



Official Community Plan & Zoning Bylaw Review

Memo #2 - Official Community Plan Future Land Use Map

1. Introduction

One of the key components of the Official Community Plan (OCP) is the Future Land Use map, which assigns a land use designation to all lands within the RM. Land use designations indicate the type of development envisioned for that location in the long term. Land use designations are broad categories such as “Industrial”, “Residential”, or “Community Service”. Land use designations are not the same as zoning districts, which are more specific and adopted pursuant to the zoning bylaw.

Because all development and rezoning proposals must conform to the Future Land Use map, it is one of the RM’s most important tools to direct future growth and ensure general land use compatibility. Additionally, the Future Land Use Map is a document used to inform potential developers of the RM’s vision for a specific area which may impact their purchasing and planning decisions.

The OCP review provides an opportunity to evaluate the Future Land Use Map and ensure the long-term land use plan still aligns with the RM’s vision for the future.

2. What’s Changed

The OCP was approved in May 2020 with most of the drafting taking place throughout 2018 and 2019. Since then, there have been several changes in the RM, many of which could impact the RM’s long term planning strategy and the Future Land Use map. These influences are discussed in depth in Memo #1: Background Information.

3. Land Use Map Fundamentals

a. Land Use Designations

Land use designations are not the same as zoning. Land use designations are less specific and may or may not align with the current zoning of a parcel. For example, a quarter section may be zoned AR- Agricultural Resource, but the future land use designation is industrial. This

indicates that while all current land uses must comply with the requirements of the AR zone, any redevelopment or rezoning proposals must be industrial.

The land use designations currently utilized in the Official Community Plan are:

- Commercial
- Community Service
- Industrial
- Parks/Recreation/Conservation Area
- Residential
- Mixed Use (Commercial/Community Service)
- Mixed Use (Residential/Commercial/Community Service)
- Mixed Use (Industrial/Commercial)
- Golf Course

b. Development Overlay Area (DOA)

The Development Overlay Area (DOA) is a sub-area of the RM designated by the OCP. The DOA is distinguishable from the rest of the RM as it includes the majority of existing non-agricultural development and has higher service levels than other areas, particularly municipal water and sewer and more hard-surfaced roads.

Generally speaking, the OCP encourages all future non-agricultural develop to locate within the DOA. This direction helps to achieve several OCP objectives such as:

- encouraging contiguous development that is close to existing services and infrastructure;
- ensuring cost-effective service extensions; and
- reducing the fragmentation of agricultural lands.

The OCP and Zoning Bylaw include the following policies related to the DOA:

OCP Section	
2.5.4	DOA overview and existing conditions.
3.7.1	Limit fragmentation of agricultural lands outside of DOA.
3.7.2.1	Agriculture is prioritized in areas outside of the DOA.
3.7.3.4	Multi-parcel country residential development only permitted within DOA.
3.8.4.1	Areas outside of DOA with known aggregate deposits should be limited to non-intensive agricultural uses with no permanent structures to preserve future excavation opportunities.
3.10.6.1	Encourages any new manufactured home parks to locate within the DOA.
3.11.3.1	Encourages new urban residential development to locate within the DOA.
3.12.2.1	Encourages new community service and institutional development to locate within the DOA.
Zoning Bylaw Section	
2.0	Definition of Development Overlay Area.

3.16	Uses DOA boundaries to differentiate referral radius for discretionary use applications.
3.18	Uses DOA boundaries to differentiate referral radius for rezoning applications.
6.1.4	Description of CR2 – Country Residential 2 zone prohibits use of the zone outside of DOA.
6.1.5	Description of CR3 – Country Residential 3 zone prohibits use of the zone outside of the DOA.
6.1.9	Description of RMH – Residential Manufactured Home zone prohibits use of the zone outside of DOA.

c. Land Use Map Amendments

An amendment to the Future Land Use Map may be initiated by the RM in response to municipal-led work such as a sector plan, or by a development proponent who requires an amendment to accommodate a proposal.

In accordance with the requirements of *The Planning and Development Act*, the Future Land Use Map must be amended by bylaw which necessitates public notice, a public hearing, and Council approval, similar to the process regularly used by the RM to rezone a property. Prior to developing a recommendation, Administration will evaluate an application to amend the Future Land Use Map based on its alignment with the overall vision and objectives of the OCP.

4. Future development areas by land use category (within DOA)

The following table indicates the amount of undeveloped land allocated to each land use designation on the current Future Land Use map.

Land Use Designation	Acres Designated (Undeveloped)	Supply per year (acres), assuming 20-year OCP planning horizon*
Industrial	1619	81
Commercial	698	35
Residential	2169	108
Community Service	29	1
Mixed Use (Industrial/Commercial)	1557	78
Mixed Use (Residential/Commercial/Community Service)	1353	68
Mixed Use (Commercial/Community Service)	62	3
Total	7487	374

*Rounded to nearest acre

For reference, the following is the amount of development in each land use category from 2016-2025:

Land Use	Acres Developed from 2016-2025	Average Acres Developed/Year*
Industrial	140	16
Commercial	20	2
Residential (urban and multi-parcel country residential)	32	4
Community Service	9	1

*Rounded to nearest acre

Given the above, it is clear that the current Future Land Use map represents a very long-term planning horizon. However, there is value in dedicating land uses beyond what a growth projection would predict. These benefits include:

1. **Predictability for residents and business owners.** Existing community members can know what to expect over the long-term.
2. **Predictability for investors.** Developers can understand the long-term vision for development in the RM and obtain a reasonable level of certainty that a certain type of land use will be approved in a particular location.
3. **Land use compatibility.** Designating more land on the Future Land Use map increases the degree to which the RM influences land use patterns, which will ensure development is compatible over the short, medium and long terms.

Some drawbacks to assigning land use designations beyond a realistic 20-year planning horizon are:

1. **Requires making long-term assumptions about market demand, infrastructure availability, and municipal priorities.** Any of these factors may change significantly over the course of 20 years, and the level of uncertainty inherently increases over a longer time period.
2. **Increased likelihood of needing to amend the Future Land Use map.** The number of long-term assumptions made makes it more likely that development opportunities may arise that were not anticipated but are still consistent with the RM's overall planning goals and objectives, which would lead to a request to amend to the Future Land Use Map.
3. **No phasing or prioritization indicated.** The large amount of land designated for development means there is no clear direction provided to developers as to which areas are more suitable for development in the short term.
4. **Land use and infrastructure planning are more difficult to integrate.** Related to point 3 above, assumptions need to be made about where services will be required in the short term as it is not feasible to plan for services to all designated lands.

5. Regional Planning Context

Given the number of municipalities with which the RM shares boundaries, it is important to consider how the RM's future planning aligns with other jurisdictions. Statutory land use plans for Balgonie, Pilot Butte, White City, and Regina are appended to this memo for reference and a summary is provided below.

Balgonie

The Town of Balgonie adopted their OCP in 2015. The Future Land Use Map (FLUM) shows future urban growth to the north and east of existing developed areas within town boundaries. Outside of town boundaries, residential growth is shown to the west and commercial/light industrial development is shown to the southwest. These future growth areas are reflected in the Balgonie Intermunicipal Development Agreement adopted in 2021.

Pilot Butte

The Town of Pilot Butte adopted a new OCP in 2023. Their FLUM shows growth in all directions, with future annexation areas shown to the north, east, and west of existing town boundaries. Some of these lands were part of the annexation approved by both municipal councils earlier in 2025. Generally speaking, new residential development is proposed to the east and new commercial/industrial development is proposed to the northwest, west, and southwest.

White City

The Town of White City adopted their OCP in 2014 and the FLUM was most recently amended in 2020. A comprehensive review of White City's OCP and Zoning Bylaw are currently underway. In addition to the Town Centre development (Royal Park), residential and mixed-use growth areas shown to the west, south, and northeast of current Town boundaries. Commercial/light industrial development is proposed along Highway 48 east of Escott/Deneve. White City's FLUM also shows the Joint Management Planning Area shared with the RM of Edenwold.

Edenwold

The Village of Edenwold adopted their OCP in 2018. The FLUM shows potential residential and mixed-use development to the west of current Village boundaries.

Regina

The City of Regina adopted their OCP (called "Design Regina") in 2013 and are currently undertaking a comprehensive review and update. Their Growth Plan shows the majority of residential growth to the northwest, new employment areas to the west and northeast, and some residential and employment growth to the east. There does not appear to be any policy support for further eastward expansion of City boundaries, however the RM has been involved as a stakeholder in the City's OCP review and will update Council with any significant changes.

RM of Sherwood

The RM of Sherwood adopted their OCP in 2016. The FLUM indicates a rural residential corridor along their shared boundary with the RM of Edenwold. Future employment lands are shown northeast and southwest of Regina.

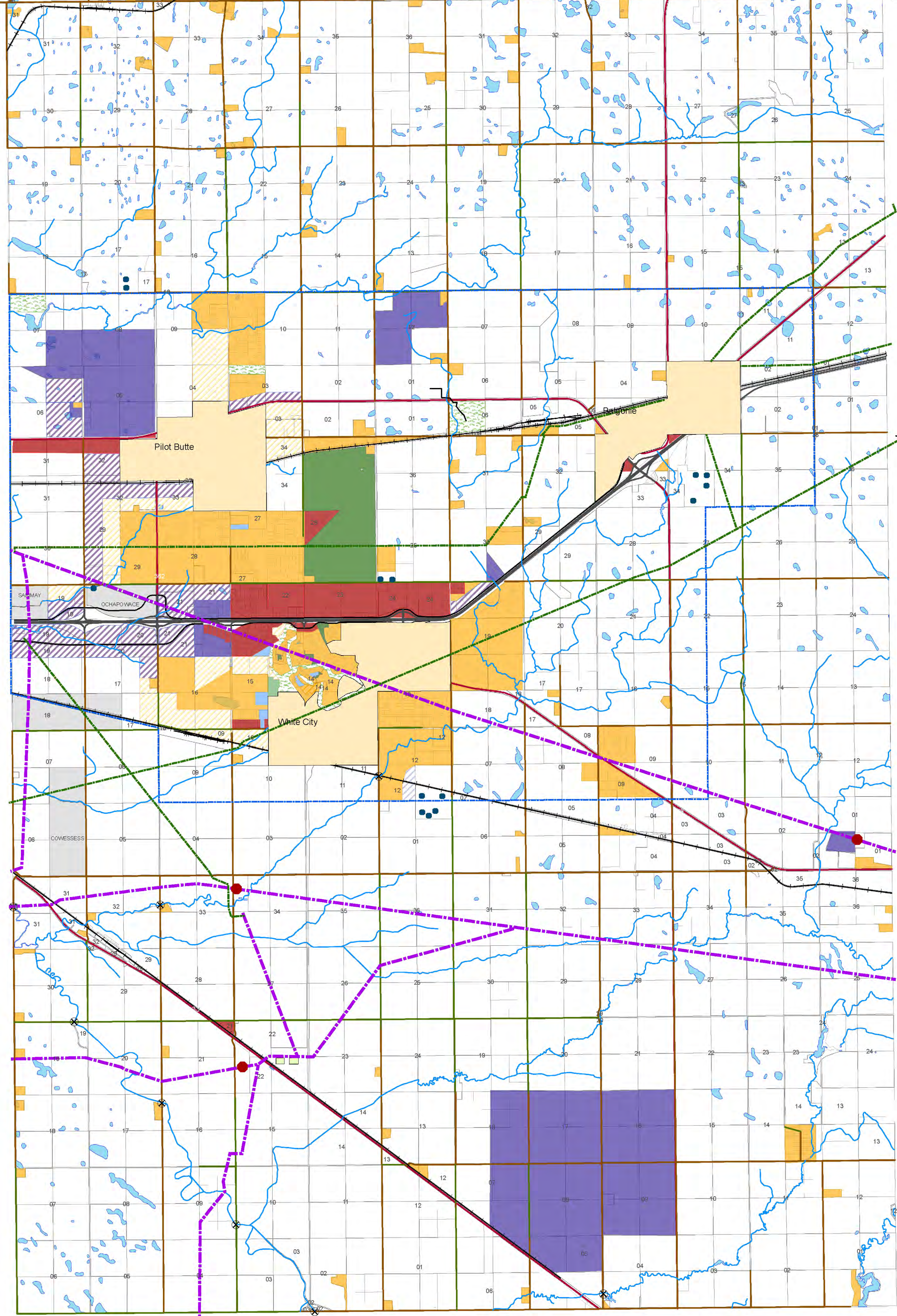
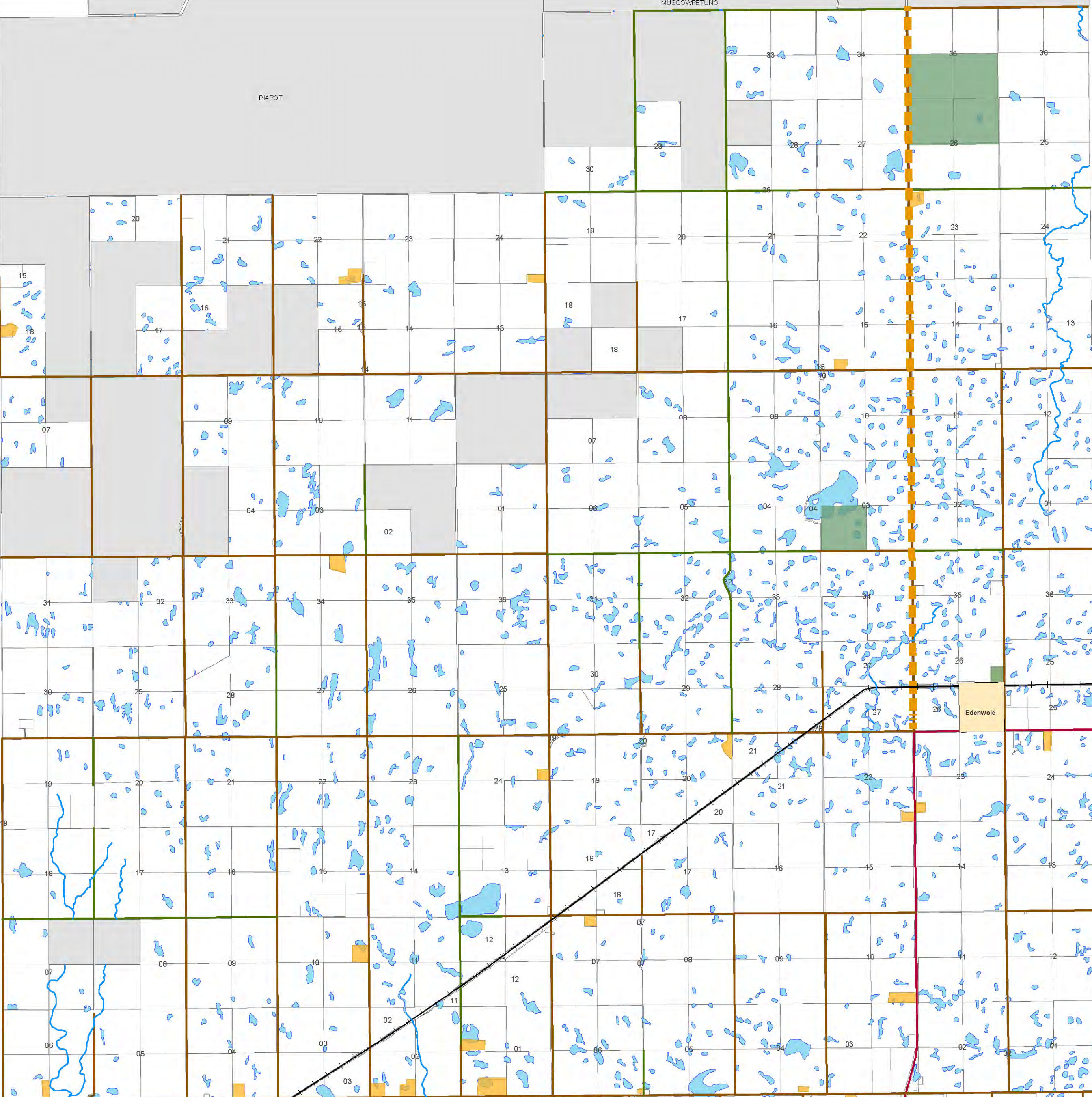
Other Jurisdictions

Several First Nations own land within the RM and have plans for development. On lands with reserve status, First Nations have full autonomy over development approvals in the same way that urban municipalities do on lands within their corporate boundaries. The RM endeavors to maintain communication with regional First Nations and has specifically reached out to those with land holdings as part of the OCP and Zoning Bylaw review.

Other adjacent rural municipalities have adopted FLUMs but at this time, there appears to be no significant implications for the RM of Edenwold.



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



**Future Land Use Map (Map 7C)
Entire RM**

Legend

- Compressor Station
- Gas Cavern
- TransGas
- Pipeline
- Bridge
- Lagoon
- Watercourse
- Development Overlay Area
- Rail Line
- Clearing The Path Road
- TransCanada Highway
- Service Road
- Municipal Dirt
- Municipal Gravel
- Secondary Highway
- Urban Municipality
- Commercial
- Community Service
- Industrial
- Park/Recreation/Conservation Area
- Residential
- Mixed Use (Commercial/Community Service)
- Mixed Use (Residential/Commercial/Community Service)
- Mixed Use (Industrial/Commercial)
- Golf Course
- Residential/Community Service
- First Nations Reserve Land
- Waterbody

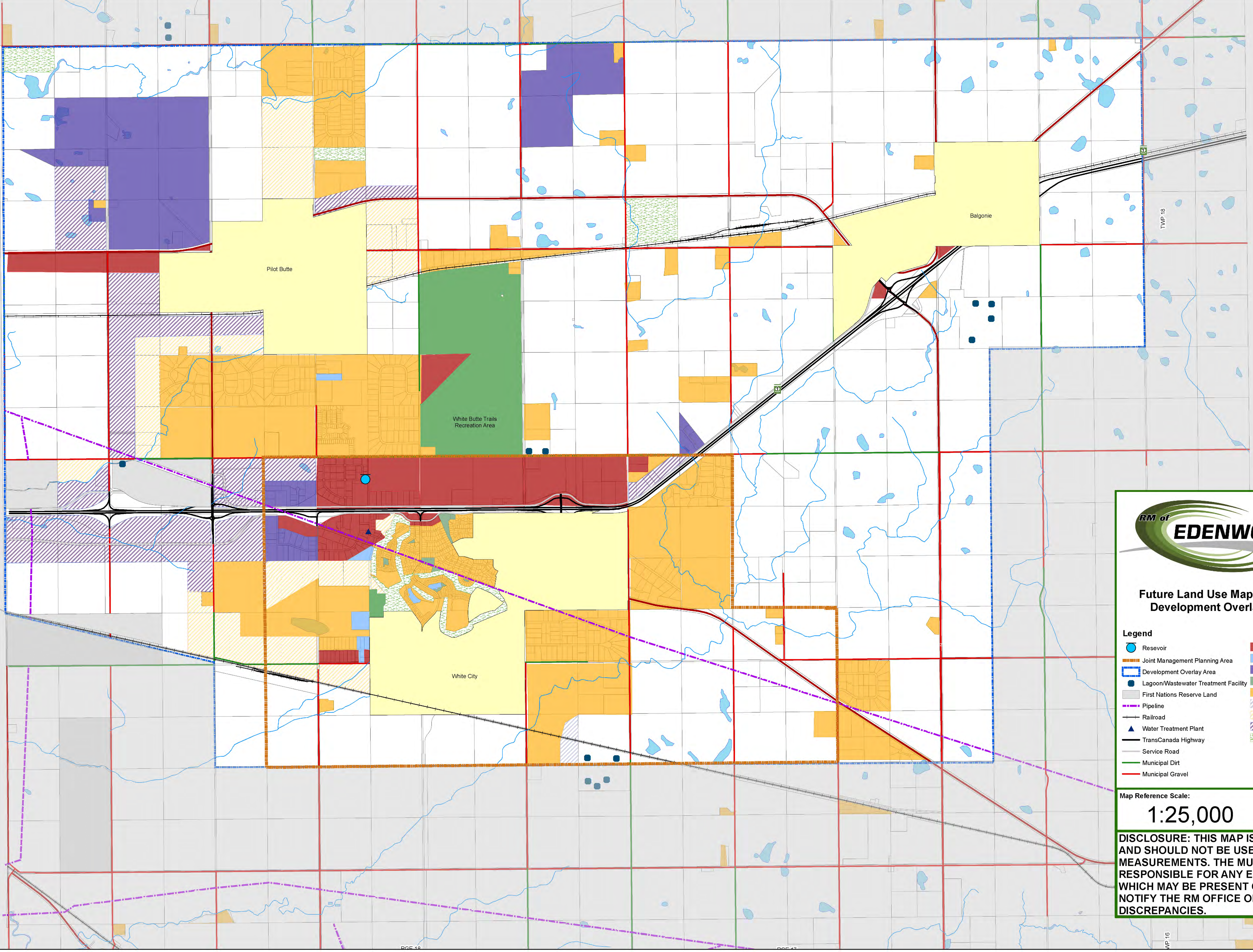
Map Reference Scale:

1:55,000

Author: M. Hodgins

Prepared For: RM of Edenwold No. 158

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Future Land Use Map (Map 7A) Development Overlay Area

Legend

Reservoir	Commercial
Joint Management Planning Area	Community Service
Development Overlay Area	Industrial
Lagoon/Wastewater Treatment Facility	Park/Recreation/Conservation Area
First Nations Reserve Land	Residential
Pipeline	Mixed Use (Commercial/Community Service)
Railroad	Mixed Use (Res/Com/CS)
Water Treatment Plant	Mixed Use (Industrial/Commercial)
TransCanada Highway	Golf Course
Service Road	
Municipal Dirt	
Municipal Gravel	

Map Reference Scale:
1:25,000

Author: M. Hodgins
Prepared For: RM of Edenwold No. 158

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TOWN OF BALGONIE
Saskatchewan

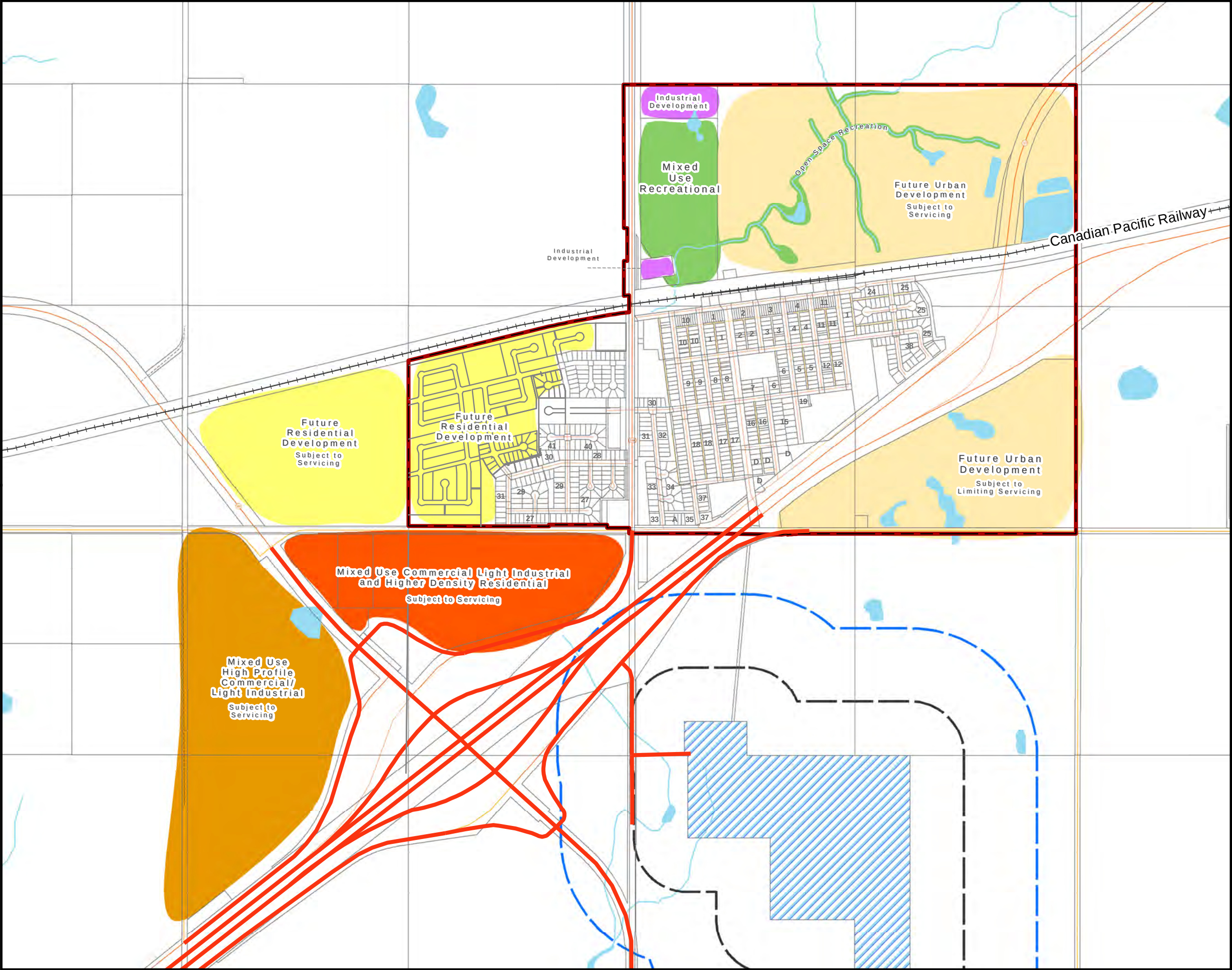
**Future Land Use
Map**

Legend

- ++++ Railways
- Balgonie Highw 46 Interchange
- ~~~~ Watercourse
- Waterbody
- Sewage Lagoon
- Sewage Lagoon 300 M. Buffer
- Sewage Lagoon 457 M. Buffer
- Town Boundary



0 150 300 600 900 Meters



Town of Pilot Butte
Saskatchewan



**Official Community Plan
Future Land Use Map
& Annexation Areas**

February 15, 2023

LEGEND:

- Highway
- Railway
- Town Boundary
- RM of Edenwold No. 158
- Waterbody
- Watercourse
- Public Open Greenspace / Parks

LAND USE CATEGORIES:

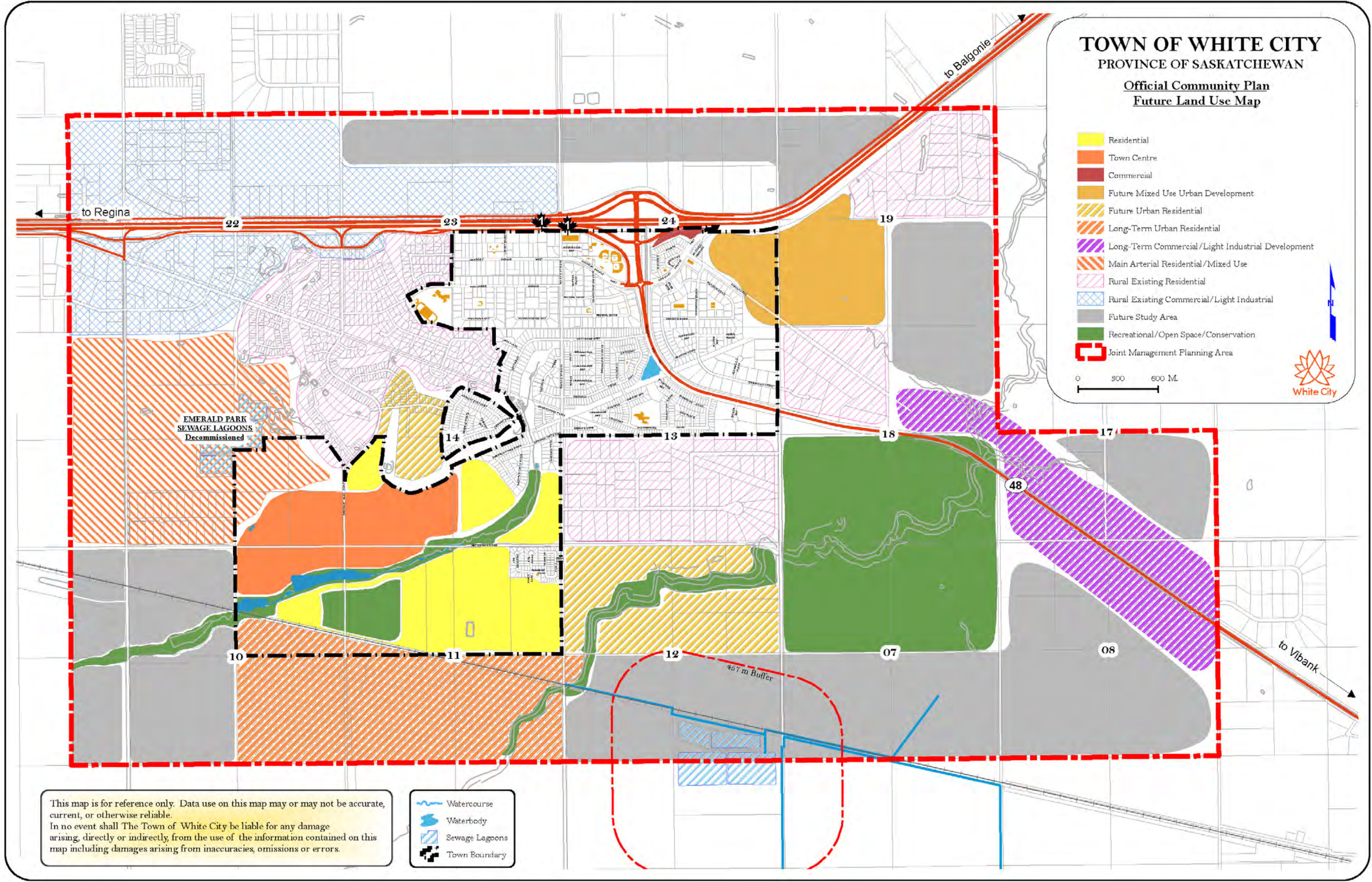
- R1 - Single Detached Residential District
- R1A - Single Detached Residential District
- R2 - Urban Country Residential District
- R3 - Multiple Unit Residential District
- RS1 - Special Group Home District
- RS2 - Special Mobile Home District
- C1 - Community Commercial District
- C2 - Highway Commercial District
- M1 - Limited Industrial Commercial District
- M2 - General Industrial Commercial District
- CS - Community Service District
- AGM - Agricultural Industrial District
- Future Annexation Area
- Proposed Public Open Greenspace / Parks

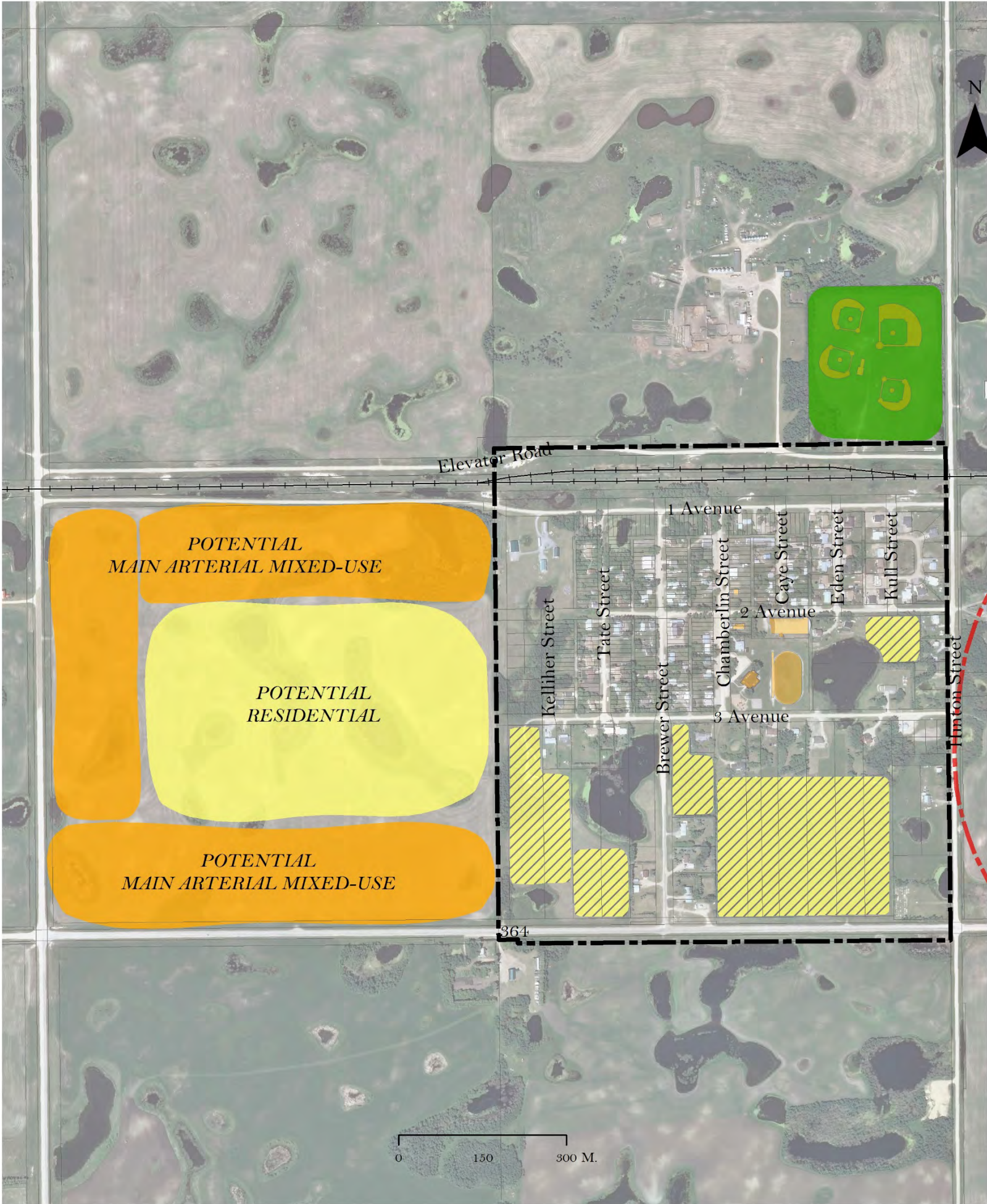
Note: The information contained on this map is for reference only.



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Amended
by Bylaw
No. 663-20





VILLAGE OF EDENWOLD
SASKATCHEWAN
FUTURE LAND USE

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Fax:(306) 771-2518
Email: Office@VillageOfEdenwold.ca

Legend

- Railways —+—+—
- Village Boundary [Dashed Line]
- Municipal Infrastructure [Orange Box]
- Sewage Lagoon [Hatched Box]
- Sewage Lagoon 457 Metre Buffer [Red Circle]
- Future Land Use**
- Infill Development [Yellow Hatched Box]
- Potential Residential [Yellow Box]
- Potential Main Arterial Mixed Use [Orange Box]
- Urban Community Service [Green Box]

MAP 1: GROWTH PLAN

Map 1

GROWTH PLAN**WITHIN BUILT OR APPROVED
NEIGHBOURHOODS:**

235,000 persons

TO REACH 300,000:

65,000 persons

New Neighbourhoods: 45,000 persons

Intensification: 20,000 persons

City Centre - Downtown: 5,000 persons

City Centre - RRI: 2,500 persons

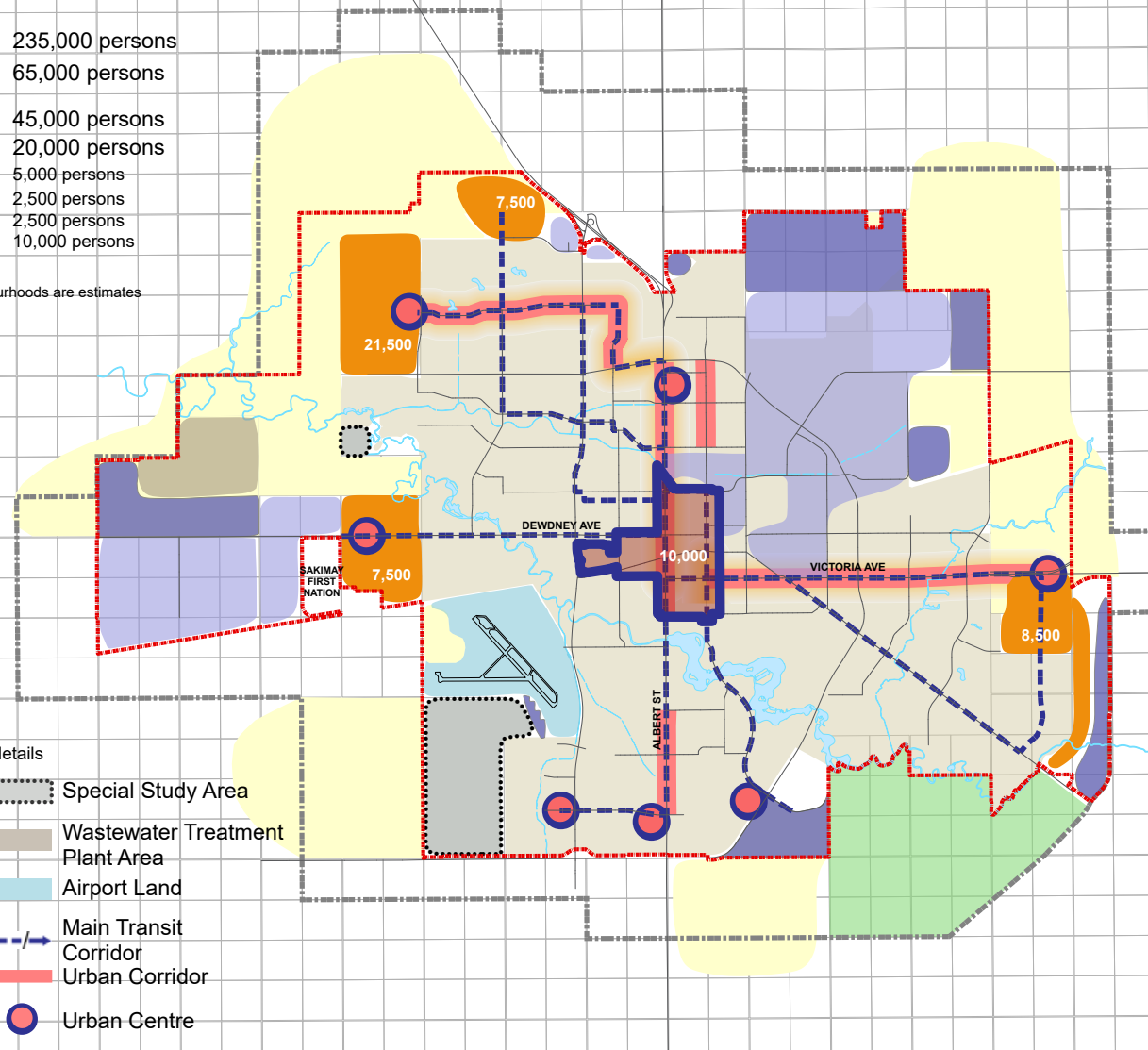
City Centre - Elsewhere: 2,500 persons

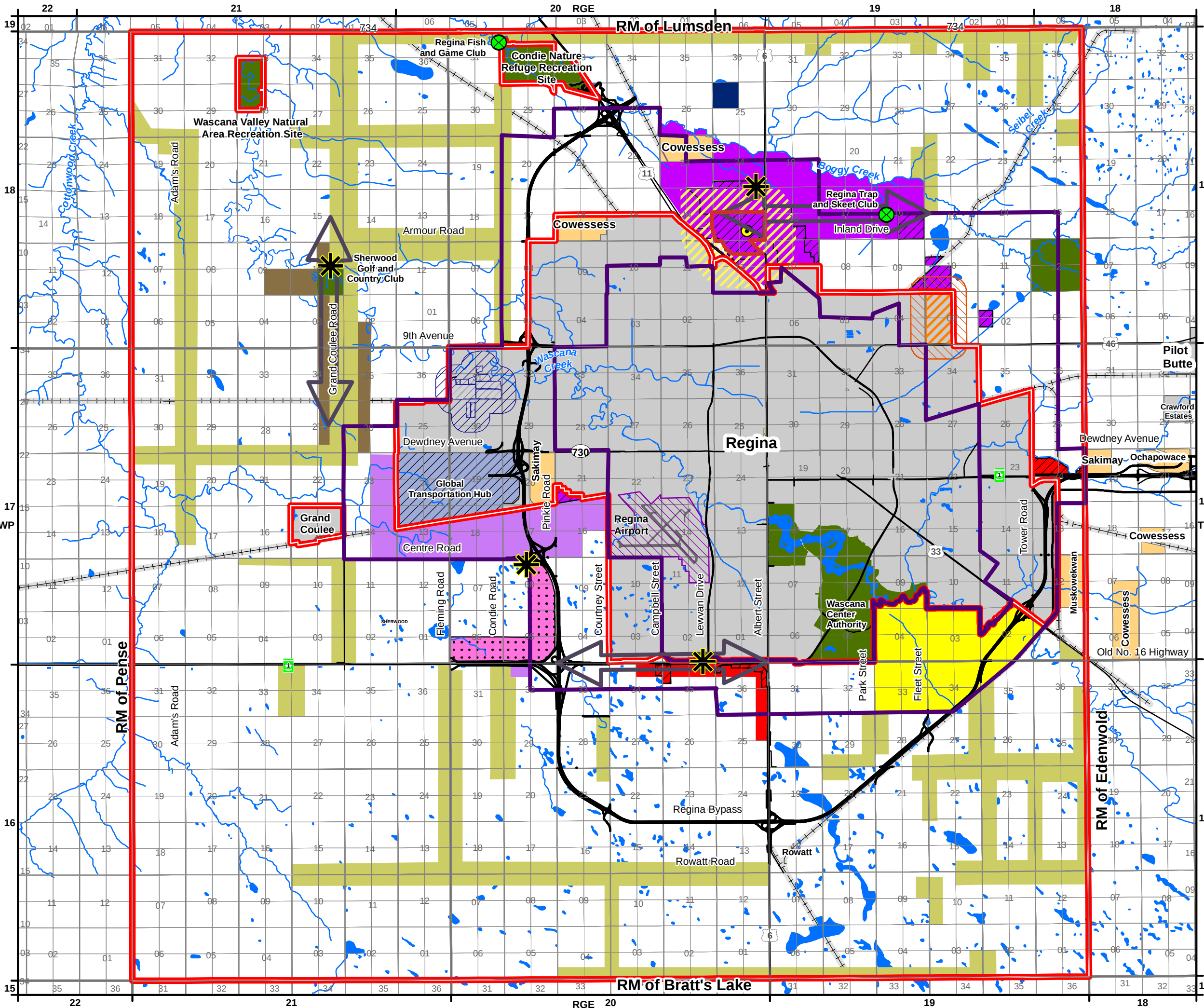
Other Parts of the City: 10,000 persons

Note: Populations indicated for new neighbourhoods are estimates

LEGEND

-  Joint Planning Area Perimeter
-  City Boundary
-  Major Road
-  Built or Approved Neighbourhoods
-  New Neighbourhoods (300k)
-  Intensification Area (300k)*Refer to Map 1c for details
-  Future Long-Term Growth (~500k)
-  City Centre
-  Existing Approved Employment Area
-  New Employment Area
-  Collaborative Planning Area
-  Special Study Area
-  Wastewater Treatment Plant Area
-  Airport Land
-  Main Transit Corridor
-  Urban Corridor
-  Urban Centre





Rural Municipality of Sherwood No. 159
Official Community Plan ByLaw No. 16/16

Schedule B: Future Land Use

Government

- First Nations Reserve
- Regina International Airport
- Global Transportation Hub
- Urban Municipality
- JPA Boundary
- CPA Boundary
- RM of Sherwood Boundary

Built Environment

- Development Nodes
- Priority Corridors
- Parks and Recreation Areas
- City of Regina Sewage Lagoon
- City of Regina Sewage Lagoon Setback (457m - Residential)
- City of Regina Landfill
- City of Regina Landfill Setback (457m - Residential)
- EVRAZ Melt Shop
- EVRAZ-Industrial Zone Boundary
- Industrial Buffer
- Regina Bypass
- Highway
- Railway

Existing Development

- Commercial
- Industrial
- Recreational (EAF) Electric Arc Furnace
- Dust Storage Facility
- Recreational Activity

Future Development

- Agriculture
- Commercial / Mix-Use
- Commercial / Light Industrial
- Employment Lands
- Industrial
- Rural Residential
- Peri-urban Residential

Data Source: GeoSask, Geogratis, City of Regina, WSP Group.
Datum: NAD1983 CSRS UTM Zone13N.
Disclaimer: This map is for illustrative purposes only; questions can be directed to the issuing agency for content.

0 0.5 1 2 3 4 Kilometres

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