

TOWN OF HEPBURN

VISION & MISSION

VISION STATEMENT

We envision a vibrant downtown, connected to Heritage Common Events Centre, serving as a dynamic hub for programming, entertainment and community gatherings – the very heart of our community. We will actively engage residents, including youth and seniors, ensuring that everyone has a voice in shaping our collective future.

MISSION STATEMENT

The Town of Hepburn is dynamic, thriving community where amenities support our growth and contribute to a high quality of life for all current and future residents. We are committed to embracing sustainable and green growth, creating an environment where developers and businesses thrive, and boldly seeking new opportunities while supporting the success of our existing businesses.



OCP PLANNING GOALS & PRINCIPLES

PLANNING GOALS

Municipal Leadership

Hepburn is committed to implementing sound and proactive planning practices and processes.

Effective Growth Management

Hepburn embraces innovation and responsible growth management to attract economic development investment in the community.

Diverse and Evolving Community

Hepburn is a diverse and evolving community that embraces our cultural history while welcoming new opportunities for growth.

Housing Choices

Hepburn supports a diverse mix of housing types, forms and tenures and to enable residents to find suitable, affordable housing and opportunities for aging-in-place.

PLANNING PRINCIPLES

Effective

- Consistent, well-defined criteria is used to inform decision-making
- Emerging growth and planning issues are addressed in a proactive manner

Transparency

- Regular resident and stakeholder engagement input opportunities are available
- Planning processes are clearly defined and communicated to applicants and those potentially affected by a development proposal

Collaboration

- Potential local and regional partners are identified and engaged
- Those potentially impacted by a municipal planning decision have an opportunity to provide input

Stewardship

- Community history is respected and celebrated
- Existing natural and built environments are respected

Consistency

- Economic investment uncertainty is minimized
- Municipal Bylaws and documents convey the Town's vision and growth aspirations



COMMUNITY PROFILE

The Town of Hepburn is located in the Saskatchewan River Valley Region and in the Rural Municipality of Laird No. 404, which is situated in Treaty 6 Territory and Homeland of the Metis.

1.4.1 POPULATION PROFILE

TABLE 1: POPULATION GROWTH

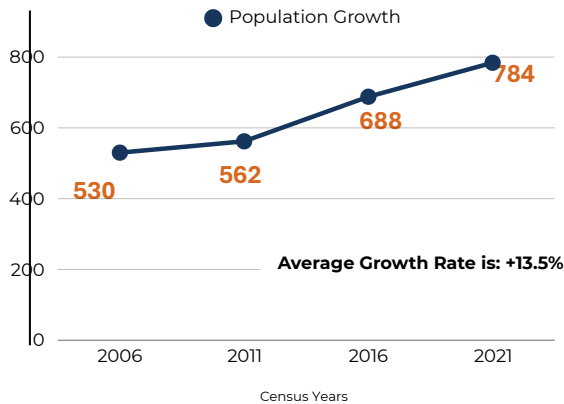
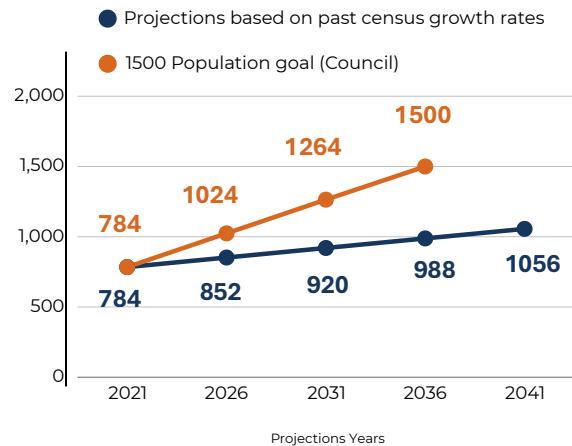


TABLE 2: POPULATION PROJECTIONS



Hepburn would need **716 new residents** to reach a population of 1500.

1.4.3 Housing & Dwelling Demographics

TABLE 3: DWELLING TYPE DISTRIBUTION

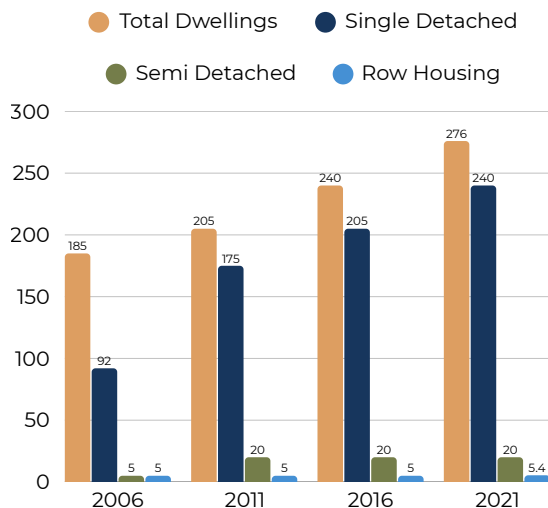
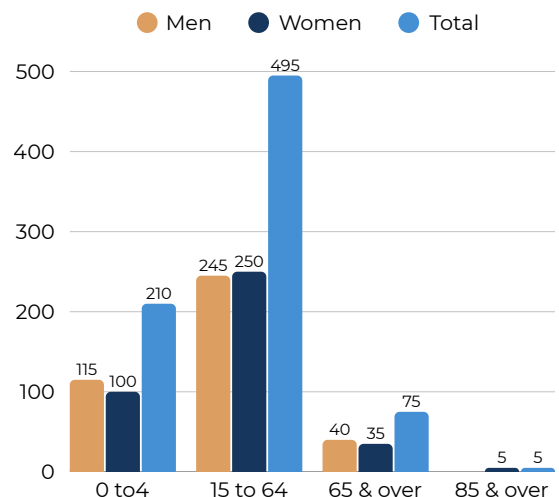


TABLE 6: AGE CHARACTERISTICS BY GENDER



3.1 RESIDENTIAL

RESIDENTIAL DESIGNATION

The Residential land use designation is intended to enable development opportunities for a variety of low to medium density residential building forms and configurations. The Residential land use designation may also include complementary uses such as local commercial, educational, community services and recreational activities.

RESIDENTIAL ACREAGE DESIGNATION

The Residential Acreage land use designation is intended to provide opportunities for comprehensively planned acreage lots in a one-unit form of development.

WHAT DOES THIS MEAN FOR HEPBURN?

- **More housing choice:** a wider mix of housing types for current and future residents.
- **Planned Growth:** New areas developed thoughtfully.
- **Meet demand:** to have enough land to meet housing demand of a growing population.



KEY POLICY AREAS

3.1.2 RESIDENTIAL LAND USES

Objective: To identify the areas, within Hepburn and outside of the Town's current boundaries that are most suitable for future residential development to provide adequate land for future residential development.

3.1.3 HOUSING DIVERSITY

Objective: To provide a variety of housing options at a variety of densities, to address community needs and long-term housing availability and affordability issues.

3.1.4 INFILL DEVELOPMENT

Objective: To ensure that residential infill development enhances and is compatible with Hepburn's existing residential areas.

3.1.5 NEW RESIDENTIAL AREAS

Objective: To ensure that new residential areas are designed in a manner that provides a high-quality living environment and a range of housing options.

3.1.6 HOME-BASED BUSINESSES

Objective: To facilitate economic development and foster entrepreneurship through home-based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

3.1.7 COMPATIBLE AND COMPLEMENTARY LAND USES

Objective: To provide for complementary land uses within residential neighbourhoods.

3.2 COMMERCIAL

COMMERCIAL DESIGNATION

The Town Centre Commercial land use designation is intended to provide opportunities for a range of commercial and office land uses that serve the general needs of the community and provide a range of office and service-oriented employment opportunities. Limited light industrial uses may be considered, provided there are no negative off-site impacts.



KEY POLICY AREAS

3.2.2 DOWNTOWN STRENGTH

Objective: To promote and enhance the attractive and viable downtown commercial area of the Town of Hepburn, centered around Main Street.

3.2.3 SUPPLY OF LAND

Objective: To ensure an available supply of land for downtown commercial development.



3.3 INDUSTRIAL

INDUSTRIAL DESIGNATION

The Industrial land use designation is intended to provide opportunities for general commercial and industrial land uses and employment opportunities that are not typically located in downtown or town centre areas.



KEY POLICY AREAS

3.3.2 INDUSTRIAL LAND USE

Objective: To ensure that sufficient land is designated within the Town to accommodate Industrial development opportunities.

3.3.3 INDUSTRIAL DEVELOPMENT OPPORTUNITIES

Objective: To attract new industrial operations to Hepburn.

3.3.4 LAND USE CONFLICTS AND DEVELOPMENT DESIGN

Objective: To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing industrial areas.

3.3.5 SERVICING CAPACITY

Objective: To ensure that the locations and types of industrial development proposed for the Town of Hepburn are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

3.4 TRANSPORTATION & INFRASTRUCTURE

KEY POLICY AREAS

3.4.2 INTEGRATED INFRASTRUCTURE PLANNING

Objective: To integrate planning, finance and engineering to effectively manage existing and new infrastructure in a sustainable, innovative and cost-effective manner.

3.4.3 ASSET MANAGEMENT

Objective: To ensure a clear picture of the current state of the Town’s municipal infrastructure in order to manage it effectively over the long-term.

3.4.4 TRANSPORTATION NETWORK

Objective: To provide a safe, efficient, cost effective and convenient road and street network for all users.

3.4.5 ACTIVE TRANSPORTATION



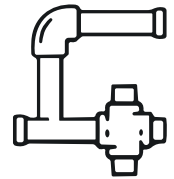
Objective: To promote land use and development patterns that encourage walking and cycling while ensuring pedestrian and traffic safety.

3.4.6 INFRASTRUCTURE COSTS

Objective: To ensure that future development contributes to the cost of infrastructure services in a manner that does not create a burden for existing residents and which does not impede long term growth.

3.4.7 INFRASTRUCTURE CAPACITIES

Objective: To optimize the use of existing Town water, sewer, solid waste, and stormwater management infrastructure and capacities, ensuring that future development remains within the area serviceable by the existing system for as long as possible and minimizing municipal costs in the provision of services to areas that pose special servicing problems.



3.4.8 STORMWATER MANAGEMENT

Objective: To ensure stormwater management systems within the Town are designed effectively.

WHAT DOES THIS MEAN FOR HEPBURN?

- **Taking care of what we already have:** focus on maintaining roads, water, sewer, and other infrastructure so they keep working well now and into the future.
- **Plan to manage growth:** New development will be carefully planned to make sure services like roads, water, and wastewater can handle growth without becoming too costly.
- **Support walking and cycling:** look for opportunities to improve paths, trails, and connections between neighbourhoods, parks, and destinations.

3.5 ECONOMIC & TOURISM DEVELOPMENT

The Town of Hepburn provides space for vendors within the Hepburn Community Centre for a weekly Town Marketplace.

The Hepburn Museum of Wheat, a grain elevator built by the Saskatchewan Wheat Pool stands as a museum that depicts the history of the Saskatchewan Wheat Pool, the Canadian National Railway and farmer.



KEY POLICY AREAS

3.5.2 ECONOMIC AND TOURISM DEVELOPMENT

Objective: To attract investment and foster economic and population growth by promoting the benefits of living and working in the Town of Hepburn.



3.6 COMMUNITY SERVICES & RECREATION

COMMUNITY SERVICE DESIGNATION

The Community Service land use designation is intended to provide a range of opportunities for service-oriented land uses and activities such as recreational, educational, cultural and/or health services.

KEY POLICY AREAS

3.6.2 COMMUNITY SERVICES MANAGERMENTS

Objective: To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Town and region.

3.6.3 PUBLIC SERVICE DELIVERY

Objective: To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

3.6.4 COOPERATION AND COMMUNICATION

Objective: To encourage the coordination and integration of community facilities where appropriate.



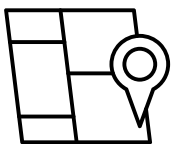
3.7 AMENITIES & DEDICATED LANDS

KEY POLICY AREAS

3.7.2 AMENITIES AND DEDICATED LANDS

Objective: To safeguard and enhance Hepburn’s green space in order to contribute to the wider objectives of sustainable community development.

3.7.3 MUNICIPAL RESERVE LANDS



Objective: To make provision for municipal reserves when land is subdivided.

3.7.4 CONNECTIVITY

Objective: To support, encourage and facilitate connectivity and walkability throughout the Town.



3.8 NATURAL ENVIRONMENT CONSIDERATIONS & HAZARD LANDS

KEY POLICY AREAS

3.8.2 HAZARD LANDS

Objective: To discourage inappropriate development in areas with potentially hazardous site conditions and to ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

3.8.3 FLOOD PROTECTION

Objective: To protect development against the risks of flooding and other biophysical hazards.



3.8.4 WATER PROTECTION

Objective: To protect ground and surface water resources from contamination to ensure a safe supply of drinking water.

3.8.5 CONTAMINATED SITES

Objective: To ensure safe development on brownfields and contaminated sites.

3.8.6 RENEWABLE ENERGY

Objective: To support opportunities for renewable energy systems and infrastructure that contribute to the Town’s environmental and sustainability goals.

3.8.7 EMERGENCY SERVICES



Objective: To ensure public safety during emergency situations.

3.9 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

The Town of Hepburn is situated west of Highway #12, southwest of the Town of Waldheim. Other communities in the region include the Village of Laird, Town of Rosthern, Town of Langham, Town of Dalmeny, City of Warman, City of Martensville and City of Saskatoon.

KEY POLICY AREAS

3.9.2 GOVERNMENT COOPERATION

Objective: To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Hepburn and the region

3.9.3 REGIONAL COOPERATION



Objective: To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

3.9.4 URBAN RESERVES

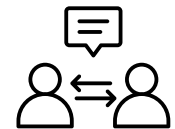
Objective: To maintain the financial integrity of the Town, its tax base and its municipal services while ensuring compatible and enforceable land use and development standards in any Urban Reserve that may be established in Hepburn.

3.9.5 ANNEXATION

Objective: To alter the Town limits based on need and to provide for orderly development of land uses and services.

3.9.6 COMMUNICATION AND REFERRAL PROCESS

Objective: To provide greater certainty for land use decisions when impacts cross municipal boundaries may occur.



WHAT DOES THIS MEAN FOR HEPBURN?

- **Using government programs:** look for federal and provincial programs that can help improve services, infrastructure, and opportunities for Hepburn and the surrounding region.
- **Working regionally:** continue to cooperate with nearby partners to plan for growth and deliver services that make sense at a regional level.
- **Planning for growth (annexation):** The Town may adjust its boundaries when needed to ensure there is enough land for well-planned growth over the next 20 years, and that services can be provided cost-effectively.

3.10 AGRICULTURAL LAND & FUTURE GROWTH AREAS

FUTURE URBAN DEVELOPMENT DESIGNATION

The Future Urban Development land use designation is intended to identify lands within the Town’s current administrative boundaries that are intended for future growth opportunities that have not yet been determined.

KEY POLICY AREAS

3.10.2 AGRICULTURAL LAND AND GROWTH MANAGEMENT



Objective: To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.

3.10.3 FUTURE URBAN DEVELOPMENT

Objective: To safeguard municipal services from incompatible land uses.

SEE MAP 2 - POTENTIAL FUTURE GROWTH AREAS

3.11 NATURAL AND CULTURAL HERITAGE RESOURCES

The Town of Hepburn is located within the Waldheim Plain of the Aspen Parkland Ecoregion of the Prairie Ecozone.

The Hepburn Museum of Wheat is a designated Municipal and Provincial Heritage Property located within the Town.

KEY POLICY AREAS

3.11.2 HERITAGE AND CULTURE RESOURCE PROTECTION

Objective: To protect the heritage resources within the Town, and where such protection cannot be achieved, to implement appropriate mitigation measures.

3.11.3 CULTURAL AND HERITAGE RESOURCE CONSERVATION

Objective: To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts and trading skills.

