

VILLAGE OF VIBANK OFFICIAL COMMUNITY PLAN

Bylaw No. 2022-010



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MESSAGE FROM THE MAYOR

Vibank is a dynamic and growing community of approximately 385 people. We are located approximately 40 minutes southeast of Regina down Highway 48. Vibank is a tight-knit community with the classic small-town feel.

Vibank has many amenities to offer our citizens. We have been fortunate in recent years to receive substantial upgrades to our K-12 school, with the K-6 portion being brand new. Our school serves not only our community but also those of the surrounding areas.

In addition to our school, our village offers a grocery store with a seasonal ice cream parlor, gas station with coffee, fast food, and confectionery, post office, library, meat market, Credit Union, Licensed Daycare and many more businesses to help you in your day-to-day life. Check out our Business Directory for more information.

Are you looking to build? Vibank has a brand-new subdivision with large lots still available. We offer garbage and recycling services at affordable rates, and our Reverse Osmosis Water Treatment Facility has been providing top of the line quality water to our homes since 2012.

Vibank is the perfect place for any family to settle down or start building their lives. Young families are choosing to build their first home, while our seniors are choosing to stay close to home in a community where they feel safe and supported. We have active recreation and culture programs targeting all ages. Everything from soccer and baseball during the spring and summer to dance, judo, hockey, and curling during the fall/winter months. Our Senior's Club is active in our community often holding cribbage tournaments, bingos, or other events to engage our retired community members. We are proud of our community and strive to keep all our citizens actively engaged.

If you'd like to know more, give us a call or send us an e-mail! We'd love to hear from you!

Mayor

Village of Vibank



1.0 INTRODUCTION

1.1 PURPOSE

This Official Community plan (OCP) is the principal policy document for Council which provides guidance for decisions on land use and development matters within the Village of Vibank (The Village). It is intended to be a blueprint for the continued growth and development of the Village and is prepared in accordance with the *Planning and Development Act 2007* (The Act).

The OCP serves as a framework of principles, objectives, and policies to guide the physical, environmental, economic, social, and cultural development of the Village, and seeks to promote and prepare for the orderly and sustainable growth of the community for the years to come.

This plan provides Council with the means to evaluate development proposals and formulate decisions concerning future public investment and is a reference manual for anyone wanting a more thorough understanding of the policies of the community. By forecasting the community's direction for growth and establishing parameters to accommodate this growth, this OCP represents a community roadmap that will in turn offer certainty for persons, agencies, and groups interested or involved in the decision-making process as it relates to the Village of Vibank.

Although the goals, objectives and policies contained within this OCP are intended to be applied within the corporate boundaries

of the Village of Vibank, the document also acknowledges the importance of regional collaborations as a means of coordinating growth plans and establishing mutually beneficial partnerships between communities.



1.2 VILLAGE VISION AND MISSION¹

Vibank strives to offer peaceful country living with high quality and affordable services. Its small-town atmosphere with superior services and recreational programming meets the needs and enhances quality of life for all residents.

The Mission Statement of the Village of Vibank is to enhance the quality of life for its residents by providing sustainable infrastructure, a safe and efficient water supply, and protecting citizens health, safety and environment.

¹ Village of Vibank 2020-2024 Strategic Plan

1.3 OFFICIAL COMMUNITY PLANNING GOAL

The goal of this plan is to outline Council's direction and priorities to ensure the Village of Vibank remains a healthy, vibrant and economically stable, regional service centre – a good place for residents to live and work and an attractive place to visit.

Key community and municipal priorities:

Small Town Way of Life: Continue to focus on its current small-town/country way of life and water quality.

Growth and Development: Support well planned and properly serviced residential growth and small-town development

without compromising the current community.

Recreational Opportunities: Encourage the development of more recreational amenities to support the growing community and to encourage young families to move in.

Economic Development and Quality of Life: Support and encourage enhanced employment and educational opportunities in the community to improve quality of life and community sustainability.



1.4 OFFICIAL COMMUNITY PLAN GENERAL OBJECTIVES

- a) Promote and manage orderly and sustainable land use planning for the residential sector.
- b) Support and encourage affordable housing that appeals to a variety of age groups and cultural diversity.
- c) Ensure well-designed and functional transportation networks and infrastructure systems that are efficiently planned and financed.
- d) Continue to provide and encourage recreational facilities that accommodate the growing population and the needs of the community.
- e) Preserve greenspaces that both safeguard and enhance the natural environment in the community.
- f) Ensure openness, responsiveness, and transparency.
- g) Position the Village to capitalize on economic opportunities through adequate allocation of development-ready land, responsive and proactive public policies, and services.
- h) Consider the needs of all age demographics in the community and during all planning practices.
- i) Support regional collaborations when economically feasible and conducive to providing benefit for the people of the Village and region.
- j) Avoid unplanned or incompatible land uses within the Village and the surrounding areas and encourage opportunities for regional infrastructure and planning.
- k) Ensure efficient growth and development in the community and pursue the adequate and timely expansion of community boundaries.
- l) Encourage infill within the Village to reduce the number of vacant lots.

Village of Vibank Fire Department and Maintenance Shop



1.5 LEGISLATIVE AUTHORITY

The Act, as amended, provides the framework for planning and development within Saskatchewan. Section 32 of the Act requires that and OCP contain statements of policy with respect to:

- a) Sustainable current and future land use and development in the municipality;
- b) Current and future economic development;
- c) The general provision of public works;
- d) The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- e) The management of environmentally sensitive lands;
- f) Source water projection;
- g) The means of implementing the Official Community Plan (OCP).



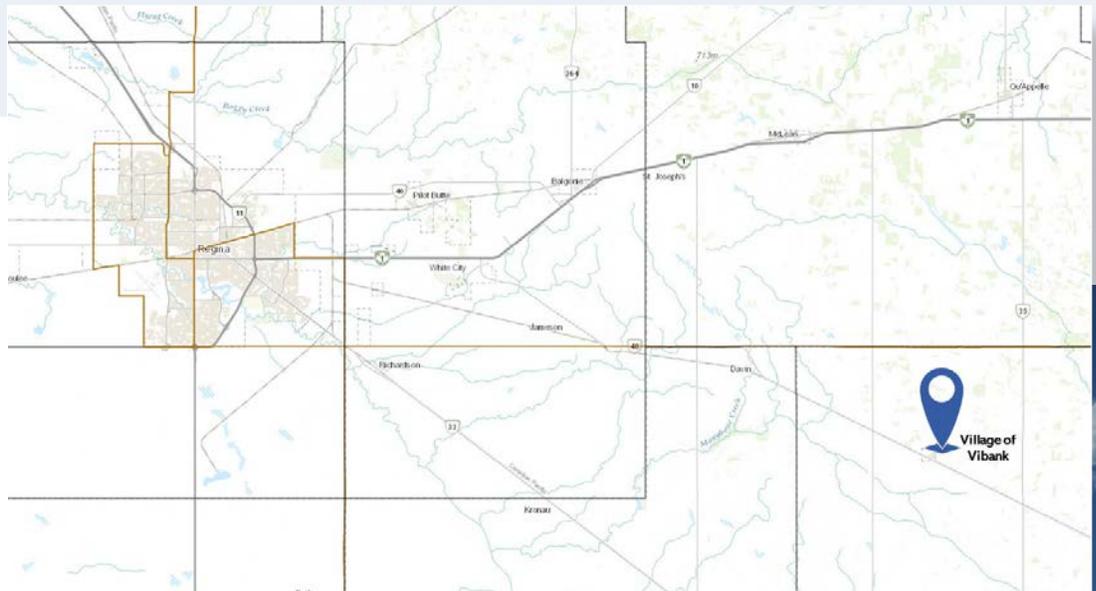
2.0 ABOUT THE VILLAGE

2.1 LOCATION

The Village of Vibank is situated along Highway No. 48 approximately 40 minutes southeast of Regina. The Village has a population of 386² and boasts several successful businesses including the Grotto Café and Vibank Meat Market, Vibank Fine Foods, as well as the Vibank Motel Bar and Grill.

The Village is surrounded by the RM of Francis No. 127. Growth within the community will depend on quality-of-life services, with the Village having available amenities, such as parks, recreation facilities and children’s play areas as well as having affordable residential lots.

² Census Profile, 2021 Census of Population



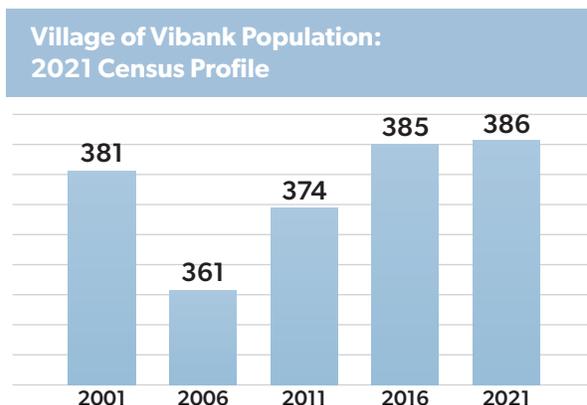
Saskatoon

Regina

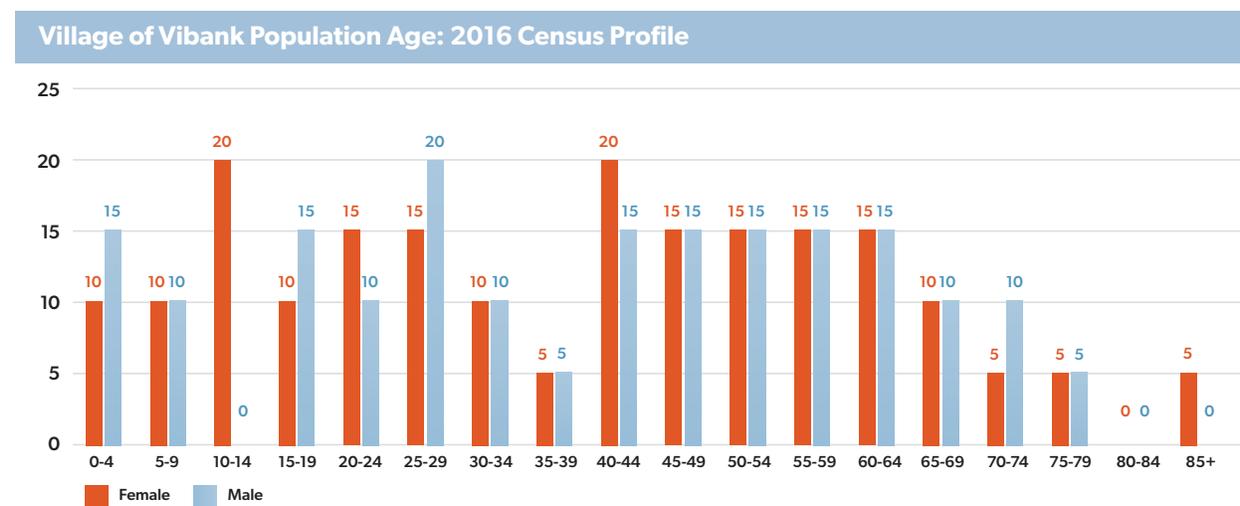


2.2 POPULATION

The 2021 census showed Vibank’s population as being 386. The population of Vibank is relatively stable with some growth seen in recent years. Overall, the Village’s population has experienced a steady population growth, which is anticipated to continue as a result of new residential development in the community in the coming years.



In terms of demographics, the 2016 Census Profile highlighted the largest segment of population in the Village is in the 20-29 and 40-44 age ranges. Children and youth make up 22% of Vibank’s population, while those over 65 represent 11.6% of the population. Residents between the ages of 40 and 65 years represent 39% of the overall population. With the average age of 42 years for the entire population, it is slightly above the provincial average of 37.8.



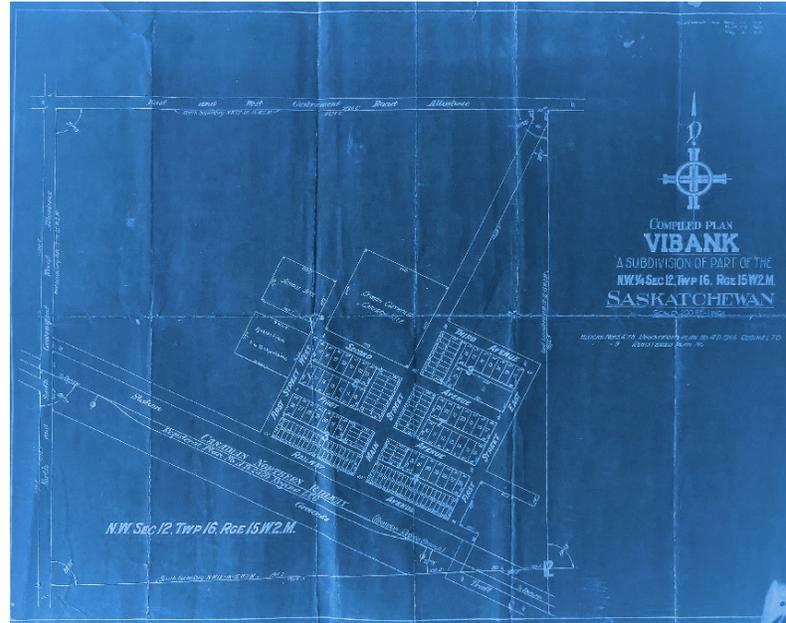
Overall, there is a balance of genders in the community. Of note is the 10-14 age range, where there are 20 females and no males.

2.3 HISTORY

The construction of the Canadian Northern railway in 1907, the establishment of a general store and lumber yard in 1908, followed by the construction of new private residences and the opening of a branch of the Bank of Toronto and a second lumber yard in 1910, lead to the incorporation of Village of Vibank as a village in the summer of 1911³.

While there is no clear record of where the name Vibank comes from, it is believed that the name derives from the German word “vie-bank,” which translates to cattle bank or storage. Others say that the name came from the railway, which named the settlement after a noteworthy English Lord.

Some of the older residents of the village say that in the pioneer days the farmers brought their cattle to the Village to hold them there until the train came to have them shipped for sale.



Village of Vibank 1918

The early years saw pioneers settling in Vibank from various parts of Europe; many were of German origin and to this day there are descendants from that era.



Ursuline Sister's Holy Family Convent

The most significant structure in the Village of Vibank was built in 1923. The Holy Family Convent is now a Heritage Centre. The building was considered the “gem” of the village and housed the Ursuline sisters. As a two-story brick building, it was the largest building in Vibank and perhaps continues to be the most significant building in the community.

³ Commemorative Publication of the 25 Anniversary of the Founding of St. Paul's Parish Vibank, Saskatchewan June 12, 1929 – Translated in 2011 by Frank Dornstauder.

2.4 PRESENT DAY

Vibank is a quiet bedroom community of 386 people, consisting primarily of retirees, and commuters.

Vibank hosts a Village Office, Post Office, Fire Hall, Water Treatment Plant, Skating Rink, K-12 School, Lutheran Church, the Heritage Centre and local businesses.



Village of Vibank Heritage Centre

3.0 DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

Planning for continued growth, through economic development, renewed outdoor spaces, municipal governance, asset renewal, and developing strong partnerships with area residents and businesses is the primary focus of the current Council.

Covid-19 shaped the past couple years by limiting activities and events in the Village. Many of the opportunities made possible by the VCCC, Seniors, Recreation Board, etc. have encountered difficulties distributing programing, and fundraising and limiting meetings to virtual.

The Village continues to upgrade its Volunteer Fire fighting capacity by updating current equipment and providing for more training opportunities for its members. The community is able to provide medical aid to residents through the First Responders program.

The Village recently updated its water and wastewater services by significantly upgrading its water treatment capacity and quality as well as improving wastewater collection through upgraded lift stations. As the Village's infrastructure is improved, the opportunity for growth and sustainability is enhanced.

The Village views economic development as an integral to its long-term sustainability.



3.1 GOVERNANCE AND ADMINISTRATION

A primary goal of Council and administration is to continue to provide excellent service to its residents. In the coming years, the Village will focus on expanding services, improving infrastructure, and operational efficiency. The Village is also focused on ensuring continuity of services through succession planning. Village growth will determine the path of staffing and contracted services for both Administration and Public Works.

To provide services to residents, the Village maintains a fleet of service vehicles, the

water treatment plant, two lift stations, greens spaces, recreation areas, Heritage Building, and a shared use facility with the Vibank Volunteer Fire Department.

The Village's fire and emergency services are provided internally and extend regionally to the RM and nearby communities when services are needed. Medical First Responders are an integral part of the Emergency Medical System. The team is made of dedicated volunteers who have completed accredited courses and are registered with the Ministry of Health.

3.2 EDUCATION

Vibank has a K-12 Regional School. A licensed day care facility has been providing licensed, quality early childhood development day care services to Vibank and surrounding area for the past 25 years.

The Village has made continued progress in working with the Prairie Valley School Division to create usable recreation spaces for the betterment of the Community.



3.3 RECREATION

Vibank has a progressive volunteer board dedicated to providing recreation services to the community. As citizen expectations for recreation and recreational programs increase, there will be a greater reliance on volunteers to deliver the requested recreational opportunities. Generally, the Village has had good support from the community to provide recreation services such as a skating and curling rink, seniors club, judo program, curling, soccer, hockey, ball, and dance. The Village and Recreation Board are working towards revamping their bylaws and policies and creating a long-term master recreation plan for the Recreation Board.



Village of Vibank Centennial Community Hall and Auditorium



Village of Vibank Ball Diamonds

3.4 TRANSPORTATION

Beyond providing access to properties and allowing for the movement of people and goods at the local level, the transportation network essentially acts as a lifeline for the community, bringing vital resources from the region, province and nation. Through this plan the Village will ensure efficient and effective land use and transportation planning including development consultation with the Ministry of Highways and Infrastructure and the Canadian National Railway Company. Furthermore, regular maintenance of gravel roads remains as the highest of priorities to offer safe access to the highways and throughout the Village. Dust control and future improvements are a continued focus for the Village.



3.5 REGIONAL COLLABORATION AND PLANNING

Vibank takes an active role in supporting and participating in regional collaboration, service, and infrastructure provision and strategic growth planning. The Village continues to work with the surrounding Villages, Towns, and Rural Municipalities to improve the efficiency and coordination of efforts on land use planning, emergency measures and the provision of services.

3.6 SERVICING AGENCIES

Services for the Village and the surrounding area are provided by SaskTel, SaskPower, and SaskEnergy.

3.7 WATER SUPPLY AND WASTEWATER SYSTEMS

A reverse osmosis water treatment plant at a cost of \$2.1 million was completed in 2012. In October of 2018, the Village completed a new lift station on Blenkhorn Street, that will look after the Village needs

for the foreseeable future. Both projects involved funding from all three levels of government: federal, provincial and municipal.

The Village maintains a standard of excellence by continuing with proactive initiatives in water and sewer services. Currently Administration and Public Works are working on a replacement of the 21 hydrants and valves throughout the Village with help from the Gas Tax initiative. Once the valves are working/replaced the Village can look at innovative ways to reline and replace aging in-ground infrastructure.

3.8 SOLID WASTE COLLECTION

The Village's solid waste collection is provided through a contract agreement with Loraas Disposal Services. Loraas provides weekly waste collection and bi-weekly recycling services (individual curbside roll-out carts). The Regina Sanitary landfill is available to Vibank's residents.



Village of Vibank Water Treatment Plant

4.0 RESIDENTIAL DEVELOPMENT POLICIES

4.1 BACKGROUND

The Village of Vibank supports growth of the residential sector and recognizes the need to continue to provide opportunity for a variety of affordable residential housing options. The Village will continue to promote growth in the form of low-density single-family dwelling units, however, also acknowledges that it is necessary to entertain a larger provision for housing opportunities that will maximize the potential for providing for future residents through a mix of housing that is both balanced and complementary to the Village.

The Village has a very limited supply of new available serviced lots ready for development. The newest residential

development was completed in 2011 and is over 60% completed, significantly reducing the ability to attract newcomers that are looking to build their new home in the quiet community of Vibank.

There are limited vacant parcels of land within the Village that are suitable for new housing developments. Planning is underway for potential development in the Village's northwest and to the west and south of Weisgerber Street. Given the nature of the surrounding development, these areas are well suited for traditional residential subdivisions consisting of low-density single-family dwelling units.



4.2 OBJECTIVES AND POLICIES

4.2.1 The Village is committed to facilitate and promote new and sustainable residential developments by:

- a)** Identifying and encouraging new developments to be located in areas defined by the Future Land Use Map to make more efficient use of land, infrastructure, and services.
- b)** Allowing residential growth and development to occur in an orderly and continuous manner in order to facilitate efficient servicing and community linkages.
- c)** Providing for orderly and cost-efficient housing developments through phasing.
- d)** Actively supporting a variety of lifestyles and range of housing choices and household types.
- e)** Maximizing prior investment by identifying existing inventory of serviceable lands ready for development and encouraging the infill of vacant and under-utilized residential lands.
- f)** Ensuring that there is a sufficient supply of residential lands that will support a variety of housing styles and densities that respond to the needs of different incomes, ages, interests and development flexibility.
- g)** Ensuring that the provision for infrastructure, zoning and procedures are in place to accommodate developments in a timely, economical and environmentally sustainable manner.
- h)** Adopting a clear and transparent application and evaluation process to be used when considering residential development proposals.
- i)** Exploring the implementation of incentives, grants, or tax abatements to encourage residential infill development and property improvements.
- j)** Ensuring that buildings, mobile homes, modular homes, RTM's and other structures are designed, constructed and maintained to acceptable codes, bylaws and other development and regulatory standards.

4.2.2 The Village seeks to promote sustainable and vibrant neighbourhoods by:

- a)** Promoting a high-quality, aesthetically pleasing built environment.
- b)** Exploring options for improvements that will aesthetically enhance the natural character of the Village such as paved or dust free roads, planting trees and landscaping parks, buffer strips, and along walkways and streets.
- c)** Encouraging energy-efficiency and green construction practices and lifestyles, wherever feasible.
- d)** Promoting developments that convey a sense of belonging, neighbourliness, community pride, civic responsibility, safety, and which foster creative expression, entrepreneurialism, recreation, and collective action.
- e)** Encouraging new residential development to emphasize and facilitate biking and walking as alternatives to private vehicular travel within the community.
- f)** Maintaining the integrity of the surrounding residential neighbourhoods and ensuring that any new structures complement the architectural style of nearby heritage properties and contribute to the development, preservation, and enhancement of the existing community.

4.2.3 The Village aims to minimize potential land use conflicts between residential, non-residential and other incompatible land uses by:

- a)** Ensuring that new developments are complementary and strive to integrate with existing development.
- b)** Encouraging residential developments to locate in proximity to regional, institutional and complementary commercial and public uses.
- c)** Accommodating the complementary development of private and public special or personal care homes, adult care, and other forms of supportive housing and tenure.
- d)** Permitting modular and RTM homes if constructed in a manner that will resemble and allow complementary integration with the neighbouring dwellings.
- e)** Supporting secondary suites as a housing option, subject to development standards and defined by the Zoning Bylaw.
- f)** Applying adequate buffer zones between residential areas, non-residential areas, natural habitats and natural protective areas, as well as, highways, railways, and other incompatible uses.

4.2.4 The Village wants to support home-based business as a viable lifestyle and land use option by:

- a)** Ensuring that home-based businesses are secondary to the principal use of the site as a residence and does not generate excessive noise, odor, or traffic; operate during unusual hours; affect air quality; or is disruptive to the neighbourhood.
- b)** The Zoning Bylaw shall contain development standards pertaining to permitted home-based businesses to ensure compatibility with existing residential land uses.



Residential Designations

5.0 COMMERCIAL DEVELOPMENT POLICIES

5.1 BACKGROUND

Commercial development in the Village includes a centralized commercial district with mixed use areas that defined the Village’s core area, extending to some commercial development along the major access points in the community and along Highway No. 48. Commercial growth in the Village has been somewhat stagnant over the past number of years. However, the community’s strategic location and its importance as a service hub, represents

a great opportunity for commercial growth. Integrating a business-friendly environment with amenities and services that appeal to the needs of its residents is a goal of the community that will continue to enhance and provide opportunity for the Village to nourish its ability to thrive as a unique community. Vibank currently has a limited number of available lands to accommodate a variety of commercial developments.

5.2 OBJECTIVES AND POLICIES

5.2.1 The Village seeks to strengthen its role as a regional commercial centre by:

- a) Promoting the Village of Vibank as a welcoming place for new business.
- b) Ensuring that there is a sufficient supply of commercial lands that provide for development flexibility including, but not limited to highway commercial and centralized commercial developments.
- c) Maximizing prior investment by identifying an inventory of serviceable lands ready for development and encouraging the infill of vacant and underutilized commercial lands.
- d) Identifying and encouraging types of business that would complement existing business uses and goals and a potential variate of mix of uses that support the revitalization of the Village commercial core area.
- e) Improving the community’s aesthetic appeal along key entryways and within the core area of the Village or where applicable.
- f) Ensuring that the provision for infrastructure, zoning and procedures are in place to accommodate commercial developments in a timely, economical, and environmentally sustainable manner.
- g) Adopting a clear and transparent application and evaluation process to be used when considering commercial development proposals.

5.2.2 The Village intends to minimize potential land use conflicts between commercial, non-commercial, and other incompatible land uses by:

- a)** Defining specific commercial uses and identifying preferred locations on the Future Land Use Map.
- b)** Minimizing commercial development impact on residential areas by promoting appropriate commercial uses in the suitable areas such as Main Street and Railway Avenue.
- c)** Providing for appropriate commercial uses and other compatible developments through the Zoning Bylaw and ensuring that appropriate development standards applicable to commercial uses are applied.
- d)** Applying adequate setbacks and buffer zones between commercial areas, non-commercial areas and other incompatible uses.

5.2.3 The Village plans to support local businesses by:

- a)** Supporting local small businesses, professionals, artists, and craftspeople by permitting these uses to locate in private dwellings in residential areas and by allowing mixed use development in some commercial areas.
- b)** Promoting the potential reuse and redevelopment options for vacant commercial properties including the possibility of preparing conceptual development plans for these parcels and taking the necessary steps to have these lands pre-approved for development.
- c)** Allowing for a controlled mixture of land uses where the potential for land use conflicts is minimal.



5.2.4 The Village intends to promote Highway Commercial development by:

- a) Promoting highway commercial areas as the preferred location for commercial uses that require an entrance corridor and to serve the needs of the travelling public.
- b) Ensuring that highway commercial uses shall properly integrate with provincial highways through the use of service road systems or controlled access points approved by the appropriate ministry.
- c) Ensuring lands for these types of uses are available within the Village boundaries by working with the RM to reach an agreement on potential lands to be incorporated into the Village.



Commercial/Industrial Designations

6.0 RECREATIONAL LAND USE POLICIES

6.1 BACKGROUND

Parks and open spaces within the Village of Vibank are essential in providing a healthy quality of life. The Village is fortunate in its ability to provide for, operate and maintain various recreational programs, facilities, parks and amenities. However, the community has identified a need for more parks, open spaces, and opportunities for recreation as they are important to promoting and maintaining a healthy community. The public consultation component of this OCP, and the more

recent work done as part of the Strategic Plan identified that the provision of parks and recreation in Vibank can be improved.

In order for the planning approval process to assist in the Village's efforts to address the recreational needs of the community, it is essential that all plans for improvement and expansion identify where parks and trail connections are needed and where they should be developed.

6.2 OBJECTIVES AND POLICIES

6.2.1 The Village will enhance parks and open spaces by:

- a) Ensuring that all new subdivision developments meet or exceed the required dedication of lands for useful and meaningful recreational opportunities in accordance with the long-term vision of the community.
- b) Maintaining public reserve lands and open spaces to ensure the aesthetic integrity of the Village.
- c) Ensuring that parks and open space designs provide for the safety and security of its users.
- d) Providing for effective connectivity between open spaces, parks and recreation facilities through pedestrian linkages, walkways, trail corridors and bicycle paths.

- e) Considering the joint planning of public parks, open spaces, recreational programs and facilities with public, private, volunteer and other third-party agencies.

6.2.2 The Village will provide for well-integrated parks and recreational opportunities by:

- a) Offering a diverse range of active and passive recreational opportunities.
- b) Ensuring that recreational facilities provide for a balance of indoor and outdoor experiences that will receive optimum usage and can be used by all residents in the region for year-round recreational activities.
- c) Monitoring the programs and services to ensure that their compatibility is reflective of shifts in population

demands and that it suits the best interests of the community.

d) Encouraging third-party investment and maximizing funding opportunities from other levels of government, where available.

e) Participating and collaborating with regional communities and rural municipalities to develop, plan, protect, and finance regional open spaces and recreation facilities to maximize utilization, scale and financing.



Parks and Open Space Designation

7.0 INSTITUTIONAL LAND USE POLICIES

7.1 BACKGROUND

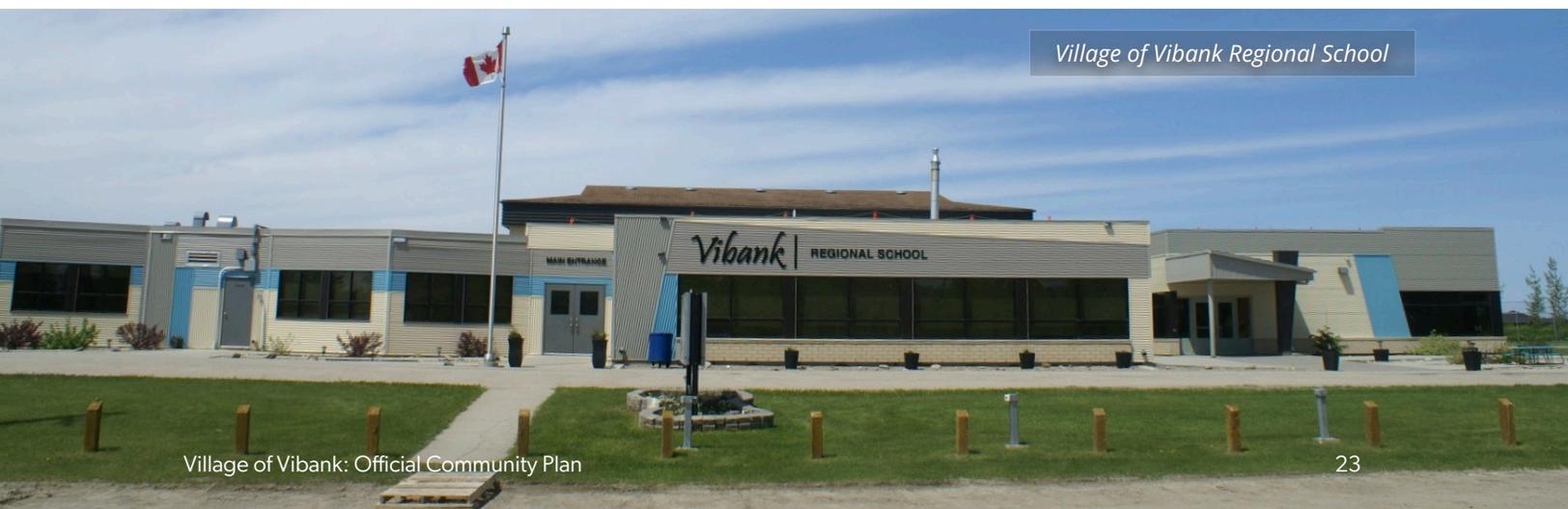
Institutional services and facilities influence how residents view their community and are significant in ensuring a safe and healthy environment. As the regional urban center that is centrally located on major transportation routes, the Village is a natural location for institutional services such as education facilities, seniors care, and places of worship.

Vibank has a long history of prominent institutional uses. Since the construction of the Canadian Northern railway in 1907 and the opening of the Ursuline sister's Holy Family Convent in 1923, Vibank has provided high quality institutional services to the community and region and has the capacity to continue to serve these needs for years to come.

7.2 OBJECTIVES AND POLICIES

7.2.1 The Village will strengthen its role as a regional centre for institutional services by:

- a) Encouraging the continued presence and growth of institutional uses within the Village and in line with the needs of the community and region.
- b) Maintaining good communications with members of the community, public service delivery agencies, the school division and other levels of government to ensure that lands are considered and allocated if necessary to effectively provide for the anticipated needs of the future.
- c) Ensuring that new development proposals recognize and assess the compatibility and impact of existing and future institutional developments on adjacent land uses.
- d) Encouraging institutional developments to locate in areas that are appropriate for the usage and are either beneficial or complementary to the surrounding areas.



Village of Vibank Regional School

- e) Pursuing opportunities that will maximize the utilization of funding sources for the provision of institutional services.
- f) Encouraging the joint use of public facilities and maximizing investment through effective integration and community use, where reasonable.

7.2.2 The Village will continue to improve and enhance police fire, health care, and emergency response services by:

- a) Periodically reviewing development growth needs, level of protective service and overall response times to ensure the services are reflective of the changing needs within the community.
- b) Collaborating with neighbouring municipalities and regional organizations to achieve more comprehensive and efficient services necessary for the growing population.



8.0 PUBLIC SAFETY AND ENVIRONMENTAL MANAGEMENT POLICIES

8.1 BACKGROUND

This section refers to the direct relationship that exists between development and the physical environment. Geographical location, geographical limitations and physical settings influenced the development and evolution of every community. Vibank is no exception, as the Village has been heavily influenced by barriers such as the highway, the railway and low-lying areas

or wetlands throughout the area.

The Village of Vibank recognizes the role that natural features play in the quality of life, sustainability and public safety of the Village. Responsible land use planning, development regulations, and public education will seek to protect and enhance the natural features within and around the town.

8.2 OBJECTIVES AND POLICIES

8.2.1 The Village will comply with the Provincial Interest Statement of Biodiversity and Natural Ecosystems by:

- a) Defining natural habitats and preservation areas.
- b) Ensuring that land uses do not negatively impact the natural environment.
- c) Supporting the safe disposal of sewage, solid and industrial waste.
- d) Promoting sound management of water resources through water management, programs and public education programs, where applicable.
- e) Encouraging the preservation of natural features through integration of open space, public trail systems and recreational amenities, wherever possible.

Village of Vibank Recreation Amenities



8.2.2 To assist in meeting the province’s public safety interest and to meet our goals and the vision of the community, the Village will address development on potential natural hazardous areas as follows:

- a) Directing development away from areas of natural hazard and human-induced hazard where there is potential risk to public health or safety.
- b) Classifying hazard lands as:
 - i. Lands subject to flooding including all lands which would be flooded by the 1:500-year flood event or in any flood prone area;
 - ii. Lands subject to slope instability, subsidence, erosion and slumping;
 - iii. Lands in areas prone to drainage issues; and
 - iv. Areas vulnerable to human-induced hazards, such as train derailments, high pressure pipelines and any other potential applicable hazard uses.
- c) Ensuring that no development is permitted in lands that may subject to 1:500-year flood events. Development may be permitted within the flood fringe of a watercourse or water body provided the flood proofing of new buildings and additions to buildings to an elevation of 1 metre (3.2 ft) above the 1:500-year flood elevation. Where necessary, developers will be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards.
- d) Requiring a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with the respective recommended preventive mitigation and/or remedial measures which eliminate the risk or reduce the risk to an acceptable level. All developments and concept plans should identify:
 - i. Environmentally sensitive areas;
 - ii. Cultural or archaeological significant areas;
 - iii. Areas requiring protection through buffering or other means;
 - iv. Major hazards such as flooding, high water table areas, and sloped lands;
 - v. Consider emergency service access and adequate egress points to multi-parcel subdivisions; and
 - vi. Consider dedicating all or a portion of land proposed for subdivision in classified hazard lands as environmental reserve.

- e)** Guaranteeing that for those circumstances where it may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas, development shall be carefully controlled and planned to ensure that it is compatible with the risks or that the hazard has been eliminated or protected against. In these instances, the following criteria shall be applied:
 - i.** Proposed developments shall not obstruct, increase or otherwise adversely alter water and flood flows and velocities unless it is approved and reviewed by the appropriate authority;
 - ii.** There shall be no added risk to life, health or personal safety;
 - iii.** Structures and services must be protected against flood damage and shall be fully functional during hazard conditions;
 - iv.** Where applicable, activities which alter existing slopes and accelerate or promote erosion or bank instability shall ensure appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and
 - v.** Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.
- f)** Requiring adequate surface water drainage throughout the Village and on new development sites to avoid flooding, erosion and pollution.
- g)** Ensuring that where an area has been previously or exhibits potential for poor drainage or water pooling due to snowmelt or prolonged rainfall events, all proposed building sites are located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings. Unauthorized drainage of surface water runoff from any land throughout the Village shall be prohibited.
- h)** Considering and promoting development strategies that would avoid, minimize, or mitigate the potential impacts of a changing climate on the community.
- i)** Promoting green infrastructure policies where appropriate and incorporating existing natural features such as natural drainage channels and wetlands in new developments and/or development maintenance projects, restoration or enhancement of natural assets in the Village.

9.0 CULTURAL AND HERITAGE RESOURCE POLICIES

9.1 BACKGROUND

The Village of Vibank is proud of its culture and heritage and aims to ensure its perpetuity for generations to come. The Village recognizes the importance of restoration and adaptive reuse of historical buildings and their relevance within the community, where applicable. However, the Village also recognizes its associated challenges and limitations, such as aging

facilities, materials and labor availability, changes of building code regulations and the overall cost of maintaining heritage resources in the community.

Vibank will continue to celebrate its rich history by promoting and supporting public awareness of its culture, heritage and traditions.

9.2 OBJECTIVES AND POLICIES

9.2.1 The Village aims to assist in meeting the municipal and provincial culture and heritage interests by:

- a) Providing for the protection and conservation of culture and heritage resources.
- b) Encouraging opportunities for the reuse, rehabilitation, preservation or restoration of buildings with a heritage significance.
- c) Avoiding, minimizing or mitigating adverse development impacts to culture and heritage resources.
- d) Encouraging the development, use and promotion of heritage and culture resources, where appropriate.



St. Paul's Parish

9.2.2 The Village will nurture and support community cultural resources by:

- a)** Promoting and supporting public awareness of its cultural, heritage and traditional accomplishments wherever possible.
- b)** Supporting a range of artistic cultural opportunities that are mutually beneficial to all residents.
- c)** Supporting and assisting community and cultural groups in obtaining the appropriate grants to expand local activities and facilities.
- d)** Offering recognition to highlight historical and cultural features and to honour significant contributions made by citizens through signage, place naming or other opportunities at Council's discretion.



Emmanuel Lutheran Church

10.0 INFRASTRUCTURE MANAGEMENT POLICIES

10.1 BACKGROUND

Transportation, water, sanitary sewer, and stormwater systems form the backbone of any community. The Village of Vibank recognizes the need to ensure the adequate provision and maintenance of municipal service through phased, proactive infrastructure planning. Infrastructure networks and equipment necessary to provide for and support these services is essential to resident’s quality of life.

The provision of these services is directly linked to how the community develops while the quality of these services is a factor in the attraction of new development to the Village. Managing the infrastructure networks and equipment necessary to provide for and support these services is one of the Village’s top priorities.

10.2 OBJECTIVES AND POLICIES

10.2.1 The Village will provide for community infrastructure including new and existing infrastructure, equipment, facilities and services by:

- a) Taking a proactive approach in infrastructure planning and by prioritizing all capital projects and anticipated capital expenditures to direct investment and conserve financial resources.
- b) Carefully evaluating all capital projects in terms of phasing design standards, and threshold capacities, financing implications, operating costs and maintenance costs.
- c) Work toward adopting an Asset Management Plan that identifies all required upgrades and replacement schedules for municipal infrastructure, including street upgrading.
- d) Pursuing and utilizing Provincial, Federal, and other available grant programs and incentives, where applicable.
- e) Ensuring that the costs of providing municipal services are distributed fairly among utility agencies, consumers, and the development industry.
- f) Working with provincial and private agencies in providing a high level of gas, power, and communication service to the community and in establishing future routes for utility lines with regard given to community development plans and protection of the natural environment.

10.2.2 The Village will guide the growth and development of community infrastructure by:

- a)** Ensuring that municipal services are provided in a planned, orderly manner and conforming to The Future Land Use Map and policies and provincial regulatory requirements.
- b)** Establishing development standards for the design and construction of new infrastructure.
- c)** Exploring opportunities to increase infrastructure capacities to accommodate new growth and development.
- d)** Encourage opportunities that will promote or enhance energy efficiency, conserve and sustain resources, and minimize disturbance to the natural environment.
- e)** Optimizing the use of existing Village water, sanitary and solid waste management infrastructure and capacities, and ensuring that existing utility services are expanded in an efficient and economical manner to accommodate projected community needs.
- f)** Ensuring proper management of all water, sanitary and storm water systems.
- g)** Requiring new subdivisions and developments to connect to the Villages central water and sewer systems and ensuring the costs associated with the

installation, improvements or upgrades of off-site service including municipal services, drainage or management facilities be assumed by the developer through a servicing agreement with the Village.

- h)** Developing and maintaining an equitable fee structure for waste disposal that will ensure an effective and safe means of solid waste disposal.

10.2.3 The Village will provide a safe, adequate and cost-effective transportation system (roads, walkways, bike paths, etc.) by:

- a)** Providing for the safe and efficient movement of vehicles and pedestrians throughout the Village and by providing direct access to properties, goods and services.
- b)** Ensuring that the system will serve both the existing and future needs of the Village.
- c)** Ensuring that new roads link with the existing road networks in a safe and efficient manner.
- d)** Monitoring traffic developments and changes and ensure that the necessary controls and safety amenities are provided, where necessary.
- e)** Ensuring that proposed developments abutting railway tracks will be subject to specific risk assessment review as part of the required concept plan or development submission to ensure safety, appropriate setbacks, land use compatibility and transition buffering.

- f)** Acquiring sufficient property for road right of ways by means of dedication or an agreement for purchase at the time of development or redevelopment of property.
- g)** Ensuring that all new commercial and industrial developments adjacent to highways or railways have access that is consistent with provincial highways and railway standards.
- h)** Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.
- i)** Requiring that new developments include pedestrian linkages where appropriate or unless pre-existing conditions or special circumstances dictate otherwise, and subject to Council's approval.
- j)** Considering the most reasonable direct travel routes and interconnection road networks for large trucks and heavy vehicles.
- k)** Ensuring that all new road networks and traffic controls are designed in accordance with Provincial Design Standards.
- l)** The Village may request that all new subdivision and commercial/industrial developments undertake a traffic impact study to review the effects of any proposed development on the existing transportation system and to ensure continuity, design compliance, function and consistency with planned future road networks, subject to Council's discretion.



11.0 FUTURE GROWTH AND DEVELOPMENT

11.1 BACKGROUND

Managing growth and development in an environmentally, socially, and fiscally sustainable manner will benefit both the existing and future residents of Vibank. In view of its mission and community objectives, the Village recognizes that orderly planning is the key to sustaining growth, protecting the environment, facilitating economic development and population for future generations and over the long-term planning horizon.

The Village's existing land use pattern and proposed growth strategy is reflected in *Appendix A – Future Land Use Map* and supported by the policies and objectives defined throughout this OCP.

The rapidly changing form and intensity of new development in and around urban fringes requires an integrated planning and growth management process. This is more evident and tangible in larger urban centres and areas that normally see more development. However, the impact of development in the urban fringe shall always be a common consideration for both the RM of Francis No. 127 and the Village. To strengthen relations and to ensure the orderly and coordinated growth of the municipalities an “Area of Influence” has been identified in *Appendix A* of this bylaw.



11.2 OBJECTIVES AND POLICIES

11.2.1 The Village aims to manage growth and development in an environmentally, socially, and fiscally sustainable manner by:

- a)** Committing to openness, responsiveness, and transparency with the community and applicable stakeholders as much as possible and whenever possible.
- b)** Ensuring the community's capability to support development, provide adequate and timely municipal services and complete the required servicing and development agreements.
- c)** Encouraging and supporting innovative growth and development that is in the best interests of the Village while respectful of the existing community and consistent with the standards and expectations of the Village.
- d)** Guiding the overall growth strategy by following the necessary land use controls and adhering to good planning principles when evaluation development proposals and considering the impact of new developments.
- e)** Ensuring that all new development adheres to the land use and development policies of this bylaw and the adopted Future Land Use Map, to reduce incompatible land uses, ensure adequate service delivery and to protect future urban development objectives.
- f)** Ensuring development within the Area of Influence is subject of consultation and review with the adjacent municipality to avoid land use conflicts and compromising plans' implementation.
- g)** Sharing with the RM of Francis No. 127, for review and consultation, all development plans adjacent to Village boundaries to ensure compatibility with the RM plans and policies. The same is expected from the RM for all development plans within the identified Area of Influence.
- h)** Pursuing a formalized planning consultation process with the RM of Francis No. 127 to ensure full and timely communication and awareness of development plans, opportunities, and potential conflicts.
- i)** Creating a formal Memorandum of Understanding with the RM of Francis No. 127 to address planning, infrastructure and service delivery implications and opportunities within the Area of Influence may be a suitable option.
- j)** Encouraging regional infrastructure sharing and planning to provide the area with the necessary and sustainable capacity to grow.



Village of Vibank West Concept Plan

12.0 IMPLEMENTATION

12.1 OVERVIEW

The OCP establishes the objectives and policies that will direct decisions affecting future land uses, direction of growth

and development, and the provision of municipal services in The Village of Vibank.

12.2 OCP INTERPRETATION AND AMENDMENT

12.2.1 All parts and sections of this OCP and subsequent amendment shall be interpreted as follows:

- a)** All land use, development and redevelopment must comply with the spirit and intent of this OCP.
- b)** Any proposed subdivision or development which, in the opinion of council, deviates from the policies established in this Plan will require Council approval of an amendment to this Plan before any such development can be considered.
- c)** The Village will consider adoption of Plan amendments as appropriate to encourage its continued relevance to the community over time.
- d)** Minor deviations from the contents of this OCP may be allowed without an amendment to this Plan provided that the deviation complies with the Zoning Bylaw and preserves the general intent of this OCP.
- e)** The Village will review and/or update this OCP as it monitors growth and the capital budget planning at least every five years from the date of adoption.
- f)** The Village shall interpret and enforce the regulations of the Zoning Bylaw in the spirit and intent consistent with the policy direction of this OCP.
- g)** If any part of this OCP is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, Section or provision of this OCP.

12.3 FUTURE LAND USE MAP AND ANNEXATION

The Future Land Use Map attached and forming part of this document represents a geographical interpretation of this OCP. All subdivisions and developments shall comply with and shall be evaluated according to the direction provided by the Future Land Use Map.

Where land use designated in this OCP differs from the existing use, the existing use may continue pursuant to sections 88-93 of the Act. Redevelopment of the lands shall comply with the direction provided within this OCP.

The OCP identifies land for annexation that is required for the orderly, compact and sequential growth of Vibank. Consultation and collaboration will be pursued with the RM and provincial officials to achieve a mutually agreeable process and timing to achieve the OCP objectives.

12.4 CONCEPT PLANS

The Council of the Village of Vibank may, as part of the OCP and based upon legislative authority provided within the Act, adopt a Concept Plan for the purpose of providing a framework for subsequent designation of land prior to rezoning, subdivision and development.

A Concept Plan shall be consistent with the OCP, and any part of a Concept Plan that is inconsistent with the OCP has no effect insofar as it is inconsistent.

A Concept Plan may be:

- prepared by Council in response to a need for more detailed planning for a specific area of the municipality; or
- required by Council to be undertaken by a developer when it is deemed necessary and desirable to describe land use, density, servicing requirements or phasing of development for the area.
- Concept plans shall identify proposed land use, infrastructure and facilities, transportation systems, development density, and sequencing of development for the area in question. The concept plan shall be in relation to the abutting areas and the capital plans for the Village.

Council may amend the OCP to include specific Concept Plan Areas.



12.5 ADDITIONAL DEDICATED LANDS

The approval of additional dedicated lands may include a condition to set aside flood prone or unstable land as environmental reserve pursuant to Section 185 of *The Planning and Development Act, 2007*.

12.6 SUBDIVISION APPROVAL

12.6.1 Council may give subdivision approval to a subdivision application when:

- a)** The proposed subdivision complies with the policies and guidelines in the Village's OCP.
- b)** The subdivision complies with the provisions of the Village's Zoning bylaw.
- c)** A servicing agreement with the developer has been negotiated and executed where required.
- d)** The proposed development has met the required dedication of land for recreational purposes where and when required. Council will decide on the suitable method, whether it be land dedicated as municipal reserve, walkways, and/or municipal buffers or cash-in-lieu when public lands already exist in an area and is thought not to be necessary, as prescribed in the Act.

12.7 URBAN LANDS

12.7.1 Council may bank or acquire land through exchange and/or purchase for any development or the relocation of any use:

- a)** Where private development of land for urban purposes is not occurring to meet the Village's land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.
- b)** To facilitate the relocation of non-conforming uses, or for encouraging specific forms of development, Council may consider a program for acquiring specific sites and exchanging municipality owned land in an appropriate area of the Village for the preferred location of these uses.

12.7.2 Council may sell or exchange urban lands to address non-conforming uses:

- a)** Where private development is a non-conforming use that may be corrected with minor to nonnegative effect on the public use of the lands.
- b)** Where an agreement has been negotiated between the property owner and the Village and where all proper amendments to all applicable bylaws has been completed.

12.8 ZONING BYLAW

12.8.1 The Zoning Bylaw will be the principal method of implementing the land use objectives and policies contained within this OCP and will be adopted in conjunction with the OCP as follows:

- a)** The Zoning Bylaw must be consistent with the policies and the intent of this OCP.
- b)** In considering a Zoning Bylaw or an amendment to the Zoning Bylaw, Council shall refer to the policies contained in the OCP and the Future Land Use Map to ensure that the development objectives of the Municipality are met.
- c)** The objectives of the Zoning Bylaw are to ensure:
 - i.** that land-use conflicts are avoided;
 - ii.** that future development will meet minimum development standards to maintain the amenity of Vibank;
 - iii.** that development will be consistent with the physical characteristics of the land and of reasonable engineering solutions; and
 - iv.** any request to rezone land to permit the carrying out of a specified proposal may be made the subject of an agreement pursuant to the contract zoning provisions of the Act.
 - v.** Council may apply a holding provision on a property to restrict the timing and conditions of development in any zoning district subject to the provisions of the Act.
 - vi.** The definitions contained in the Zoning bylaw shall apply to this OCP.

12.9 BUILDING BYLAW

Council will use its Building Bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

12.10 CONTRACT ZONING

Contract Zones (C) are intended to provide for developments that, due to their unique characteristics, innovative ideas, environmental site constraints, historical significance or unusual site constraints, require specific regulations unavailable in other land use districts.

Contract Zoning may be used by Council on a case-by-case basis to deal more effectively with the development of individual blocks or other small areas with servicing, site or access limitations, unique features or opportunities which could not be accommodated by the current Zoning Bylaw.

Subject to Section 69 of the Act, and the following Guidelines, Council may rezone an area to a Contract Zone in order to allow a specific development which would benefit the Village, but which is not currently compatible with the current zoning uses or regulations affecting the subject area.

- a)** Council shall consider the nature and intensity of the surrounding uses to ensure compatibility and avoid or minimize land use conflict when investigating a rezoning proposal for a new Contract Zoning area.

- b) Prior to approving a rezoning for a new Contract Zone, Council shall consider whether any environmental, servicing, or public safety problems would result due to the intended uses anticipated in the Contract.
- c) Council shall also ensure that the land use in a proposed Contract Zone benefits the Village and is consistent with the other policies of the OCP.
- d) Council shall outline criteria for the creation of all new Contract Zones in the Zoning bylaw. These criteria will be based on, but not limited to Council's consideration of the unique physical nature or location of the land which may be included in the Contract Zone, the possibility of developing a mix of compatible land uses in the area, and the potential for introducing new types or forms of development and services which may not be possible under the current Zoning bylaw.
- e) Council may also limit the use of the land and Buildings to one or more of the permitted or discretionary uses outlined in the requested Zoning District.

12.11 SERVICING AGREEMENTS

In accordance with Section 172 of the Act, if there is a proposed subdivision of land, Council may require that all new subdivisions and developments be connected to the Village's central water and sewer systems and a developer to enter into a servicing agreement to provide services that directly or indirectly serve the subdivision. All the costs associated with the installation, improvements or upgrades of off-site services including municipal services, drainage or management facilities are to be assumed by the developer through a servicing agreement as follows.

12.11.1 Servicing Agreements shall provide:

- a) Specification for the installation and/or construction of all services within the proposed subdivision as required by Council;
- b) For payment by the applicant of fees that Council may establish as payment in sewage, water, drainage and other utility services, municipal roadway facilities, or parks and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
- c) Time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and Vibank;
- d) Provisions for the applicant and Vibank to share the costs of the work specified in the agreement; and
- e) Any assurances as to performance that Council may consider necessary.

12.12 DEVELOPMENT AGREEMENTS

In accordance with Section 169 of the Act, Council may establish, by separate bylaw, development levies for the purpose of recovering all or part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development. The intent is not to have existing taxpayers subsidize new development.

12.13 STATEMENTS OF PROVINCIAL INTEREST

This OCP shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes, and regulations and in cooperation with provincial agencies.

Council will review this OCP and the Zoning Bylaw for consistency with new provincial land use policies or the Statements of Provincial Interest adopted pursuant to the Act. Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agency controls.

12.14 REGIONAL PLANNING

The Village of Vibank will pursue active consultation towards a regional planning management strategy with the RM of Francis No. 127. The regional planning management strategy should highlight the regional planning objectives for the Area of Planning Influence where there is stated mutual interest on the planning documents of the Village and RM. The first objective will be to seek Memorandum of Understanding to establish a process and format for active and timely consideration of commonly stated objectives that can lead to a common land use plan, policies, growth parameters and infrastructure planning through a formalized planning management structure.

12.15 CONTINUING IMPLEMENTATION STUDIES

To implement the community's vision, the Village recognizes additional studies and consultations are required. These include a complementary zoning bylaw and strategic plan, adequate and timely capital plans for infrastructure investment, applicable growth plans, fiscal policies, servicing fees and development levy reviews, and a potential regional planning Memorandum of Understanding.

13.0 COMING INTO FORCE

13.1 COMING INTO FORCE

This Bylaw shall come into force and take effect on the date of approval by the Minister.

MAYOR

SEAL

ADMINISTRATOR

Read a First time this _____, day of _____, 2022.

Read a Second time this _____, day of _____, 2024.

Read a Third time and adopted this _____, day of _____, 2024.

Certified a true and exact copy,

This _____ day of _____, 2024.

Administrator

Pursuant to *The Planning and Development Act, 2007*, this Official Community Plan has been prepared in consultation with;

Signature



14.0 APPENDIX A: FUTURE LAND USE MAP AND AREA OF PLANNING INFLUENCE

The following Maps represent existing and future land uses and regional area of planning influence where Council would like to direct growth and proposes to engage in joint regional planning with the RM of Francis No. 127.

These maps will be adopted as part of this Official Community Plan and shall be used to guide future growth and development for the Village of Vibank.

14.1 FUTURE LAND USE MAP



FUTURE LAND USE MAP

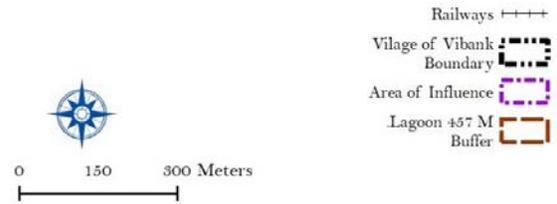
- Residential
- Commercial/Industrial
- Long-Term Urban Expansion
- Community Service Expansion
- Water Valve
- Hydrants
- Manhole
- Reservoir Pumphouse PS
- Water Distribution System
- Sanitary System
- Railways
- Boundary



14.2 AREA OF PLANNING INFLUENCE



AREA OF INFLUENCE MAP





15.0 APPENDIX B: REFERENCE MAPS

The following Maps serve as reference only for development decision making.

During a development review, further detailed information may be required at the discretion of the development officer or the designated Village personnel.

These maps will be adopted as part of this Official Community Plan and shall be used to guide future growth and development for the Village of Vibank.

15.1 DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES



CONSTRAINTS/OPPORTUNITIES MAP

Potential Service Expansion

- Sanitary
- Water

Land Use Potential

- Municipal/Utility Buffer
- Recreation
- Residential
- Transportation
- Railway Limitations

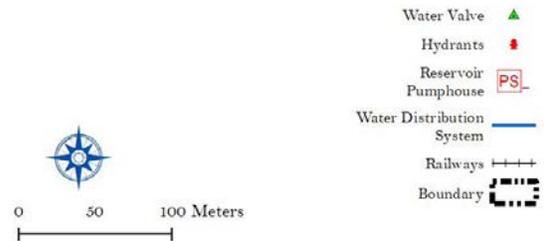
- Hydrants
- Water Valve
- Manhole
- Reservoir Pumphouse
- Water Distribution System
- Sanitary System
- Railways
- Boundary



15.2 WATER DISTRIBUTION SYSTEM



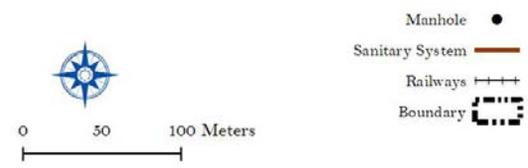
WATER DISTRIBUTION SYSTEM MAP



15.3 SEWER SYSTEM



SANITARY SEWER SYSTEM MAP





VILLAGE OF VIBANK

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Vibank