



Official Community Plan & Zoning Bylaw Review

Memo #1 – Background Information

1. Introduction

The Official Community Plan (OCP) and Zoning Bylaw Review is an opportunity to evaluate and update the RM of Edenwold's two main planning documents.

While both the OCP and Zoning Bylaw are adopted with the assumption of implementation over the long term (20+ years), regular reviews are necessary to monitor their performance and ensure all planning policies are effectively implementing the RM's vision for development and community building over the long term.

There are a several "inputs" or information sources considered when drafting and reviewing OCPs and zoning bylaws. It is important to identify any changes or trends in these inputs as they may justify amendments to a planning policy. Background info related to the following inputs are discussed in this memo:

- Changes to the built environment
- Public feedback
- Changes to other municipal policies
- Demographic changes

Others are not discussed in this memo but will be considered during the research and drafting phase:

- Emerging trends and new best practices
- Changes in market supply and demand
- Strategic or operational changes in other municipal departments
- Changes to Provincial planning policy and regulations

2. Changes to the built environment

The OCP and Zoning Bylaw were approved in May 2020 with most of the drafting taking place throughout 2018 and 2019. Since then, the RM has experienced changes in several areas that should be considered while reviewing the OCP and Zoning Bylaw. This section includes changes to

the built environment – primarily, new development infrastructure and infrastructure/services – that have occurred over the last several years with the potential to influence the RM’s long-term planning strategy.

Availability of services, infrastructure and amenities	- New WCRM158 wastewater treatment facility providing additional sewer treatment capacity - Potential wastewater treatment capacity provided by the Ataskewin Advanced Wastewater Treatment Facility located on the NE 20-17-18 W2M, operated by a partnership including Ochapowace First Nation - South Plains Road wastewater extension (construction taking place in 2025) - Copper Sands treated water line extension - Balgonie to Edenwold Saskwater line extension - Creation of Emerald Park Volunteer Fire Department and construction of new fire hall - New dog park constructed in Emerald Park - Improved pickle ball and tennis courts - Pathway construction in Mission Pointe Estates - Upgrades to the Sapphire and Carson Lift Stations - Upgrades to the Water Treatment Plant - New cold storage building at the RM’s Rural Shop
Improvements to transportation network	- Portion of South Service Road near Balgonie paved - Portion of Highway 624 south of Emerald Park paved (construction taking place in 2025) - New traffic circle at the intersection Highway 362 and South Service Road - Balgonie Grid (Highway 622) clay capped - Portion of Range Road 2190 clay capped - Ongoing discussions with landowners on the potential paving of Range Road 2185 north of Highway 46 - Extension of Tregassa Drive in Escott/Deneve subdivision - Ongoing work by the Ministry of Highways to plan upgrades to Highway 46 - Ongoing discussions with the Town of White City on the paving of Betteridge Road
New developments of note - approved	- Nutrien Ag Services - Co-op Cardlock - New Horizons Business Park expansion (Phase 3 complete, Phase 4 under review) - Granite Industrial Park expansion - Thorwell Industrial Park expansion - Caliber industrial condo expansion - New commercial development along South Plains Road (Burger King, No-Frills, Hub Plaza) - 11 new country residential lots in Vista Springs - City of Regina Indigenous ceremonial grounds

Development applications of note – decision pending	- 30 commercial lots in Deer Run Business Park - 21 new residential lots in Emerald Park - Three apartment buildings (59 units each) in Emerald Park
Development plans of neighbouring municipalities and First Nations	- New Official Community Plan and Zoning Bylaw adopted by Town of Pilot Butte - Annexation agreement with the Town of Pilot Butte to add approx. 320 acres to east Town boundary - Adopted Intermunicipal Development Agreement with the Town of Balgonie addressing future growth along jurisdictional boundaries and annexation procedures - White City in the process of completing a comprehensive review and update of their OCP and Zoning Bylaw - Approval of Phase 1 of Royal Park in White City - Significant residential and commercial development in east Regina - Establishment of Ataskewin Advanced Wastewater Treatment Facility on Ochapowace First Nation reserve lands - White City annexation application denied by Saskatchewan Municipal Board and Saskatchewan Court of Appeals - Construction of solar farm on Cowessess First Nation reserve lands - Amendment to the 2015 Annexation Agreement with the Town of White City regarding the upgrade of Betteridge Road

Permit and Subdivision Applications 2020-2025

Below is a table summarizing permit and subdivision activity from 2020 through to July 2025. The numbers outside of brackets represent the number of approved applications, and the numbers in brackets represent the total applications received. While there has been some yearly fluctuation in application numbers, there are no strong upward or downward trends.

	2020	2021	2022	2023	2024	2025*
Building Permits	71 (80)	107 (113)	90 (105)	92 (106)	97	58
Development Permits	119	149	199	143	134	87
Subdivision	5 (12)	13 (21)	14 (19)	5 (16)	10 (20)	5

*As of July 2025

3. Recent public engagement

In addition to the stakeholder engagement undertaken as part of the OCP and Zoning Bylaw review (for which a separate engagement summary is available), the RM regularly receives feedback from

residents and other stakeholders through other engagement initiatives. A summary of recent engagement and the key findings are listed below.

Project/Survey	Key Takeaways
Annual Budget Survey 2023	- Competitive property taxes and development fees is identified by the most respondents as the highest priority. - Road maintenance identified in multiple questions as a priority.
Parks and Recreation Plan Survey (2023)	- Community priorities for indoor recreation amenities were a pool fieldhouse/walking track, curling rink, playground, ice rink, basketball courts, soccer field, pump track, and mini golf. - Community priorities for outdoor recreation amenities included a playground, splash park, ice rink, skate park/pump track, baseball diamond, crokicurl, and a pool. - Country residential recreation opportunities identified included walking trails, cross-country ski trails, and playgrounds. - Programming priorities included kids' club/after-school programming, summer festivals, market days, winter festivals, and learn-to-play programs.
Annual Budget Survey 2024	- Competitive property taxes and development fees is identified by the most respondents as the highest priority. - Maintenance of existing road infrastructure is a priority. - Support for capital projects such as swimming pools rinks, other indoor recreation options.
Annual Ratepayer Satisfaction Survey – 2024	- 63% of respondents (n=178) rated quality of life in the RM as “Good” and 35% rated it as “excellent”. - Frequent mentions of wanting additional services such as a high school and day care. - Concern about the potential for high-density developments - There is a desire for recreational amenities, especially a swimming pool. - Many people want to see continued cooperation and collaboration with White City. - Others are satisfied with the existing services and amenities given the proximity to Regina. - Planning for responsible growth was a priority for many.
Needs Assessment	- The results of a community-wide survey indicated that a swimming pool was the most-requested amenity, followed by a field house, recycle centre, and farmer's market. - Options for development of three municipally-owned sites were discussed. - Regional collaboration when planning for recreation amenities emerged as a theme. - The RM office site was indicated as the highest priority for development, followed by the decommissioned lagoon site.

Emerald Park Sector Plan	- Residents noted that large lot sizes are biggest draw to Emerald Park area, followed by safety/security and quality of built and natural environment. - Amenities most requested: swimming pool, indoor recreation facilities, and a high school. - Pedestrian safety could be improved with lights and added sidewalks/pathways. - General priorities: recreation, beautification, community engagement, pedestrian accessibility and intermunicipal cooperation. - Competitive tax rates and suitable municipal services are draw for businesses. - Many business owners planned for growth of existing businesses or development of vacant land holdings in the short term. - General priorities for businesses: providing transportation options for commuters, attracting industry, providing a greater supply of attainable housing. - Employees who work in Emerald Park noted the following priorities: recreation, greater housing affordability, providing transportation options for commuters, and improved pedestrian accessibility. - Perceived development constraints: sewer capacity and water line sizing for fire suppression/water pressure.
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4. Municipal policy

Since the OCP and Zoning Bylaw were adopted, the RM has undertaken other policy work that either supports or refines the goals and objectives in the OCP. The following is a summary of major policy projects that have been completed since 2019.

Policy Type	Project
Land use	- Adoption of the Emerald Park Sector Plan, including a land use plan, development phasing strategy and high-level servicing strategy for the Emerald Park area - Completion of a Needs Assessment Report, identifying potential uses for three municipally-owned sites in Emerald Park - Adoption of a new Building Bylaw
Finance and Infrastructure	- Adoption of the RM's first Development Levy Bylaw - Ongoing review and update of the RM's Servicing Agreement Fees - Continuation of tax incentives for residential infill projects and new commercial, industrial, community service, and multi-unit residential projects
Other	- Adoption of the Indigenous Engagement Strategy, an action-plan identifying strategies for ongoing and sincere relationship building with local Indigenous groups

	- Adoption of the Parks and Recreation Plan - Adoption of the Strategic Plan 2021-2026
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5. Demographic changes from 2016 to 2021

This section includes a summary of key census data points that may impact land use patterns, market demand, and long-term service and infrastructure needs. Unless otherwise noted, the numbers cited are being compared from 2016 to 2021 based on the two most recent national censuses. It should also be noted that this data is gathered from the RM as a whole, including urban (Emerald Park), country residential and rural areas. All data is sourced from Statistics Canada.

Population and Demographics	- Total population decreased slightly from 4490 to 4466 (0.5% decrease). However, the population has increased approximately 7% since 2011 (from 4132 to 4466). - Population density is unchanged at 5.3 people per square kilometer. - Average age has increased from 37.6 to 40. The median age has also increased from 40.1 to 42.4. - Percentage of population aged 65+ years has increased from 9.8% to 14.6%. - Average census family size has decreased slightly from 3.1 to 3.0. - Individuals identifying as Indigenous increased from 160 to 185. - No significant changes in immigration or education levels.
Household Characteristics	- Total number of private dwellings has increased from 1546 to 1576. - Number of households without children increased from 530 to 545, and the number of households with children decreased from 780 to 635. - Overall, the average household size remains unchanged at 2.9 people per household. However, the number of small household sizes has increased and the number of three and four person households has decreased: - o One person households have increased from 160 to 175; - o Two person households have increased from 570 to 600; - o Three person households have decreased from 255 to 225; and - o Four person households have decreased from 350 to 335 - 35 multi-generational households were recorded in 2021, however there is no comparable data from 2016.
Income	- Median after tax-income increased slightly from 47,840 to 50,000. - The number of individuals meeting the low-income after-tax threshold defined by Statistics Canada decreased from 195 to 160.

Housing	- Home ownership decreased from 1455 to 1415 households, while the number of households renting increased from 55 to 100. - Average number of rooms per dwelling remains unchanged at 8.4 rooms. - The number of homes needing “major repairs” increased from 40 to 110. - Average monthly shelter costs for rented dwellings increased from \$1,149 to \$1,400, while the median monthly costs increased from \$904 to \$1360. - Average monthly shelter costs for owned dwellings increased from \$1,678 to \$1,844, while the median monthly costs decreased from \$1443 to \$1430. - Average value of dwellings decreased from \$679,027 to \$650,000, while the median value increased from \$600,351 to \$628,000.
Employment	- No significant change in number of people employed and unemployed. - Number of employees working from home increased from 400 to 650. - Number of employees commuting to a different census division decreased from 1715 to 1295. - Those commuting by personal vehicle decreased from 2065 to 1715, although it is still the main transportation mode by far (95% of commuters). - The number of people walking to work increased from 25 to 55.

6. Key Takeaways

Changes to the Built Environment

The built landscape has evolved since the OCP and Zoning Bylaw were adopted. Potential changes to the OCP and Zoning Bylaw should consider the current availability of services and new development that has occurred, with an emphasis on land use compatibility and servicing efficiency. Changes to the OCP Future Land Use Map may be necessary to respond to these changes.

Public Engagement

A comment regularly received through recent public engagement activities is that ratepayers expect to see an increase in the availability of services and amenities (particularly recreation facilities), while keeping taxes reasonable. Sound planning policies can help accomplish this by ensuring municipal investments are maximized through thoughtful and integrated land use, infrastructure, transportation and recreation planning.

Municipal Policy

The Emerald Park Sector Plan was the RM’s first sector planning initiative and resulted in future land use and policy changes that have already been integrated into the OCP and Zoning Bylaw. Other

policy work should be reflected in the text of the OCP but will likely have less direct influence over the content of the Plan. Because the OCP is the highest in the policy hierarchy, any changes made to the Plan may need to be reflected in other lower-tier policies like the Economic Development – Tax Incentive Policy and the Servicing Agreement Fees policy.

Demographic Changes

In the absence of a detailed growth study and using census data alone, it is difficult to predict with any precision the amount of population growth the RM can expect to see during the lifespan of the OCP. Although the RM's population has declined slightly over the last census period, this should be treated as an irregularity as the population has increased overall since 2011. The RM's proximity to Regina combined with anticipated availability of wastewater treatment capacity create the conditions for significant residential and commercial growth in the coming years. Further, residential growth in urban areas can be expected to stimulate commercial growth within the RM, and vice versa.

Overall, the census data indicates an aging population with a slight trend towards smaller household sizes, fewer children at home and an increase in the number of people renting their home.



For more information, contact the RM of Edenwold Planning and Development department at 306-771-2522 or planning@edenwold-sk.ca.