



TOWN OF HEPBURN OFFICIAL COMMUNITY PLAN

JUNE 2026

TOWN OF HEPBURN OFFICIAL COMMUNITY PLAN

Prepared for:

THE TOWN OF HEPBURN

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Saskatoon, SK

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The Town of Hepburn

Bylaw No. 95-2026

A Bylaw of the Town of Hepburn to adopt an Official Community Plan.

The Council of the Town of Hepburn in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Hepburn hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 7-2013 as amended shall be repealed upon Bylaw No. 95-2026, the Official Community Plan that shall come into force and effect.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____, _____

Read a Second Time the _____ day of _____, _____

Read a Third Time the _____ day of _____, _____

Adoption of this Bylaw this _____ day of _____, _____

(Mayor)

SEAL

(Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the _____ day of _____, of the year _____

THE TOWN OF HEPBURN

OFFICIAL COMMUNITY PLAN

Being Schedule “A” to Bylaw No. 95-2026
of the Town of Hepburn

SEAL

(Mayor)

(Administrator)

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INTRODUCTION

1.1 MISSION

To serve the residents of the Town of Hepburn affordably and efficiently. To promote growth and prosperity and to provide public services used by residents and those in the local area.

1.2 LEGISLATIVE AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Town of Hepburn has prepared and adopted this Official Community Plan to provide the Town with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

All development within the incorporated area of the Town shall conform to the objectives and policies contained in this Official Community Plan. Crown lands that lie within the Town of Hepburn are governed by separate and / or additional provincial legislation to *The Planning and Development Act, 2007*.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;



- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

1.2.1 Statements of Provincial Interests

The Province of Saskatchewan adopted *The Statements of Provincial Interest Regulations* effective 29 March 2012 and amended January 2021 and June 2025, applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with *The Statements of Provincial Interest Regulations*.

In general, *The Statements of Provincial Interest Regulations* address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation
- Community Health and Well-Being
- Economic Growth



1.3 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Town of Hepburn as well as other matters related to its physical, social and economic development. The policies are intended to provide the Town of Hepburn with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Town.

This Plan is intended to guide the growth and development of the Town of Hepburn approximately for the next 15-20 years.

All development within the incorporated area of the Town of Hepburn shall conform to the objectives and policies contained in this Official Community Plan.

1.3.1 Monitoring Performance

- a) To ensure the goals, objectives, and policies of the Plan are being met, the Town of Hepburn shall confirm all rezoning applications, concept plans, Comprehensive Development Applications and subdivisions are aligned with the intent and goals outlined within this Plan.
- b) The Town shall undertake a review of this Plan every seven to ten years to ensure the goals, objectives and policies remain relevant and reflect current best practices, market conditions, changes in municipal demographics and new development opportunities.
- c) This Plan may be amended from time to time where changes are found to be necessary as a result of regular administrative reviews, or to accommodate specific proposals that are deemed to be consistent with the overall intent of the Plan.
- d) The Town will endeavor to apply fair, consistent, and transparent development application and review processes.
- e) Broad and meaningful consultation should occur prior to significant amendments to this Plan, including industry representatives and advocacy groups where changes may impact a particular sector.

1.4 COMMUNITY PROFILE

1.4.1 Background & History

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. The



Town is approximately 45 Kilometres North of the City of Saskatoon on Highway 12, which the central transportation hub for the region. Hepburn received its Town status in August of 2012. In 2012 the town also completed its major water project which linked Hepburn to the City of Saskatoon's water supply. Hepburn has a rich history and is a proud agricultural and entrepreneurial town. The Town is a beautiful and friendly community featuring mature trees, playgrounds, K-12 School, a Fire Department, a grocery store, an agri-store, a gas station, an arena, churches, insurance agency, a museum, a salon, seasonal marketplace, Flowing Well Cafe a coffee shop, The Hepburn Centennial Bowl and more.

Hepburn was officially recognized on July 5, 1919. Opportunities for plentiful fertile land attracted homesteaders and settlers to the area in the late 1800's and 1900's. Due to many people gravitating towards communities with similar culture and language, many settlers were German Mennonites. The Hepburn settlement grew rapidly in the 20th century before being declared a village. Growth could be seen through the construction of the first store and two grain elevators in 1908, followed by the commencement of train services in 1909, and the construction of a lumber yard and a church in 1910. In 1927 the building of a new school and the beginning of Bethany College.

Hepburn is situated within a transitional zone between the Prairies ecozone and the Boreal Plains ecozone, specifically the space between the Moist Mixed Grassland ecoregion and the Aspen Park ecoregion. Along the southern boundary of the Aspen parkland ecoregion is predominantly grassland landscape, while the northern parts contain more continuous cover of aspen. Grasslands occupy the drier upper and south-facing slopes, while aspen is on the moist lower, mid and north-facing slopes. The varying landscape provides habitat for ducks and other waterfowl, white-tailed deer, coyotes, hares, and foxes. The favourable climate and fertile loamy, black soils, most of the land is cultivated and producing a variety of crops such as cereals and oilseeds alongside forages and several speciality crops. The annual mean daily temperature is 1.4 C, in July the mean daily temperature is 19 C and in January the mean daily temperature is -18.9 C, with the mean annual precipitation of 420 mm, with 262 mm of rainfall occurring from May to September. The summers are short and warm, having frost free period of 106 days and a total of 1,584 degree days above 5 C.

1.4.2 Population Profile

The 2021 Census Canada recorded the Town of Hepburn's population to have 784 residents, a population density of 689.4 per square kilometre, which is a 14% increase from the 2016 Census population of 688 residents. The following Population Change Table (Table 1) shows the population change rate over the past 20 years. Table 2 shows the projected population change and is subject to change based on various conditions. The Town is projected to have a population change of 8% by 2031, reaching 920 residents.

Table 1: Population Change

Census Year	Population	Population % Increase
2006	530	11.6
2011	562	6
2016	688	22.40
2021	784	14

Table 2: Population Projections

Census Year	Projected Population	Projected Increase
2026	852	8.6%
2031	920	8.0%
2036	988	7.4%
2041	1056	6.9%

1.4.3 Housing and Dwelling Demographics

There are approximately 270 private dwellings with 82% being owners and 16.4% being renters, the average household size being 2.9. 88.9% of dwellings are Single Detached, followed by 7.4% being Semi-detached, 1.9% Row Houses and 11.1% as other.

Table 3: Dwelling Type Distribution

Census Year	Total Dwelling	Single Detached	Semi Detached	Row Housing	Apartments / Duplex
2021	276	240	20	5	--
2016	240	205	20	5	5
2011	205	175	20	5	10
2006	185	91.9	5.4	5.4	--



Table 4: Dwellings - Ownership

Census Year	Total Dwellings	Owned	Rented
2021	276	250	50
2016	240	200	35
2011	205	--	--
2006	185	150	40

1.4.4 Age Cohort & Family Characteristics

The 2021 Census Canada identified the average age of the population to be 33.2. There are approximately 220 families with the average family size of 3.2., with the average number of children being 2.1.

Table 5: Family Characteristics

Census Year	Number of Census Families	Couple Family with Children	Couple Family without Children	One-person Households
2021	215	100	70	50
2016	190	130	55	50
2011	165	70	70	40
2006	140	75	50	45

Table 6: 2021 Age Characteristics by Gender

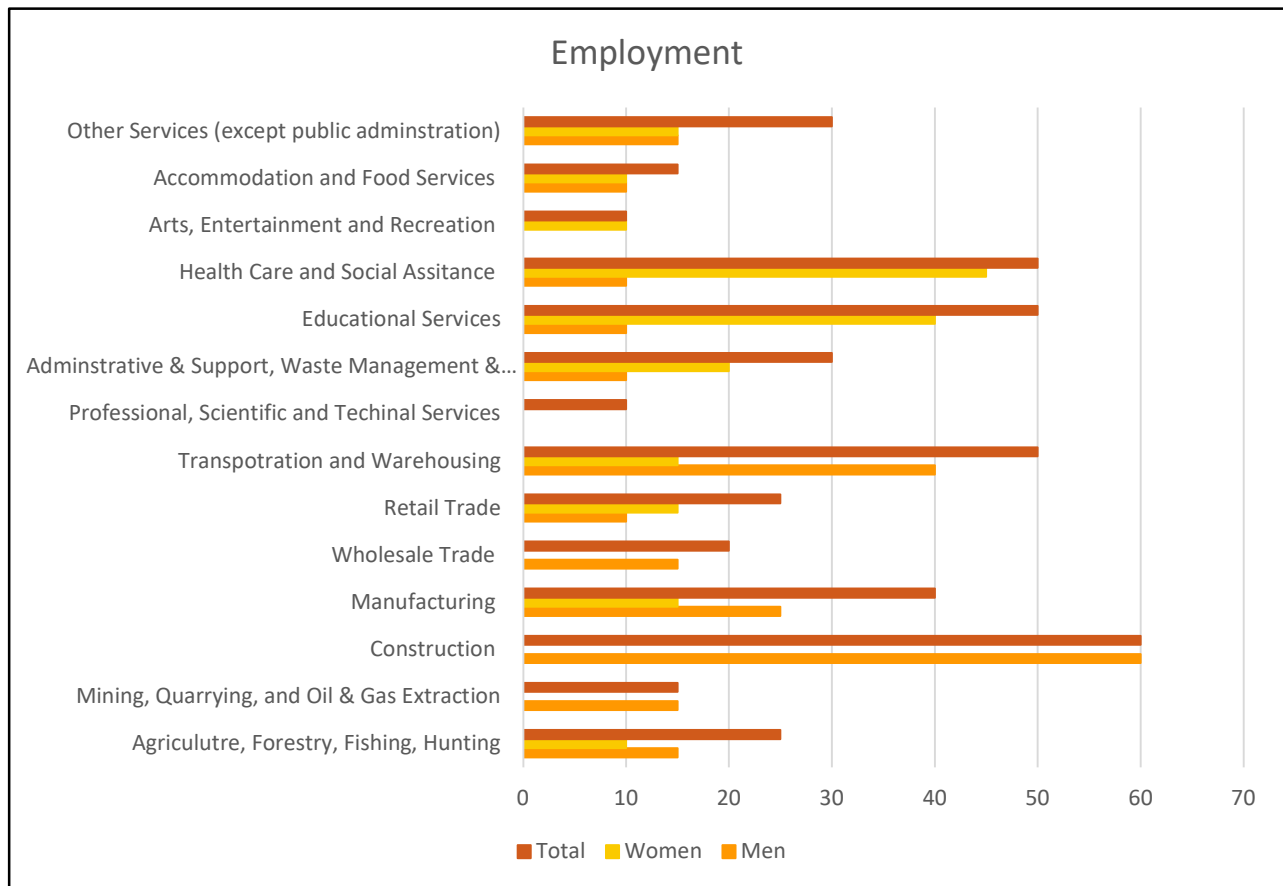
Age Range	Men	Women	Total
0 to 4	115	100	210
15 to 64	245	250	495
65 and over	40	35	75
85 years and over	0	5	5

Table 7: Total Age Distribution by Census Year

Census Year	0 - 14 years	15 - 64 years	65 + years	85 + years	Median Age
2021	210	495	75	5	33.2
2016	200	435	50	5	32.6
2011	135	380	40	5	32.4
2006	150	335	35	--	31.4

1.4.5 Employment Statistics

Figure 1: Employment (2021 Census)



2 VISION, PRINCIPLES & TARGETS

2.1 OVERVIEW

The Official Community Plan provides policies for a wide variety of topics, including housing and residential development, employment and economic development and community services.

2.2 HEPBURN VISION & MISSION STATEMENTS

2.2.1 Town of Hepburn 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.

2.2.2 Town of Hepburn 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.

2.3 GOALS & PLANNING PRINCIPLES

2.3.1 Town of Hepburn 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.

2.3.2 Planning Principles:

- Effective Governance
 - 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 / Partnerships
 - 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



2.4 TOWN PLANNING TARGETS

The planning targets for the Town of Hepburn are as follows:

- (1) To direct the development and growth of Hepburn in a manner that is sustainable, consistent with the values of the community, orderly and cost effective and efficient.
- (2) To ensure that land use planning is fully integrated within the Town's long term strategic, financial, infrastructure, transportation, environmental and asset management planning initiatives.
- (3) To ensure that the Town's current and future infrastructure requirements are planned and developed in a manner that facilitates growth in an environmentally and financially sustainable manner.
- (4) To support tourism and economic development as a means of enhancing the quality of life for the current and future residents of Hepburn.
- (5) To protect and promote the significant historical, cultural and heritage resources in the Town of Hepburn and in the region.
- (6) To ensure that the Town maintains its commitment to an open, consultative and transparent planning and decision-making process.
- (7) To enhance the economic vitality of the downtown and Main Street.
- (8) To encourage healthy and active lifestyles among Town residents.
- (9) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.
- (10) To encourage housing development in a variety of forms and locations to address the diverse needs of residents specifically including issues of housing affordability.
- (11) To work with other local and senior governments to strengthen regional partnerships and initiatives.
- (12) To encourage the provision of an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.
- (13) To support and complement *The Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this Plan.

2.5 LAND USE DESIGNATIONS

The intent of this Section is to outline the general intent of each land use designation included on the Future Land Use Map.

2.5.1 Residential

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.

2.5.2 Residential Acreage

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

2.5.3 Commercial

The 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.

2.5.4 Industrial

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.

2.5.5 Community Service

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. It may also include seniors or special needs multi-unit housing developments located in close proximity to essential support services.

2.5.6 Future Urban Development

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.



3 OBJECTIVES & POLICIES

3.1 RESIDENTIAL

3.1.1 Policy Context

- Statistics Canada reports the Town had a 2021 population of 784. This was an increase of 14% from 2016 population of 688 people.
- The Town's long-term population goal is to grow to approximately 1500 residents over the next 15-20 years.
- While single detached dwellings are the dominant form of housing in Hepburn, other forms of development include semi-detached and multiple unit dwellings. Rental housing is readily available through Saskatchewan Housing and other private dwellings.
- The Council of the Town of Hepburn recognizes the importance of providing opportunities for a diversity of housing including providing areas for manufactured dwellings and flexibility in the redevelopment of existing residential sites.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning residential development, which is addressed in the objectives and policies that follow:
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*

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 growth.

- Policy (a)** The Town will ensure that new residential development locates in the areas identified as “**Residential**” on the Future Land Use Map. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long-term use of these areas.
- Policy (b)** Prior to the build-out of land identified as Future Urban Area on the Future Land Use map, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate residential development for the next 15-20 years.
- Policy (c)** Support residential subdivision development to ensure a three-to-five-year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this time horizon may be adjusted.
- Policy (d)** Those lands that are designated for future urban development will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner

3.1.3 Housing Diversity

- Objective** To provide a variety of housing options and tenures at a variety of densities, to address community needs and long-term housing availability and affordability issues.
- Policy (a)** The Town will accommodate affordable and alternative housing opportunities for residents by facilitating the development of secondary suites, garden suites, and garage suites. The Zoning Bylaw will include appropriate standards to ensure that these uses are compatible with the residential character of the areas where they are located.
- Policy (b)** Supportive housing, such as seniors and personal care homes, will be facilitated in all land use designations, except *Industrial*. The Zoning Bylaw will contain development standards for these uses.
- Policy (c)** The Zoning Bylaw shall contain residential zoning districts that will facilitate a wide range of residential uses, densities and forms. These districts will provide appropriate development standards to address building forms and dwelling unit densities. Certain community facilities will be permitted in all residential districts.



3.1.4 Infill Development

- Objective** To ensure that residential infill development enhances and is compatible with Hepburn's existing residential areas.
- Policy (a)** In order to enhance the viability of the downtown and to optimize the use of existing infrastructure and services, the Town may consider a range of residential densities and forms, including mixed use residential/commercial developments in proximity to the downtown. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.
- Policy (b)** To facilitate aging-in-place, the Town will encourage seniors and supportive care homes to be located in close proximity to the downtown or to existing community services and facilities.
- Policy (c)** In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration may be given to a range of residential densities in suitable locations in existing neighbourhoods.

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.
- Policy (a)** New residential areas shall be designed to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.
- Policy (b)** Residential uses shall be properly buffered from incompatible uses, railways, and major roadways.
- Policy (c)** The development of new residential areas should contain a variety of housing forms and tenures, including single detached dwellings, semi-detached and two-unit dwellings, secondary suites, and low to medium-density multiple unit dwellings of an appropriate scale, to accommodate a range of residents, including seniors and youth.
- Policy (d)** Multiple unit dwellings should be located with satisfactory access to residential entrance points and should be sited to minimize potential conflicts with other residential uses.
- Policy (e)** The Town will ensure that new residential areas connect to and complement existing and future developments by requiring conceptual plans be submitted to the Town for review and comment prior to rezoning and/or subdivision applications.

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.
- Policy (a)** Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.
- Policy (b)** The amenity of the overall residential environment shall be preserved by ensuring home-based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- Policy (c)** Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home-based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.
- Policy (d)** Those types of home-based businesses that are generally compatible with a residential environment but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.
- Policy (e)** The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home-based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

3.1.7 Compatible and Complementary Land Uses

- Objective** To provide for complementary land uses within residential neighbourhoods.
- Policy (a)** The predominant use of land within residential areas shall be residential. A range of complementary institutional and community-oriented uses that are compatible with a residential environment may also be permitted. Examples of complementary uses include places of worship, schools, community centres, public parks and recreation facilities, health services, and neighbourhood convenience commercial. These activities shall be compatible with the use and scale of the residential area, shall provide a needed service, and shall appropriately address issues of transportation, parking, and land use conflicts.



3.2 COMMERCIAL

3.2.1 Policy Context

- Commercial development within the Town of Hepburn is located primarily along Main Street between Railway Street East and 2nd Street East.
- Commercial development in Hepburn includes retail, financial services, real estate, trades services, and food establishments.
- The Town of Hepburn has a distinct downtown core and as the community continues to develop, it is important to continue to enhance and encourage appropriate development in this area, for it to remain the “heart” of the community.
- In addition to commercial development in the downtown, important community services are also located near and within the downtown including churches, the post office, the town office, among others. Hepburn’s downtown is also in close proximity to the Arena, a location that provides an advantage for downtown businesses and services who benefit from the increased traffic it generates.
- Encouraging new commercial developments in a well-defined core area will ensure Hepburn’s community centre remains viable and vibrant as the community develops.
- Identification and designation of appropriate areas for both short-term and long-term future commercial development is an important consideration for the Town as it grows.
- Encouraging visual improvements to the core area, including removing or replacing abandoned buildings and properties, improving streetscape and roadway enhancements, and general aesthetic upkeep will help promote the Town as a business-friendly centre.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning economic development, which is addressed in the objectives and policies that follow:
 - The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.

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.

Policy (a) The downtown shall continue to be prioritized as a primary location for retail activity, services, government functions and cultural activities in the community.

Policy (b) The character of the downtown may be enhanced by:

- i. encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
- ii. encouraging residential / commercial mixed use and small- to mid-scale commercial developments to locate in the downtown.

- Policy (c)** Consideration may be given to the enhancement of the downtown commercial area through:
- i. the construction of infrastructure;
 - ii. investment in public buildings;
 - iii. public realm improvements such as public park and greenspace development;
 - iv. encouragement of public - private partnerships;
 - v. consideration for tax abatement incentives;
 - vi. incentives to promote the use of vacant and underutilised buildings or sites;
 - vii. planning and building permit fee rebates; and
 - viii. the promotion of the Town of Hepburn as a place for business development.
- Policy (d)** The Town will consider incentives and other tools to enable the opportunities available to re-use vacant or underutilised buildings and sites in Hepburn by addressing the constraints that exist for potential developers.
- Policy (e)** Support, encourage and facilitate the creation of a viable and coherent vision for the future development of the downtown area by continuing to ensure commercial development remains concentrated in its well-defined central location with important community services in close proximity.
- Policy (f)** In order to facilitate access to commercial, community and other essential services by seniors or others with mobility constraints, a mix of housing densities, forms and tenures for seniors and supportive housing, will be encouraged to locate in close proximity to the downtown.
- Policy (g)** Provide opportunities for increased levels of overall activity in the downtown by promoting a mix of compatible uses within the area.

3.2.3 Supply of Land

- Objective** To ensure an available supply of land for downtown commercial development.
- Policy (a)** The Zoning Bylaw will contain a downtown district to provide for a wide range of downtown commercial and other compatible uses.
- Policy (b)** The Town may undertake, where necessary, to acquire land for additional downtown commercial development through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, the Town may investigate the possibility of land exchange on a case-by-case basis.



3.3 INDUSTRIAL

3.3.1 Policy Context

- Industrial development in Hepburn includes the Hepburn Waterworks and has nearby aggregate material and vehicle storage.
- Providing opportunities for industrial development within Hepburn will assist the Town in capitalizing on new and existing economic opportunities in the region. *The Statements of Provincial Interest Regulations* provides the following statement concerning economic development, which is addressed in the objectives and policies that follow:
 - The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.

3.3.2 Industrial Land Use

- Objective** To ensure that sufficient land is designated within the Town to accommodate Industrial development opportunities.
- Policy (a)** The area shown as " **Industrial**", on the Future Land Use Map will be zoned for industrial uses and other compatible commercial uses.
- Policy (b)** If and when sufficient land is no longer available to accommodate additional industrial development, new industrial development will be encouraged to locate in. Prior to the build-out of land identified as " " noted herein, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate industrial development which will be required over the next 15-20 years.
- Policy (d)** In order to accommodate a range of economic development opportunities, the Zoning Bylaw will make provision for light industrial and limited heavy industrial development.

3.3.3 Industrial Development Opportunities

- Objective** To attract new industrial operations to Hepburn.
- Policy (a)** Ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Town of 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.
- Policy (a)** Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible land uses.
- Policy (b)** Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources.
- Policy (c)** Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from residential areas and from highways and other entrance ways into the Town.
- Policy (d)** Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.
- Policy (e)** Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.
- Policy (f)** New industrial developments will be required to connect to and complement existing and future development in Hepburn through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted by Council, and subdivision and development has commenced, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without acceptance of a revised concept plan by Council.

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.
- Policy (a)** In the Zoning Bylaw, those industrial uses that have the potential to use significant volumes of water or contribute significant flows to the sanitary sewer system as a result of industrial processing operations will be listed as discretionary uses.
- Policy (b)** Prior to the approval of a discretionary use application in an industrial zoning district or for an industrial development, Council must be satisfied that it is feasible



to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such feasibility shall be borne by the applicant.

Policy (c) All industrial developments will be serviced by water and sanitary sewer and any other appropriate services that are available.



3.4 TRANSPORTATION & INFRASTRUCTURE

3.4.1 Policy Context

- Primary access to Hepburn is provided via Provincial Highway #12 to Hepburn Access Road (SK-375).
- The Town has received funding to create safe outdoor gathering spaces through the construction of a new park, renovations of existing parks, and an addition of an accessible pathway.
- The Town's lagoon, located directly south of the Town in the RM of Laird, includes one storage cell and one treatment cell.
- Loraas Disposal provides curbside waste, recycling and organic material pickup. Solid waste is transported to a transfer station located in the RM of Laird.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation:
 - *The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.*
 - *The province has an interest in safe, cost-effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

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. |
| Policy (a) | The Town will continue to inform their decision-making processes by preparing and coordinating strategic planning, financial planning, asset management planning and other similar initiatives. |
| Policy (b) | The Town will pursue innovative opportunities to enhance municipal service delivery. |
| Policy (c) | The Town will undertake comprehensive infrastructure studies, as necessary, to plan for changes or improvements to the Town's infrastructure systems, including roads and street systems, to meet current engineering standards, accommodate growth and improve operational efficiency. |



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.
- Policy (a)** The Town of Hepburn will utilize and implement an Asset Management Strategy in order to sustainably provide an appropriate level of service to residents and visitors.
- Policy (b)** Ensure consistency between all long-term planning documents going forward including this Official Community Plan, Asset Management Strategies, Long Term Financial Plans, and others.
- Policy (c)** Ensure Asset Management Strategies are kept up to date and improved to get the best performance out of municipal assets, realize the greatest return on infrastructure investment and to support infrastructure investment decisions.

3.4.4 Transportation Network

- Objective** To provide a safe, efficient, cost effective and convenient road and street network for all users.
- Policy (a)** Developments shall be located and designed in a manner that ensures safe and efficient traffic operations.
- Policy (b)** New subdivisions shall provide for the expansion of the road and street network beyond the area being subdivided as necessary.
- Policy (c)** The Town shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.
- Policy (d)** Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify traffic impacts. The costs associated with preparing the engineering assessment shall be borne by the developers. The costs of implementing the necessary road and street network changes or improvements may be negotiated by the Town and the affected developers based on the extent to which the impact of the proposed development necessitates the need for the improvements.
- Policy (e)** Council may, by bylaw, establish or adopt a system relating to vehicle weights or route designation in the municipality.

3.4.5 Active Transportation

- Objective** To promote land use and development patterns that encourage walking and cycling while ensuring pedestrian and traffic safety.
- Policy (a)** Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.
- Policy (b)** Opportunities should be provided for the development of walking and cycling facilities within the Town by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas. The Town will consider development of a trails committee to actively pursue opportunities for trail development throughout the community and in collaboration with the RM of Laird.

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.
- Policy (a)** The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.
- Policy (b)** Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

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.



- Policy (a)** The Town will ensure that development can be adequately serviced by infrastructure and utility systems and services by understanding the Town's infrastructure needs and the costs associated with those needs by using the most up to date information available.
- Policy (b)** Continue to monitor population and business growth as it relates to water and wastewater systems.

3.4.8 Stormwater Management

- Objective** To ensure stormwater management systems within the Town are designed effectively.
- Policy (a)** Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.



3.5 ECONOMIC & TOURISM DEVELOPMENT

3.5.1 Policy Context

- The Town of Hepburn has a rich history of agricultural development that attracted settlers and homesteaders to the area in the late 1800's and early 1900's. Many of the early settlers within the community were German Mennonites.
- The settlement of Hepburn became a Village in 1919, during this time it saw the construction of the first store, two grain elevators, a railway, trading post, a lumberyard, farm equipment dealership, vehicle dealership and the construction of the Bethany College (now a heritage property). In August of 2012, the Village shifted to Town status.
- To honour the Centennial year in 2019, the Hepburn Centennial Park project development began. A sidewalk, boardwalk, and gazebo were added to the Museum of Wheat grounds.
- The Hepburn & District Parks and Recreation Board provides support and resourcing to community groups and organizations for sports, recreation, and culture.
- The Town provides a business directory within the Town's website that lists businesses within the Town and surrounding area.
- 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.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning tourism:
 - *The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*

3.5.2 Economic & 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. |
| Policy (a) | The Town, in partnership with other regional stakeholders, will pursue opportunities to market and promote Hepburn's investment properties, events, services, and culture and heritage. |
| Policy (b) | Where appropriate, the Town will continue to support existing and pursue new town-wide special events. |
| Policy (c) | The Town will continue to encourage the maintenance and support of existing businesses in the town by delivering municipal services in cost effective ways, while |



continuing to build, maintain and operate Town infrastructure in a manner that is sustainable.

- Policy (d)** The Town of Hepburn will continue to collaborate in providing tourism amenities and opportunities for the region and seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of tourism in the region.
- Policy (e)** The Town of Hepburn will continue to utilize local boards and committees, such as the Parks and Recreation Board, The Museum of Wheat Board, the Library Board and others, in addressing tourism and economic development in the town and region.



3.6 COMMUNITY SERVICES AND RECREATION

3.6.1 Policy Context

- The Town of Hepburn provides its residents with a host of services including a K-12 facility, Cooperative Playschool and daycare, police protection (RCMP), fire protection, emergency management planning, Regional Library, and a variety of recreational facilities, clubs and organizations including a Parks and Recreation Board, Library Board, Museum Board, Seniors Association, Hepburn School Community Council.
- Opportunities exist for a number of recreational pursuits including Slo-pitch, Hockey, Soccer, Bowling and Figure Skating. The Hepburn and District Arena includes a regulation size ice rink.
- 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 early farm settlements.
- Health Care services are provided to Hepburn by Primary Health Care NE of the Saskatchewan Health Authority.
- The Town of Hepburn has two churches, a discipleship program, and one public cemetery located in the southern portion of the Town.
- Educational services are administered by the Prairie Spirit School Division No. 206. Hepburn School provides education from kindergarten through to Grade 12.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning recreation:
 - *The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing an actively promoting recreation and tourism opportunities.*
 - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

3.6.2 Community Service Management

- | | |
|-------------------|---|
| 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. |
| Policy (a) | The Town will continue to support the volunteer organizations that participate in the delivery of services to the community. |
| Policy (b) | The Town will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities. |



Policy (c) The Town will consult with the Prairie Spirit School Division No. 206 with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.

Policy (d) Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.

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.

Policy (a) The Town will encourage extensive participation by service clubs, community and public agencies, developers, the RM of Laird, and other interested groups, in the development of recreation and other community facilities.

Policy (b) The Town will examine, from time to time, the feasibility of expanding or adjusting the types of programs and facilities in the community in accordance with town demographics and population growth, by monitoring shifts in population structure and shifts in the demands and needs of the population.

3.6.4 Cooperation and Communication

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

Policy (a) The Town will facilitate cooperation and communication between service clubs and groups, community service agencies and other stakeholders in the development or redevelopment of community facilities in the Town.



3.7 AMENITIES AND DEDICATED LANDS

3.7.1 Policy Context

- Parks and Green Space within Hepburn include ball diamonds and Ball Diamond Park area, Centennial Park, Centennial Station, Flagpole Park, Hepburn Forest, Little Free Library, Little Park, and the Hepburn School playground and grounds.
- The Hepburn Museum of Wheat is designated as a Municipal and Provincial Heritage Property.
- The Town continues to work towards ensuring safe walking and cycling throughout the community.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning Saskatchewan's biodiversity, unique landscapes and ecosystems:
 - *The province has an interest in biodiversity and natural ecosystems for present and future generations.*
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*

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.
Policy (a)	The Town shall adopt appropriate policies to ensure the protection and enhancement of the Town's green and recreation spaces.
Policy (b)	The Town will encourage extensive participation by service clubs, community and public agencies, and other stakeholders in the development of parks, green space and trail systems.
Policy (c)	Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership.
Policy (d)	The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Town's parks and open space shall be encouraged.
Policy (e)	The Town will continue to ensure that public walking and cycling spaces throughout the community are safe for users.



3.7.3 Municipal Reserve Lands

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

Policy (a) The Town shall consider the following factors when making decisions on the provision of municipal reserves:

- (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
- (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
- (iii) School site needs, as identified by the Prairie Spirit School Division, ensuring the creation of municipal reserve areas large enough to be used for schools.

Policy (b) Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for a design period of no longer than a 24-hour period after a storm event. Areas that are designed to store or retain water for more than twenty-four hours after a storm event shall be classified as storm water management facilities and shall be identified as "utility parcels" on subdivision plans.

3.7.4 Connectivity

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

Policy (a) The Town will pursue opportunities to link natural areas, parks, and walking and cycling facilities in a continuous open space system.

Policy (b) The Town will facilitate the development of a walkable community, through consideration for the provision of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

3.8 NATURAL ENVIRONMENT CONSIDERATIONS & HAZARDS

3.8.1 Policy Context

- To avoid development in hazardous areas within the town, policies discouraging development on potentially hazardous land due to flooding and other hazards, such as contamination, erosion, soil subsidence and slope instability, are required.
- The Town of Hepburn is located at the eastern border of the North Saskatchewan River Watershed. The Town does not retain membership within the NorthWest District Advisory Committee. Due to the Town's geographical location on the threshold of two separate watersheds. The NSRBC has developed a Source Water Protection Plan for this watershed.
- Water for the Town of Hepburn is supplied from the City of Saskatoon via the SaskWater Saskatoon North treated pipeline.
- The Town of Hepburn's sewage lagoon is located in the NE 12-41-06 W3M south of the Town within the RM of Laird. Sewage lagoons, as per *The Subdivision Regulations*, require a 457-metre setback from residential subdivision. There are several residential sites that currently exist within the required buffer area.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public safety and source water protection:
 - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human induced threats.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*

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.

Policy (a) Development will be directed to areas believed to be capable of supporting such development.

Policy (b) The Town will ensure that the subdivision of land or the development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. Any required hazard report shall be prepared by a qualified professional at the cost of the proponent of the proposed development.

Policy (c) The Zoning Bylaw will contain standards for development on or near hazard lands.



- Policy (d)** Environmentally sensitive areas should be used for public open space.
- Policy (e)** Future development shall be consistent with the 457 m lagoon setback, as per *The Subdivision Regulations* or a different setback as required by the Ministry of Environment.

3.8.3 Flood Protection

- Objective** To protect development against the risks of flooding and other biophysical hazards.
- Policy (a)** The Town will work with the Water Security Agency, the RM of Laird, and the rural community, as necessary, on potential flood protection issues in the municipality and the broader region.
- Policy (b)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:200-year flood elevation of any watercourse or waterbody shall be prohibited.
- Policy (c)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:200-year flood elevation of any watercourse or waterbody in the flood fringe shall be flood proofed.

3.8.4 Water Protection

- Objective** To protect ground and surface water resources from contamination to ensure a safe supply of drinking water.
- Policy (a)** Ensure that development does not reduce the quality of water resources in the broader region by protecting Hepburn' ground water resources from contamination.
- Policy (b)** Continue to work with the Water Security Agency in implementing source water protection strategies.
- Policy (c)** Ensure that development protects and sustains important waterbodies, waterways, wetlands, and groundwater systems in the Town and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Town is satisfied that specific development projects will sustain these areas.

3.8.5 Contaminated Sites

Objective To ensure safe development on brownfields and contaminated sites.

Policy (a) If contaminated sites are identified, ensure they are remediated to a level suitable for the intended use or for site suitability prior to development, to the satisfaction of the Approving Authorities.

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.

Policy (a) The Town may support the use of small-scale renewable energy systems for residential, commercial, industrial and community service uses that are compatible with surrounding land uses.

Policy (b) Renewable energy systems are encouraged as a means of reducing greenhouse gas emissions and support the Town's long-term sustainability goals.

3.8.7 Emergency Measures

Objective To ensure public safety during emergency situations.

Policy (a) The Town of Hepburn will continue to work towards additional community preparedness measures for emergency situations by considering the preparation of an Emergency Management Plan.



3.9 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

3.9.1 Policy Context

- The Town of Hepburn is situated west of Highway #12, southwest of the Town of Waldheim. Other urban communities in the region include the Village of Laird, Town of Rosthern, Town of Langham, Town of Dalmeny, Town of Osler, Town of Hague, City of Warman, City of Martensville and City of Saskatoon.
- The Town of Hepburn is located within the RM of Laird No. 404.
- First Nation Reserves in the area include the Beardy's First Nation Reserve No. 96 and Okemasis First Nation Reserve No. 97.
- Many outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As a part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status.
- It is important and will be a benefit to the region as whole, for the Town of Hepburn to work collaboratively with its regional neighbours on issues and areas of mutual interest such as the rural-urban fringe and regional transportation corridors.
- In areas adjacent to the Town, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. To ensure future growth can occur in an orderly and planned fashion, it is imperative for the town to identify future development areas outside of current Town boundaries for long term growth.
- *The Statements of Provincial Interest Regulations* provide the following statement concerning inter-municipal cooperation:
 - *The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

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.
- Policy (a)** The Town will pursue opportunities to take advantage of federal and provincial programs which will benefit Hepburn and the region.

3.9.3 Regional Cooperation

- Objective** To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.
- Policy (a)** The Town will continue to pursue agreements and cooperation with neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region.
- Policy (b)** The Town will continue to work with regional partners in the delivery of emergency and safety management services.

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.
- Policy (a)** Ensure an agreement is sought pursuant to Part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Town and will be based on the objective noted above.

3.9.5 Annexation

- Objective** To alter the Town limits based on need and to provide for orderly development of land uses and services.
- Policy (a)** In order to provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they can accommodate future development for a period of twenty years and if they can be serviced in a practical, cost-effective manner.
- Policy (b)** The Town will support requests for alteration of Town boundaries that are consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Town.
- Policy (c)** Prior to the build-out of land identified as Future Urban Area on the Future Land Use map, the Town shall undertake the necessary studies and analysis to identify the lands necessary to accommodate residential development for the next 15-20 years.



3.9.6 Communication and Referral Process

- Objective** To provide greater certainty for land use decisions when impacts cross municipal boundaries may occur.
- Policy (a)** The Town shall work collaboratively with the RM of Laird to develop plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors, lands within the Town that are adjacent to RM boundaries and other areas of mutual interest.
- Policy (b)** Council will work with the RM of Laird when designating or amending future urban growth areas that are located within the RM.



3.10 AGRICULTURAL LAND & FUTURE GROWTH AREAS

3.10.1 Policy Context

- The Town of Hepburn is located within the Rural Municipality of Laird No. 404.
- In areas adjacent to the Town, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. To ensure future growth can occur in an orderly and planned fashion, it is imperative for the Town to identify future development areas outside of current Town boundaries for long term growth.
- There are a number of Intensive Livestock Operations (ILO) within the RM of Laird, very few of which are situated in proximity to the Town of Hepburn.

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.
- Policy (a)** The Town shall continue to work with the RM of Laird to address and resolve issues and concerns of mutual interest.
- Policy (b)** Intensive livestock operations (ILOs) shall not be permitted within the Town.

3.10.3 Future Urban Development

- Objective** To safeguard municipal services from incompatible land uses.
- Policy (a)** The Zoning Bylaw will identify areas suitable for development within the corporate limits of the Town not immediately required for urban development as a "**Future Urban Development**" district and will identify land use restrictions and development standards so as not to jeopardize or otherwise unduly restrict future development.
- Policy (b)** The Town may consider future development proposals that do not create land use conflicts with surrounding land uses or negatively impact the existing characteristics of the community.



- Policy (c)** The Town will ensure that future urban development will contribute to the installation, upgrades to existing infrastructure and long-term maintenance of new municipal infrastructure to as great an extent as possible.
- Policy (d)** The developer of a parcel is responsible for all costs associated with providing the infrastructure and services required for a new development. Servicing or development agreements may be required to address these costs.



3.11 NATURAL AND CULTURAL HERITAGE RESOURCES

3.11.1 Policy Context

- 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.
- It is possible that there are other historic sites and buildings that are locally known but are not yet recognized by the Heritage Conservation Branch as Heritage Property. Public consultation should be considered prior to the onset of any development should it be located adjacent or on any of these locally known sites.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning Saskatchewan's heritage and culture, and biodiversity and natural ecosystems:
 - *The province has an interest in ensuring that Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.*
 - *The province has an interest in conserving Saskatchewan's biodiversity and natural ecosystems for present and future generations.*

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. |
| Policy (a) | Support the designation of provincial heritage and municipal heritage buildings and sites within the Town, including those owned by the Town, as well as those owned privately. |
| Policy (b) | Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Resource Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development. |
| Policy (c) | The Town's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources. |



- Policy (d)** The Town shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.
- Policy (e)** Insofar as practical, the Town shall use the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places* to guide protection and conservation efforts of heritage places.
- Policy (f)** The Town will continue utilising boards and committees, such as the Museum Board, the Library Board, the Cemetery Committee, the Tourism Board, and the Economic Development Committee, to assist in the protection and promotion of heritage and cultural resources within the town and region.

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.
- Policy (a)** The Town may consider the development of a Municipal Cultural Plan that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- Policy (b)** The Town shall continue to support heritage and cultural events.
- Policy (c)** The Town shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.
- Policy (d)** The Town will build upon its listing of heritage resources, with collaboration from local residents.
- Policy (e)** The Town will endeavour to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.

4 IMPLEMENTATION

4.1 OFFICIAL COMMUNITY PLAN

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Map, shall be reviewed and updated within seven to ten years of adoption.

This Plan may be amended from time to time as determined to be necessary or as the result of a development proposal.

This Official Community Plan fulfills the requirements of Provincial Legislation and incorporates the principles of *The Statements of Provincial Interest Regulations, 2012*, as amended.

4.1.1 Content and Objectives

This Plan meets the requirements of provincial legislation by addressing:

- Future growth and development within Hepburn;
- Coordination of land use, future growth, and management of infrastructure capacity;
- Protection of sensitive lands and resources;
- Management of hazardous lands, including the management of existing development in hazardous areas;
- Policy relating to the physical environment, economic, social and cultural development of the Town; and,
- Implementation of the Plan.



4.1.2 Updating the Official Community Plan

This Plan provides a framework to guide development and growth decisions in Hepburn over a 10-year time frame. Town Council will evaluate the need to review and update this Plan as needed through on-going monitoring. Town Council, when considering an amendment to the Plan, will have regard for the policy framework established within this Plan and any impacts changes may have to that framework.

- Policy (a)** Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan shall be reviewed and updated within seven to 10 years of adoption.
- Policy (b)** Applications to amend the Plan proposed by the Town or submitted by development proponents are subject to administrative review before being considered by Council to ensure compliance with the overall intent of the Plan, *The Planning and Development Act, 2007*, and with best practices.
- Policy (c)** Proponents of OCP amendments may be asked to provide planning justification for any proposed amendments.

4.1.3 Further Studies

As necessary, Council will undertake additional studies or programs required to facilitate the implementation of this Plan and encourage the growth and development of the Town of Hepburn. Each is intended to be the subject of future business planning and annual budget discussions and would be the subject of additional research and planning processes.

4.1.4 Cooperation and Inter-Jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities, and public and private agencies to implement this Official Community Plan.

4.1.5 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

4.2 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan and will be adopted in conjunction herewith.

4.2.1 Purpose

The purpose of the Town's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Town of Hepburn.

4.2.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

4.2.3 Amending the Zoning Bylaw

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- Policy (a)** The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- Policy (b)** The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- Policy (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.
- Policy (d)** The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- Policy (e)** The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.



4.2.4 Zoning by Agreement

- Policy (a)** Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- Policy (b)** Zoning by Agreement permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Zoning Agreement to rezone a site to allow a proposed development which may restrict uses normally allowed in a similar zoning district.
- Policy (c)** Sections 4.1.2 and 4.1.3 of this Official Community Plan shall apply in the review of applications for Zoning by Agreement.
- Policy (d)** Council may enter into an Agreement with the applicant setting out a description of the proposal, uses and reasonable terms and conditions with respect to:
- (i) the uses of the land and buildings and the forms of development;
 - (ii) the site layout and external design, including parking areas, landscaping and entry- and exit-ways;
 - (iii) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- Policy (e)** Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- Policy (f)** Council may consider Zoning by Agreement to accommodate development proposals when:
- (i) limiting the uses within a zoning district will avoid land use conflict;
 - (ii) it is necessary to ensure that appropriate services and infrastructure are provided.

4.2.5 Use of the Holding Symbol "H"

- Policy (a)** Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.

- Policy (b)** Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- Policy (c)** In deciding whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

4.2.6 Bonus Provisions

To facilitate a degree of flexibility for optimal site utilization as well as encourage certain desirable elements not normally proposed in the development process, the Zoning Bylaw may provide for adjustments to specific development standards in exchange for commensurate facilities, services or matters as specifically set out in the Zoning Bylaw.

In this regard, the Zoning Bylaw may provide for adjustment to density limits, parking standards, building height, number of principal buildings on a site or other similar standards for the provision of supportive housing units, community facilities which are owned by a non-profit corporation or public authority, the conservation of important natural areas, the provision of enclosed parking, and the designation of designated heritage properties.



4.3 OTHER IMPLEMENTATION TOOLS

4.3.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- Policy (a)** Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- Policy (b)** Ensured that the application is in conformity with the Zoning Bylaw.
- Policy (c)** Negotiated the terms of a servicing agreement, if required, with the applicant.
- Policy (d)** Determined its wishes with respect to the dedication of lands.

4.3.2 Dedicated Lands

- Policy (a)** When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have *unstable or flood-prone areas* set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- Policy (b)** Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

4.3.3 Building Bylaw

- Policy (a)** 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.

4.3.4 Development Levies and Servicing Fees

- Policy (a)** In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated

with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.

Policy (b) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. To provide overall direction and guidance in the negotiation of individual agreements with developers, Council may establish, by Resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.



4.4 OTHER

4.4.1 Community Engagement

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, the Town will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision-making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

4.4.2 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

4.4.3 Binding

Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Town of Hepburn, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

4.4.4 Definitions

The Town of Hepburn Zoning Bylaw definitions shall apply to this Official Community Plan.

5 MAPS

Map 1 – Schedule “B” Future Land Use Map

Map 2 – Potential Future Growth Areas Map

Map 3 – Municipal Lagoon Location Map



TOWN OF HEPBURN

SCHEDULE "B" - FUTURE LAND
USE MAP

LEGEND

- RESIDENTIAL
- RESIDENTIAL ACREAGE
- COMMERCIAL
- INDUSTRIAL
- COMMUNITY SERVICE
- FUTURE URBAN DEVELOPMENT
- MUNICIPAL UTILITY
- MUNICIPAL BOUNDARY

This Future Land Use Map
accompanies Bylaw Number No. 95-2026
adopted by the Town of Hepburn.

Mayor

Administrator

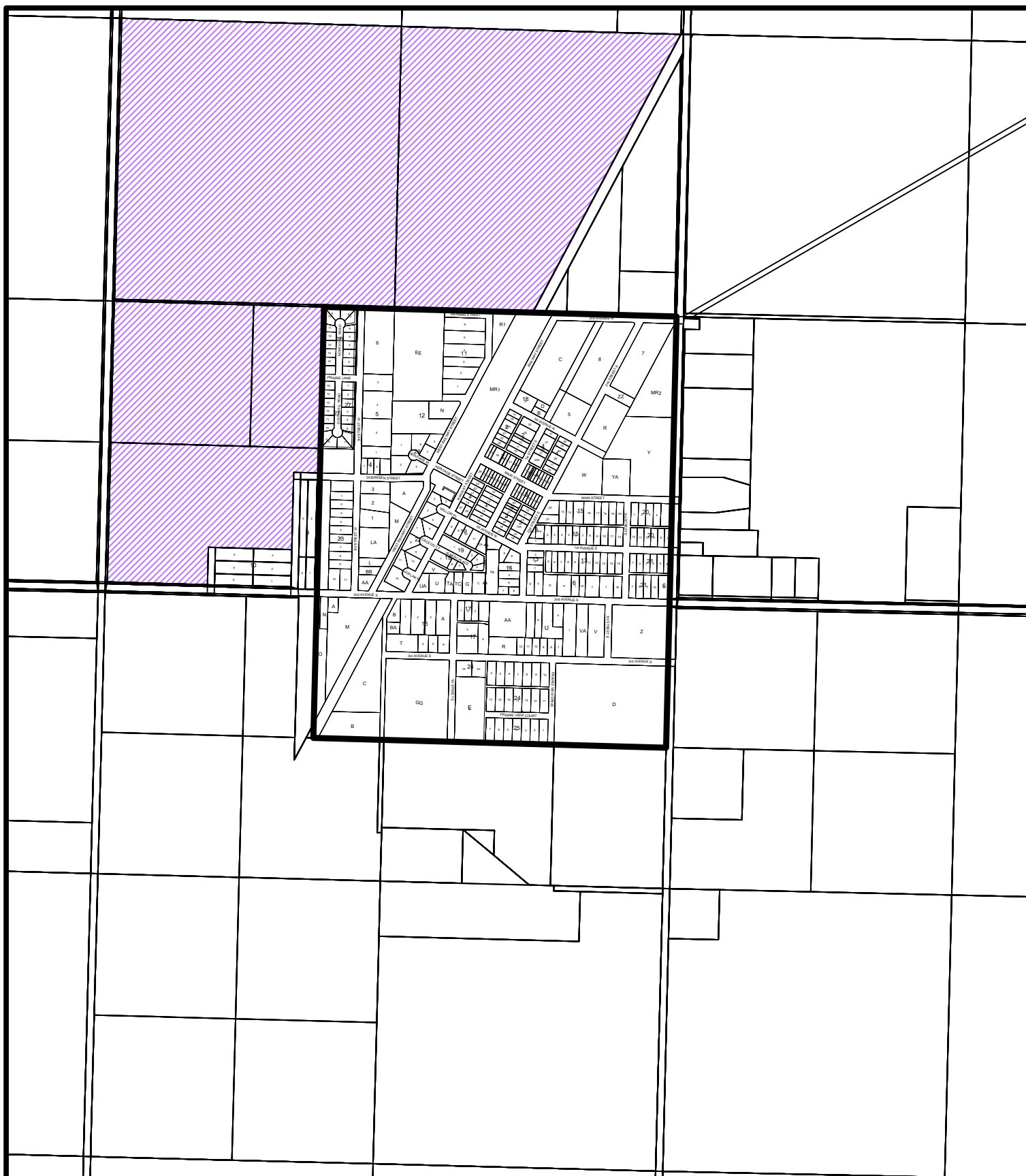
crosbyhanna

DESIGN LANDSCAPE PLANNING

PROJECT NO.: CHA 20080
MAP PROJECTION: UTM ZONE 13
HORIZONTAL DATUM: NAD 83 CSRS 98

DATE: September 2025
REVISION DATE: April 2026





TOWN OF HEPBURN

MAP 2 - POTENTIAL FUTURE GROWTH AREAS

Legend



Potential Future Growth Areas



Municipal Boundary

crosbyhanna 

www.crosbyhanna.ca

DESIGN LANDSCAPE PLANNING

407C 1ST AVE N
220-2300 DEWDNEY AVE

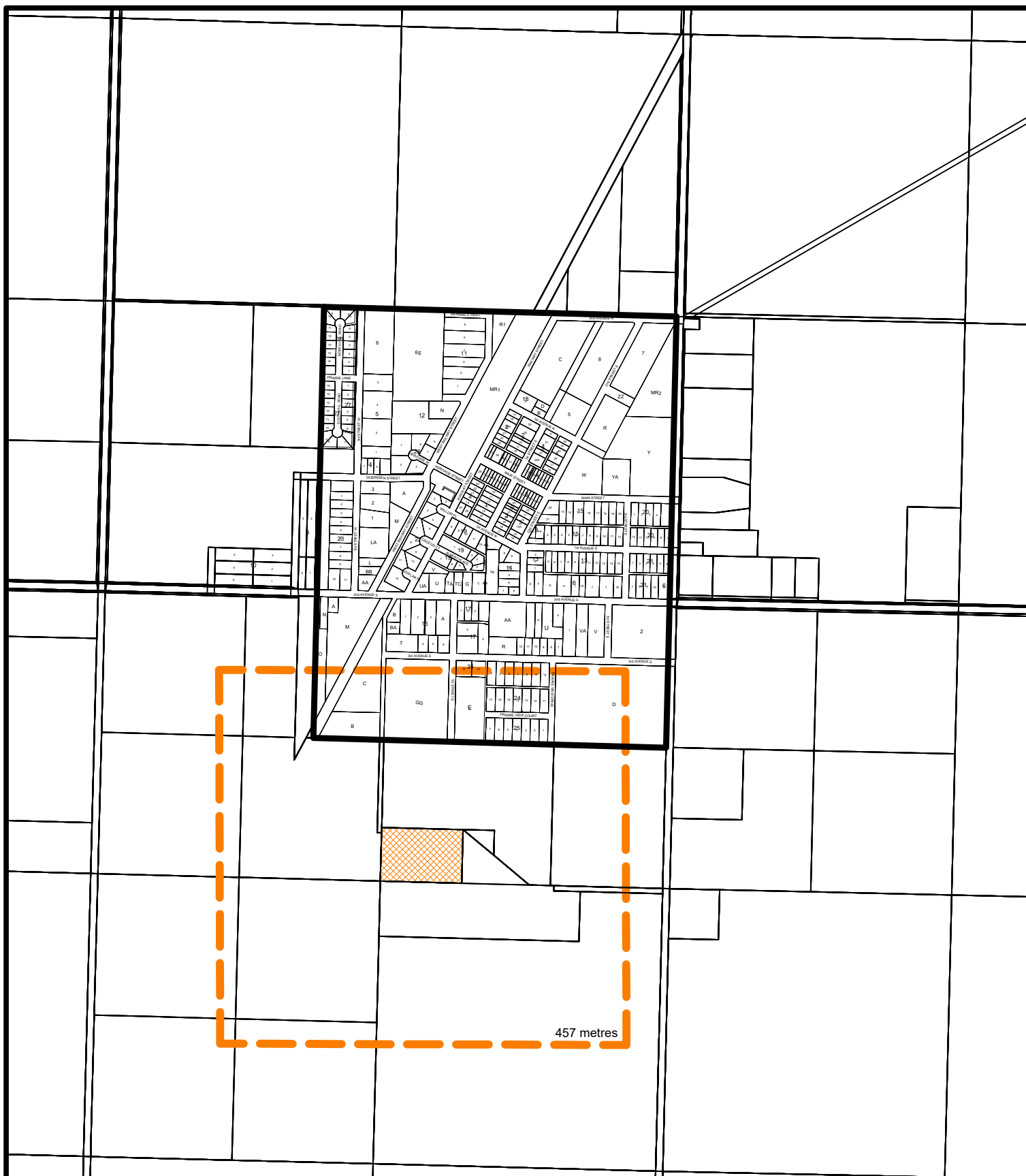
SASKATOON SK S7K 1X5
REGINA SK S4R 1H5

1 306 668 3441
1 306 790 7635

DATE: March 2026

PROJECT NO.: CHA 20080





TOWN OF HEPBURN

MAP 3 - MUNICIPAL LAAGOON LOCATION MAP

Legend

-  Sewage Lagoon
-  Lagoon Setback (457 metres)
-  Municipal Boundary

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407C 1ST AVE N
220-2300 DEWDNEY AVE

SASKATOON SK S7K 1X5
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