricultural lands, and preserving natural ecosystems to maintain ecological balance and economic vitality.

c) Green Infrastructure & Renewable Practices

- i. The Town of Nipawin will strive to integrate green infrastructure, such as Low Impact Development, and support the adoption of renewable energy sources in future developments where feasible. This includes incentivizing eco-friendly building practices, water conservation technologies, and energy-efficient systems.

Figure 15 – Riverbank Development Area



Objective C: Adapt to Environmental Changes

Policies

- a) Climate Resilience Planning
 - i. The Town of Nipawin will aim to incorporate climate adaptation strategies into its planning processes by identifying and mitigating risks associated with extreme weather events, such as flooding and drought. This includes the protection of shorelines, enhancement of stormwater management systems, and promoting land-use practices that reduce the community's vulnerability to climate impacts.

- b) Water Resource Management
 - i. The Town of Nipawin will safeguard water resources by promoting conservation, monitoring water quality, and ensuring sustainable water usage across all sectors. Policies will focus on protecting watersheds, implementing drought management plans, and collaborating with regional partners to maintain the health of Codette and Tobin Lakes for current and future generations.

Objective D: Enhance Green Tourism

Policies

- a) Sustainable Tourism Development
 - i. The Town of Nipawin encourages eco-friendly tourism by supporting businesses and initiatives that align with sustainable practices. This includes encouraging low-impact outdoor activities such as hiking, biking, fishing, and wildlife observation, while ensuring tourism infrastructure is developed in harmony with the surrounding natural environment to minimize ecological footprints.

- b) Collaboration for Eco-Tourism Growth
 - i. The Town of Nipawin will actively collaborate with regional partners, including Indigenous communities and conservation organizations, to develop and promote green tourism experiences. Marketing efforts will focus on Nipawin's unique natural assets, such as Codette and Tobin Lakes, the boreal forest, and regional parks, attracting visitors who value sustainable recreation and environmental stewardship.

8.0 Transportation

Overview

Nipawin's transportation system is well-integrated into the broader regional network, offering essential connections for both economic and social activities. Here is an overview of the system:

1. Highways:

- Nipawin is situated on Highway 55, part of the Northern Woods and Water Route, which extends west to Alberta and east to Manitoba.
- Highway 35 runs north-south, connecting the town to the U.S. border, with sections allowing heavy loads, critical for commercial and agricultural activities.

2. Rail Services:

- The town is connected to the Canadian Pacific Railway (CP Rail), facilitating the movement of goods and bolstering economic activities, including agricultural exports and regional trade.
- Additionally, the nearby Torch River Rail short line provides more localized rail services, enhancing regional connectivity and supporting industries like forestry and agriculture.

3. Local Infrastructure and Safety Enhancements:

- Recent infrastructure upgrades include sidewalk additions along Highway 35, improving pedestrian safety and accessibility, and extension of wastewater capacity to two employment areas.

Policies in this section will focus on the following key objectives:

- A. Enhance Connectivity and Accessibility:** improving the ease with which people can move through and access various parts of Nipawin and within the region.
- B. Improve Road Safety and Pedestrian Infrastructure:** implementing measures to make streets safer for all users, especially pedestrians.
- C. Support Sustainable and Resilient Transportation:** promoting transportation systems that are environmentally friendly, resource-efficient, and able to withstand and adapt to changing conditions, extreme weather or population growth.
- D. Facilitate Economic Growth through Strategic Transportation Investment:** planning and prioritizing infrastructure developments that support economic expansion, regional connectivity, and ease of movement for goods and people.
- E. Improve Town Connectivity and Control of Municipal Airport:** improving land use control and access to the nearby municipal airport supports long term viability of the airport.

Objective A: Enhance Connectivity and Accessibility

Policies

- a) Road Network Optimization
 - i. The Town of Nipawin will prioritize maintenance and upgrades to key transportation corridors, including 1st

Avenue (Highway 35) and Nipawin Road (Highway 55), ensuring year-round connectivity to surrounding municipalities and regions. Special attention will be given to improving intersections and traffic flow in high-use areas to enhance accessibility for residents and businesses.

- b) Integrated Active Transportation
 - i. Investments in sidewalks, multi-use trails, and bicycle infrastructure to ensure safe, accessible routes for all modes of active transportation may be implemented where desirable. The Town may also explore options to develop shared mobility options, such as shuttle services or ride-sharing platforms, to connect neighborhoods with key community facilities, including schools, healthcare services, and commercial centers.

Objective B: Improve Road Safety and Pedestrian Infrastructure

Policies

- a) Pedestrian Safety Enhancements
 - i. The Town of Nipawin prioritizes the development and maintenance of sidewalks, crosswalks, and pedestrian pathways along major routes and near schools, parks, and public facilities. Traffic calming measures, including speed humps, improved signage, road markings, and pedestrian-activated signals, will be implemented in high-traffic areas to ensure safe movement for all residents.

- b) Road Safety Audits & Traffic Management
 - i. Nipawin may conduct regular road safety audits to identify hazardous intersections and traffic patterns, implementing necessary improvements such as better lighting, signal optimization, and signage upgrades. The Town will also engage with community stakeholders to promote safe driving practices and educate residents about pedestrian and cyclist safety.

Objective C: Support Sustainable and Resilient Transportation

Policies

- a) Climate-Resilient Infrastructure Development
 - i. The Town of Nipawin may integrate climate-resilient designs into road construction and maintenance projects where feasible to do so to mitigate the impact of extreme weather events, such as heavy snowfall and flooding. Priority will be given to sustainable materials and construction methods that extend infrastructure lifespan and reduce environmental impact.

- b) Promotion of Active and Green Transportation
 - i. Nipawin may invest in infrastructure that promotes active transportation, including bike lanes, pedestrian pathways, and multi-use trails, encouraging residents to adopt sustainable travel modes where desirable to do so. Additionally, the Town will explore partnerships to install electric vehicle (EV) charging stations and support initiatives that promote environmentally friendly transportation options.

Objective D: Facilitate Economic Growth through Strategic Transportation Investment

Policies

- a) Targeted Infrastructure Investments to Support Industry
 - i. The Town of Nipawin will align transportation infrastructure investments with the needs of key economic sectors, including tourism, agriculture, and retail. This includes maintaining highways to primary weight standards, improving road access to industrial zones, and ensuring reliable rail connections for goods movement.

Objective E: Improve Town Connectivity and Control of Municipal Airport

Policies

- a) Airport Land Use Controls
 - i. Over time, the Town will work towards bringing the nearby municipal airport into its jurisdiction. Dedicated airport zoning will be used to create appropriate land use buffers and protect future expansion of the aerodrome.

Figure 16 – Municipal Airport



9.0 Servicing and Utilities

Overview

Nipawin is a full-service municipality committed to maintaining and enhancing essential infrastructure and public utilities to meet the current and future needs of residents, businesses, and visitors. The town provides a comprehensive range of services, ensuring access to high-quality water, wastewater management, waste disposal, and energy systems, contributing to a high standard of living and sustainable growth.

Policies in this section will focus on the following key objectives:

- A. Ensure Comprehensive Service Delivery:** providing a full range of essential services that meet the diverse needs of the community effectively and consistently.
- B. Adopt Fair and Transparent Development Charges:** setting charges for new developments that are equitable, clearly defined, and based on actual costs associated with infrastructure and service demands created by new development.
- C. Facilitate Sustainable Growth through Strategic Infrastructure Investments:** planning and funding infrastructure—such as roads, water systems, public facilities, and energy networks—that supports long-term economic, social, and environmental goals.

D. Enhance Regional Competitiveness through Service Excellence: improving the quality, efficiency, and reliability of local services to make the region more attractive for businesses, residents, and visitors.

Objective A: Ensure Comprehensive Service Delivery

Policies

- a) Community Service
 - i. These are specific areas intended to support public services, amenities, infrastructure and facilities that enhance residents' quality of life and foster community well-being. These areas are reserved for essential public infrastructure such as schools, healthcare facilities, recreational spaces, community centers, and other services and infrastructure. Refer to Land Use Map for locations.

- b) Infrastructure Maintenance and Renewal Policy
 - i. The Town of Nipawin will develop and maintain an Asset Management Plan to guide the renewal and maintenance of water, wastewater, stormwater, energy, and waste systems. The plan will ensure that all essential services are proactively maintained, with infrastructure upgrades prioritized based on age, condition, and future growth needs.

- c) Service Extensions and Expansion
 - i. Service extensions for new developments will only be permitted where they align with Nipawin's growth strategy and can be efficiently integrated into existing infrastructure. The Town will prioritize development within areas where infrastructure capacity already exists or can be expanded cost-effectively, ensuring responsible growth and efficient service delivery.

- d) Service Reliability and Resilience
 - i. The Town will regularly assess and invest in upgrades to critical utility infrastructure to enhance resilience against climate change and extreme weather events. This includes ongoing efforts to modernize water treatment systems, improve wastewater management processes, and maintain a robust stormwater management network, ensuring uninterrupted service for all residents and businesses. Where possible, the Town will work with SaskWater to protect the wastewater treatment facility from encroaching development, while supporting capacity for growth in other areas.

Figure 17 – Municipal Airport and Waste Diversion Facility



Objective B: Adopt Fair and Transparent Development Charges

Policies

- a) Development Levy Policy
 - i. The Town of Nipawin may implement a Development Levy Bylaw to ensure that all new developments contribute equitably to the cost of off-site infrastructure and service expansion. The levy framework will:

- a. Recover a fair portion of infrastructure costs related to water, wastewater, stormwater, transportation, and other essential services required to support new developments.
 - b. Be periodically reviewed and updated to reflect changing costs, inflation, and growth patterns, ensuring fairness and transparency.
 - c. Provide clear guidelines for developers regarding levy calculations and payment schedules, ensuring predictability and transparency in the development process.

- b) Service Agreements
 - i. The Town will require Service Agreements as a condition for subdivision and development approvals, outlining (but not limited to):
 - a. Specific infrastructure contributions and financial obligations from developers, including water, sewer, road, and stormwater connections.
 - b. Payment timelines and terms for development levies and service charges, ensuring smooth project execution and alignment with municipal budget cycles.

Objective C: Facilitate Sustainable Growth through Strategic Infrastructure Investments

Policies

- a) Infrastructure Investment
 - i. The Town of Nipawin will prioritize infrastructure investments in alignment with its growth strategy, focusing on areas where development is planned or underway. Investments will:
 - a. Optimize existing infrastructure capacity to support infill development and minimize unnecessary expansions.
 - b. Include impact assessments to ensure that infrastructure projects promote long-term sustainability and environmental stewardship.
 - c. Be aligned with capital planning cycles to ensure financial feasibility and timely execution.

- c) Green Infrastructure
 - i. Nipawin may integrate green infrastructure solutions into new and existing projects to enhance environmental

and Climate Resilience

sustainability and climate resilience where feasible and desirable to do so. This may include:

- a. Promoting the use of low-impact development practices such as permeable surfaces, rain gardens, and bioswales to manage stormwater.
- b. Incorporating energy-efficient technologies in infrastructure upgrades, such as LED lighting and renewable energy systems, to reduce operating costs and emissions.
- c. Ensuring that infrastructure investments support futureproofing against climate risks, including flooding and extreme weather events.
- d. Actively recruit green energy developers by identifying and promoting suitable sites for renewable energy projects (e.g., solar farms, biomass, or geothermal plants) within municipal boundaries.
- e. Work with provincial agencies to align with existing green energy grants and financing programs, encouraging local investments in sustainable technologies.

Objective D: Enhance Regional Competitiveness through Service Excellence

Policies

- a) Regional Collaboration and Service Integration
 - i. The Town of Nipawin will actively pursue partnerships with neighboring municipalities, regional utilities, and Indigenous communities to coordinate and integrate service delivery. This includes shared infrastructure projects, regional water systems, and waste management initiatives. Collaborative efforts will ensure cost-efficiency, reduce duplication of services, and position Nipawin as a leader in regional service delivery.
 - ii. Urban services, such as sanitary sewer and potable water, will not be extended beyond the Town boundaries. The Town may consider expansion beyond boundaries where a detailed land use and servicing strategy is approved by both municipalities and it is proven to be cost effective and desirable to do so.
- b) Shared Services
 - i. The Town of Nipawin may pursue and formalize Intermunicipal Agreements with neighboring municipalities, Indigenous communities, and regional partners to enable integrated service delivery. These agreements will:

- a. Facilitate shared infrastructure projects and coordinated service delivery for water, wastewater, stormwater, waste management, and emergency services.
 - b. Ensure equitable cost-sharing frameworks and service standards that benefit all participating communities.
 - c. Promote long-term regional collaboration by identifying mutual service priorities, improving operational efficiencies, and reducing redundancies.
- c) Performance Monitoring and Continuous Improvement
- i. The Town will strive to create a positive employment environment by working together with stakeholders in the region to share information, attract new development and retain existing major employers. The Town will take the lead in developing and maintaining community profiles, communication, and marketing strategies.
 - ii. The Town may establish service performance benchmarks and conduct regular evaluations of all public utilities, including water, wastewater, stormwater, and energy services. A public service report card will be released annually, providing transparency on performance indicators such as service reliability, response times, and customer satisfaction. Continuous improvement initiatives will be implemented to ensure best practices and maintain Nipawin's reputation as a regional hub of service excellence.

10.0 Economic Development

Overview

Nipawin's Official Community Plan (OCP) is aligned with the Local Economic Development Strategy, which identifies key priorities for fostering sustainable growth and prosperity. The strategy emphasizes building a resilient and diversified economy by capitalizing on Nipawin's strengths in tourism, agriculture, small business, and regional collaboration.

Policies in this section will focus on the following key objectives:

- A. Diversify the Economic Base:** expanding the economic activities beyond primary sectors to enhance resilience and sustainability. This may mean investing in sectors like tourism, small

business, and value-added agriculture alongside traditional industries such as farming and forestry.

- B. Strengthen Local Entrepreneurship and Small Businesses:** involves creating a supportive environment for small businesses to thrive and encourage local entrepreneurship.
- C. Enhance Tourism and Experience-based Economy:** developing Nipawin as a destination that attracts visitors by offering unique and memorable experiences.

Objective A: Diversify the Economic Base

Policies

- a) Future Urban Development
 - i. These are lands identified for potential growth and urbanization to support the town's long-term development needs. These areas serve as strategic reserves, positioned to accommodate future population growth, economic expansion, and infrastructure demands in an orderly and sustainable manner. By preserving these zones for upcoming urban uses, Nipawin ensures flexibility for future residential, commercial, or industrial development, allowing the town to manage growth proactively and in alignment with the Provincial Statements of Interest. Refer to Land Use Map for locations.

- b) Promote Value-added Agricultural Initiatives
 - i. The Town will seek partnerships with regional producers and agri-businesses to develop processing facilities for locally grown crops (e.g., canola, pulses, and honey) to create jobs and increase local product value.

- c) Use of Incentives
 - i. The Town may provide incentives such as property tax reductions or development charge waivers for businesses that establish or expand processing operations or serve to increase local economic diversity within Nipawin. Incentives may be tailored and adjusted from time to time to reflect changing priorities.

- d) Tourism-related Business Ventures
 - i. Portions of Central Park may be considered for commercial use such as bike rentals, cafes or craft markets to attract entrepreneurs and visitors.

 - ii. The Town may consider a small business attraction program that offers marketing support and startup funding for tourism-related services, such as guided tours, eco-tourism experiences, or accommodation like glamping or bed and breakfast establishments.

Objective B: Strengthen Local Entrepreneurship and Small Businesses

Policies

- a) Business Incubation
 - i. The Town will consider the creation of a regional business incubator offering affordable co-working spaces, networking events, and mentorship opportunities with established local entrepreneurs to support new startups. The incubator will provide workshops and resources on topics like business planning, financial management, and digital marketing.

- b) Market Access and Collaboration
 - i. The Town will maintain and support a "Shop Local" campaign that promotes Nipawin's businesses through coordinated marketing efforts, including a shared online marketplace and seasonal events such as farmers' markets and winter festivals.

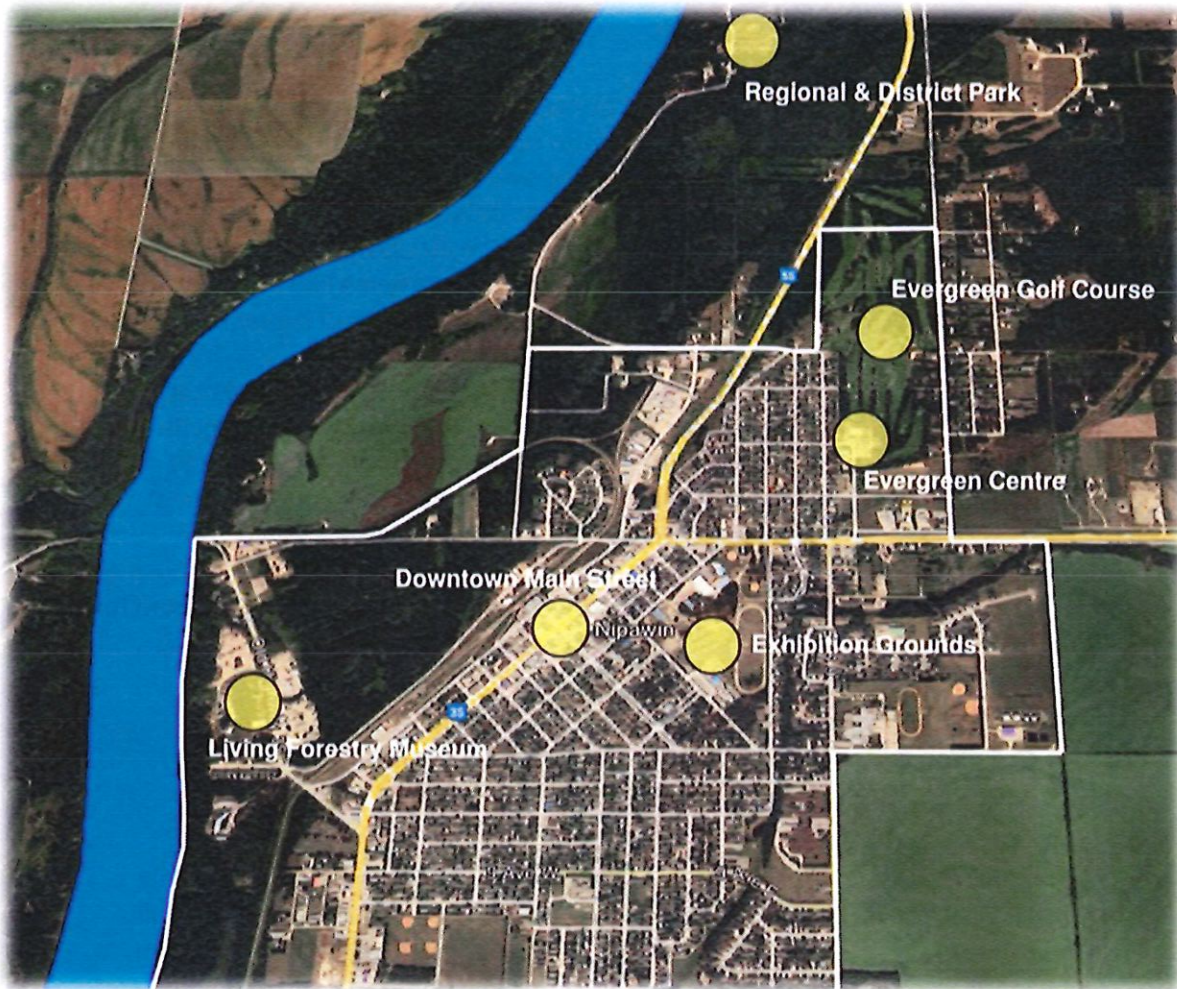
- c) Maintain Economic Metrics
 - i. The Town will undertake plans and studies designed for use in economic development initiatives.

Objective C: Enhance Tourism and Experience-based Economy

Policies

- a) Year-round Tourism Infrastructure and Events
 - i. The Town will invest in upgrading and expanding key recreational sites, such as Central Park, the Nipawin Evergreen Golf Course, and the regional trail system, to support new activities like fat biking, snowshoeing, and winter camping.

Figure 18 – Nipawin Attractions



11.0 Heritage and Cultural

Overview

The Heritage and Cultural policies of the Official Community Plan aim to preserve, celebrate, and promote Nipawin's rich history, diverse cultural traditions, and Indigenous heritage. Recognizing the community's identity as shaped by its Cree roots, Métis culture, and early European settlers, these policies seek to protect historic sites, foster cultural expression, and encourage public engagement in heritage initiatives. By integrating cultural preservation with community development, Nipawin will ensure that its heritage remains a vibrant part of the town's future growth, fostering a sense of belonging, identity, and pride among residents and visitors alike.

Policies in this section will focus on the following key objectives:

- A. **Preserve and Protect Heritage Sites and Landmarks:** safeguarding places of historical, cultural, or architectural significance to maintain Nipawin's unique identity and legacy.

- B. Promote Indigenous and Cultural Reconciliation:** fostering meaningful relationships, mutual respect, and understanding between Indigenous and non-Indigenous communities.
- C. Encourage Community Participation in Cultural Activities:** creating opportunities for residents to engage with and celebrate diverse cultural expressions, such as arts, music, dance, and heritage events.

Objective A: Preserve and Protect Heritage Sites and Landmarks

Policies

- a) Heritage Inventory
 - i. Create and maintain an official inventory of significant heritage sites, buildings, and landscapes in collaboration with local historians, Indigenous communities, and provincial heritage organizations.

- b) Conservation Program
 - i. The Town may consider the establishment of conservation guidelines and incentives, such as grants or tax rebates, to support property owners in preserving and restoring designated heritage buildings and sites.

- c) Heritage Sensitivity Assessments
 - i. The Town requires heritage impact assessments for proposed major developments near designated heritage landmarks to ensure that new construction aligns with conservation goals.

- d) Heritage Overlay
 - i. This plan enables the use of a heritage overlay zone in the zoning bylaw to provide additional protections for key heritage areas, ensuring that any development or alterations within these zones respect the historical and architectural character of the sites.

Objective B: Promote Indigenous and Cultural Reconciliation

Policies

- a) Collaborative Partnerships with Indigenous Communities
 - i. Establish a Memorandum of Understanding (MOU) with local First Nations and Métis communities to guide ongoing collaboration in areas such as cultural programming, heritage conservation, and economic development.

 - ii. Create an advisory committee with Indigenous representation to provide input on town projects, cultural initiatives, and policy development related to heritage and reconciliation.

- b) Incorporate Indigenous Knowledge and Public Art into Community Spaces
 - i. Integrate Indigenous stories, symbols, and languages into public spaces through art installations, signage, and cultural exhibits, celebrating the contributions of local Indigenous communities.
 - ii. Collaborate with Indigenous artists and knowledge-keepers to co-create interpretive programming and events that highlight the history and traditions of the region.

Objective C: Encourage Community Participation in Cultural Activities

Policies

- a) Annual Cultural Grants Program
 - i. The Town will consider offering financial support to local organizations, artists, and community groups through a grant program that encourages the development of cultural events, workshops, and public performances. The financial support will prioritize activities that reflect Nipawin’s diverse cultural heritage, including Indigenous art, multicultural festivals, and heritage celebrations.

- b) Accessible Space for Cultural Programs
 - i. Nipawin will designate and maintain public spaces, such as parks and community centers, for hosting cultural activities and events throughout the year. The Town will also collaborate with local schools, libraries, and cultural organizations to offer accessible programming, such as art classes, heritage exhibitions, and music festivals, ensuring that all residents can participate.

12.0 Cooperation and Engagement

Overview

The Cooperation and Engagement policies of the Official Community Plan emphasize the importance of fostering collaborative relationships among residents, local organizations, neighboring municipalities, and Indigenous communities. By promoting open communication, joint decision-making, and active public participation, Nipawin aims to build a resilient and inclusive community. These policies ensure that diverse voices are heard, strengthen partnerships, and encourage shared responsibility for sustainable growth and community well-being.

Policies in this section will focus on the following key objectives:

- A. Strengthen Regional Collaboration:** building cooperative relationships with neighboring towns, Indigenous communities, and regional organizations to pursue shared community goals.
- B. Strengthen Regional Tourism Marketing and Branding:** creating a cohesive identity and promotional strategy that highlights the unique attractions and experiences of Nipawin and surrounding areas.
- C. Advance Indigenous Engagement and Reconciliation:** actively fostering respectful and collaborative relationships with Indigenous communities, integrating Indigenous perspectives, and addressing historical inequities.
- D. Promote Stakeholder and Community Engagement in Decision Making:** involving residents, local organizations, businesses, and other interested parties in the planning and decision-making processes that shape Nipawin's future.
- E. Increase Community Safety and Wellbeing:** taking action to address safety and feelings of wellbeing throughout the community.

Objective A: Strengthen Regional Economic Collaboration

Policies

- a) Economic Partnerships
 - i. Foster partnerships with neighboring municipalities to attract cross-regional business opportunities and enable small businesses to participate in larger regional supply chains.

- b) Intermunicipal Agreements
 - i. The Town of Nipawin may pursue and formalize Intermunicipal Agreements with neighboring municipalities and regional partners utilizing Section 32.1 of The Planning and Development Act, 2007, to advance shared economic goals. These agreements will focus on coordinated efforts in tourism promotion, infrastructure development, business attraction, and

workforce mobility, ensuring sustainable economic growth across the region.

Objective B: Strengthen Regional Tourism Marketing and Branding

Policies

- a) All Season Destination
 - i. The Town will support regional tourism marketing campaigns and efforts that highlight the region’s unique natural assets and promotes it as an all-season outdoor destination.

- b) Branding
 - i. Nipawin will partner with nearby municipalities and tourism agencies to co-promote tourism as part of a larger regional tourism circuit, leveraging online platforms, social media, and tourism fairs to increase visibility.

Objective C: Advance Indigenous Engagement and Reconciliation

Policies

- a) Urban Reserves
 - i. When an Urban Reserve is proposed, the Town shall require a Servicing and Compatible Land Use Agreement to be drafted and agreed to between the First Nation and the Town prior to the creation of the new Reserve.

 - ii. The Agreement may consist of any or all of the following matters:
 - a. Mutual Recognition Clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self Government.

 - b. Bylaw Compatibility Clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nations Bylaws should be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced, and changed

 - c. Tax Loss Compensation Clauses, which recognizes that after the new Reserve has been created, the First Nation will be exempt from paying Town taxes, describes how the Town will be compensated for

loss of these taxes, and describes the responsibility for collection and the procedures and timing of payments.

- d. Dispute Resolution Clauses, which requires the parties will meet to resolve any disputes, describe the procedures for resolving disputes over the application, interpretation, or administration of the Agreement.
- e. Other Issues, including but not limited to, regular meetings of the Band and Town Councils, procedures for sharing information between the Elected Councils of each party, incentives, exemptions, rebates and abatements of servicing costs, access to property for maintenance, repairs etc.
- f. Wherever possible and appropriate, the design of urban reserves should respond to the need to increase indigenous spaces and ensure cultural sensitivity.

b) First Nations and Metis Engagement

- i. The Town will foster respectful relationships and enhance Indigenous participation in land-use planning by considering Indigenous interests, knowledge and present-day Indigenous land uses.

Objective D: Promote Stakeholder and Community Engagement in Decision Making

Policies

a) Meaningful Engagement

- i. The Town is committed to fostering meaningful engagement with stakeholders, residents, and community groups throughout the planning and development process. Recognizing that inclusive participation strengthens decisions, the following principles shall guide all engagement efforts:
 - a. **Inclusivity and Accessibility:** Ensure all residents, including underrepresented groups, can participate through accessible formats, locations, and communication channels.
 - b. **Transparency and Accountability:** Provide clear, timely, and transparent information on decisions and how public input has influenced the outcome.
 - c. **Early and Continuous Engagement:** Engage stakeholders at the earliest stage of the planning

process and maintain open communication throughout project development and implementation.

- d. **Collaboration and Trust-Building:** Foster partnerships with local organizations, Indigenous communities, businesses, and other stakeholders to develop shared solutions and long-term relationships.
- e. **Capacity Building:** Provide tools and resources to enhance public understanding of planning processes, empowering residents to contribute meaningfully to decisions.

Objective E: Increase Community Safety and Well-being

Policies

- a) Core Priorities
 - i. The Town will strive to ensure that the four core priorities of Community Connections, Poverty, Housing and Health are prioritized during the term of this plan.
- b) Address Gaps
 - ii. Through partnerships and available funding sources, the Town will strive to address the root causes impacting community safety and well-being.

13.0 Implementation

Overview

The policies below serve to enable the use of regulatory and prescriptive tools available in *The Planning and Development Act, 2007* and other applicable Acts and Regulations which serve to implement the goals and objectives contained in this Official Community Plan.

Policies

- a) Boundary Alterations
 - i. The boundary of the Town of Nipawin will be adjusted from time to time to ensure there is a minimum of 20 years of land available for development.
 - ii. The Town may initiate a Boundary Alteration request in accordance with the Act where it can be demonstrated that the land can be efficiently and economically serviced with full urban services.
 - iii. Public and Stakeholder notice will be provided during the Boundary Alteration process.
 - iv. The Town shall seek a complementary resolution and agreement from the affected Rural Municipalities considering any intermunicipal agreements or regional plans and to address any potential issues related to land use, infrastructure, or service delivery adjustments that result from the change.
 - v. Tax Loss compensation may be necessary to ensure that the affected municipality is not financially impacted.
 - vi. The Town shall consider high quality agricultural land and make attempts to avoid annexing high quality agricultural land for urban use.
- b) Flood Hazard
 - i. In cooperation with the Water Security Agency (WSA), the Town will incorporate a flood zone in the Zoning Bylaw to manage development in flood hazard areas based on a 1 in 500-year flood frequency.
 - ii. Depending on the velocity, depth, and horizontal extent of flooding at a specific site in the flood fringe, the Zoning regulations may allow fill to be added as one method of floodproofing development. This method may only be used if, in the opinion of the Development Officer:

- a. It does not negatively affect neighbouring uses due to the new proposed elevation.
 - b. The proposed fill can be safely stabilized and does not significantly reduce the channel capacity, in the opinion of a qualified professional engineer.
 - iii. The Town shall require flood-proofing of new buildings and additions to buildings to an elevation 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe.
- c) Slump Hazard
 - i. The Zoning Bylaw shall identify areas of slump hazard as High, Moderate or Low risk of slumping and earth movement.
 - ii. The Zoning regulations may provide for overlay districts. In these districts, developments may be allowed only if, in the opinion of the Development Officer, the added risk to the new use, does not negatively affect neighbouring uses or the surrounding natural environment as determined by a qualified professional engineer.
 - iii. The Development Officer may require geotechnical site investigations including recommendations for monitoring slumping and landslide conditions to protect the proposed use, neighbouring uses, and the surrounding natural environment.
- d) Site Constraints
 - i. The constraints to development outlined in this Section shall be considered in the Town's review of new proposals for subdivision, rezoning, and discretionary uses.
 - ii. The Town may require an environmental site assessment in conjunction with applications for rezoning, discretionary use, subdivision, or development permits. applications for rezoning, discretionary use or subdivisions. This requirement will depend on:
 - a. the proposed land use
 - b. the current and historical use of the subject property and surrounding lands
 - c. information from any other sources that suggests the subject property may contain environmental contaminants.

- iii. Environmental site assessments shall be undertaken by qualified consultants and completed to current industry standards.
 - iv. Remediation measures shall be carried out in accordance with a site remediation plan approved by the Provincial regulatory authority prior to development.
 - v. The Town assumes no responsibility for any risks or costs associated with site contamination or remediation on private property.
 - vi. It is the Town's policy that Intensive Livestock Operations are not suitable uses within an urban environment, and will not be permitted.
 - vii. Some uses within the town are expected to create potentially hazardous emissions or nuisances affecting properties off-site (noise, dust, vibration, odour, etc.). The town will use separation distances as defined in the Zoning Bylaw to prevent encroachment on these uses.
- e) Zoning Bylaw
- i. The Zoning Bylaw shall contain the land use regulations necessary to implement this plan.
 - ii. The Zoning Bylaw will contain the specific definitions, densities, and separation distances and development standards for various forms of residential use to ensure land use compatibility.
 - iii. Zoning districts set out in the Zoning Bylaw shall conform with the general patterns and designations shown on the Land Use Map which forms part of this plan.
 - iv. Where uses are likely to conflict with surrounding uses, the Zoning Bylaw shall be used to segregate such uses, or minimize the conflict using other tools, such as Zoning by Agreement, to control the specific uses and negotiate operational conditions.
 - v. When considering applications to amend the zoning regulations or requests for the rezoning of land, Council shall consider:
 - a. the nature of the proposal and its conformance with all relevant sections of this Plan
 - b. the need to foster a rational pattern of relationships between all forms of land use and to protect all

- forms of land use from harmful encroachments by incompatible uses
 - c. the need for the form of land use proposed, and the supply of land currently available in the general area capable of meeting that need
 - d. the adequacy of proposed landscaping and screening, and the preservation of the urban forest
 - e. the capability of the existing roadway systems to service the proposed use
 - f. the capacity and condition of existing community
 - g. infrastructure to service the proposal, including water and sewer services, parks, schools, and other utilities and community services.
- f) Zoning by Agreement
- i. Zoning by Agreement may be used by Council on a case-by-case basis to accommodate a specific proposal which may have servicing, site or access limitations or unique features which could not be accommodated by a standard zoning district.
 - ii. Zoning Agreements shall consider:
 - a. the nature and intensity of the surrounding uses to avoid or minimize land use conflict
 - b. whether any environmental, servicing, or public safety problems would result due to the intended uses
 - c. consistency with the Official Community Plan
 - d. comments received from other agencies or groups having a potential interest in the matter.
 - e. And any other matter as required in Section 69 of *The Planning and Development Act, 2007*.
- g) Bonusing
- i. To facilitate a degree of flexibility for optimal site utilization as well as to encourage certain desirable elements not normally proposed in the development process, the Zoning Bylaw may provide for adjustments to specific development standards within the zone being considered in exchange for commensurate facilities, services or matters as specifically set out in the Bylaw.
- h) Holding Symbol
- i. Council may use the Holding Symbol “H”, in conjunction with any use designation in the Zoning Bylaw, to specify the use to which lands shall be put at some time in the

future, but which are now considered premature or inappropriate for immediate development.

- ii. The Town may use the Holding Symbol around known contaminated sites to “hold” new development until the contaminated site is remediated and deemed suitable for development.
- iii. In deciding whether or not to remove the Holding Symbol “H” by amendment to the Zoning Bylaw and thereby permit development as specified in the Zoning Bylaw, Council shall consider the suitability of the land with regard to:
 - a. the capacity of existing municipal services or the economic provision of new services to facilitate such use and development
 - b. the effects of such use and development upon the transportation system
 - c. the need to minimize or remediate environmental impacts or conditions in relation to air, water, soil, or noise pollution
 - d. the need to protect any significant natural or historical feature upon or adjacent to the land
 - e. any other matter that Council deems necessary.

i) Direct Control Districts

- i. The purpose of this type of District is to deal more effectively with the development of areas with servicing, site or access limitations, unique features, or opportunities, which could not be accommodated by the other existing provisions of the Zoning Bylaw.
- ii. The following guidelines shall be used by Council when establishing a Direct Control District in the Zoning Bylaw and in administering development on any land subsequently zoned as DCD:
 - a. Council shall consider the nature and intensity of the surrounding uses to avoid or minimize land use conflict when investigating rezoning proposals for a new DCD area
 - b. Prior to approving a rezoning for a DCD area, Council shall consider whether any environmental, servicing, or public safety problems would result due to the intended uses anticipated in the DCD
 - c. Council shall also ensure that the land use in a proposed DCD area benefits the Town and is

- m) Land Use Study Areas
- i. The *Land Use Study Area* designation applies to lands within the Town of Nipawin that require further analysis to determine their most appropriate long-term use. These areas may include undeveloped lands, transitional areas, or locations subject to future growth pressures. The designation ensures that land use decisions align with the Town’s long-term vision, infrastructure capacity, and economic, social, and environmental sustainability goals.
 - ii. Lands within the *Land Use Study Area* designation shall be maintained in their current use until a comprehensive land use study is completed.
 - iii. Limited interim uses may be permitted, subject to Council approval, provided they do not compromise future development potential. Examples of permitted interim uses may include:
 - a. Agricultural activities
 - b. Low-intensity recreational uses
 - c. Temporary uses such as outdoor storage
 - iv. Any new development applications within this designation may be considered on a case-by-case basis, ensuring they do not preclude or negatively impact long-term planning objectives.
 - v. Prior to any major land use change, the Town shall undertake a Land Use Study to assess:
 - a. Infrastructure and servicing requirements
 - b. Environmental considerations, including floodplain analysis and natural habitat protection
 - c. Transportation network capacity and connectivity
 - d. Compatibility with surrounding land uses and economic development opportunities
 - e. The study may be initiated by the Town or through a developer-led proposal, subject to Council approval.
 - vi. Public consultation shall be required as part of the study to ensure that community interests are reflected in future land use decisions.
 - vii. Upon completion of a Land Use Study, Council may amend the Official Community Plan and Zoning Bylaw to re-designate lands within the *Land Use Study Area* to an appropriate land use category.

n) Development in Proximity to Railways

- i. This plan will ensure that noise and vibration exposure to residential areas from roadways and rail lines is within acceptable limits throughout the town.
- ii. In reviewing proposals for new residential development adjacent to existing or proposed railway corridors, town administration will ensure that exterior noise levels should not normally exceed a level of 65dba.
- iii. The town administration will ensure that new residential development does not encroach on land affected by traffic, railway, and other noise – producing uses which normally exceed a level of 65 dBA, without the provision of adequate noise attenuation methods or structures.

14.0 Definitions

Refer to the Zoning Bylaw for a more complete set of specific definitions not included in this list.

Act – shall mean The Planning and Development Act, 2007.

Active Use Infrastructure - refers to facilities and amenities designed to support physical activities and recreation, such as walking trails, bike paths, sports courts, playgrounds, and outdoor fitness areas. These are spaces intentionally created to encourage movement, exercise, and engagement in active, healthy lifestyles.

Concept Plan – A comprehensive plan showing land use patterns, street layouts, open spaces, and other relevant design details for a defined area. A Concept Plan may be undertaken for a Neighbourhood, Major Infill, Industrial Area, or other similar area.

Direct Control District – shall mean the authorized process described in Section 63 in The Act.

Local Commercial - Convenience commercial outlets which offer products and services designed for a local neighbourhood market.

Low Impact Development - an approach to land planning and engineering that manages stormwater runoff by mimicking natural processes.

Neighbourhood – A primarily residential area designed as a comprehensively planned unit containing a variety of housing, community services and local commercial uses necessary to meet the needs of a neighbourhood population.

Off-site Infrastructure – the Town-wide infrastructure not directly located within any subdivision consisting of infrastructure as defined in Section 169 of The Act.

Servicing – refers to full urban services including water, sewer, roadways managed by the Town of Nipawin.

Sustainable – refers to meeting the needs of the present without compromising the ability of future generations to meet their own needs by aligning economic considerations to broader social and environmental impact and ensuring decisions seek benefits to the well-being of all without causing harm to people or nature.

Traffic Calming Measures – are a collection of roadway design strategies aimed at improving safety for pedestrians and motorists by reducing the speed and volume of traffic on residential streets and urban areas.

Urban Reserve – refers to a Federally designated Urban Reserve which is established within the corporate limits of Nipawin.

Zoning by Agreement – shall mean the authorized process described in Section 69 (1) in The Act.