

Official Community Plan – Affected Sections:

Section 4.2.1 Neighbourhood Designation and Design

c) iv) Following receipt of the required report from the Development Officer regarding a proposed Concept Plan, the **Municipal Planning Commission (MPC)** and Council shall consider the suitability of that proposal for adoption as an amendment to the Future Land Use Map of this Official Community Plan.

Section 4.2.1 Neighbourhood Designation and Design

d) Council may also use the foregoing “Policies for new residential Neighbourhoods” to designate one or more existing Neighbourhoods of the City as a Special Study Area in order to prepare and adopt a comprehensive, detailed land use, servicing or renewal Study. The **MPC** and Council shall then consider if the Study should be adopted as an amendment to the text and be shown on the Future Land Use Map of this Plan.

Section 4.2.1 Neighbourhood Designation and Design

e) Subject to financial or administrative constraints that may exist from time to time, City Administration may also require that proponents of new, large-scale industrial or commercial developments must submit a Concept Plan and servicing study to the **MPC** and Council for consideration. The Goals of this Plan, and the Commercial or Industrial Objectives (as the case may be) will also apply in such cases.

Section 5.2.1 Supply, Type and Compatibility of Commercial Land and Uses

e) As outlined in Section 4.2.1 e), proponents of new, large-scale commercial developments may be required to submit a Concept Plan and servicing study to the **MPC** and Council for consideration prior to a decision being made on the proposal. The Goals of this Plan, the Commercial Objectives and other applicable Policies of this OCP, including the Constraints Maps and the Future Land Use Map will also apply in such cases.

Section 6.2.1 Supply, Type and Compatibility of Industrial Land And Uses

e) As outlined in Section 4.2.1 e), proponents of new, large-scale industrial developments may be required to submit a Concept Plan and servicing study to the **MPC** and Council for consideration prior to a decision being made on the proposal. The Goals of this Plan, the Industrial Objectives and other applicable Policies of this OCP, including the Constraints Maps and the Future Land Use Map will also apply in such cases.”

Section 7.2.2 School and Community Facility Sites

a) All neighbourhood land use or redevelopment Studies (refer to Policies 4.2.1 (b) and 4.2.1 (c)) should make provision for such elementary school sites as may be required by the appropriate Boards of Education. Council shall not consider proposals for neighbourhood development or redevelopment until the reports of the appropriate

Boards have been received and considered by the **Municipal Planning Commission**. The Zoning Bylaw shall list elementary schools as permitted uses in the Community Service and Institutional District, while new high schools shall only be allowed in such areas at the discretion of Council.

Section 11.2.2 Protecting and Enhancing the Wakamow Valley and Associated Watercourses

b) The City has a long-standing practice of referring proposals in or adjoining the Wakamow Valley to the Authority for review and comment. No proposals for development or redevelopment in, or immediately adjoining the Wakamow Valley area shall be considered by Council until the Authority has been provided the opportunity to provide comments to the **Municipal Planning Commission**. All land now owned by the Authority shall be included in the River Valley Conservation Area District.

Section 11.2.2 Protecting and Enhancing the Wakamow Valley and Associated Watercourses

c) The City will work with the Wakamow Valley Authority, the R.M. of Moose Jaw No. 161 and, where appropriate, community groups, First Nations and other Aboriginal groups to prepare an Open Space Management Plan for the vacant City lands formerly occupied by the Wild Animal Park. To recognize and protect the unique nature of the land and wildlife in the former Wild Animal Park, the City passed Bylaw No. 5113 on August 28, 2000.

That Bylaw and a Conservation Easement Agreement dated May 2, 2001, (as amended by an agreement dated February 13, 2007 with the Wakamow Valley Authority) have been registered as an Interest against the title to that land. The details of the two Agreements are meant to prohibit certain uses and restrict many others, even certain agricultural activities. Because of these additional constraints to development for the site, the subject land will be designated in a "h" holding District as described in Section 19.1.4 of this Plan. When the Management Plan referred to above is completed, it shall be considered by the **Municipal Planning Commission** and Council for adoption as an amendment to this Plan.

Section 12.2.2 Heritage Buildings

a) Through the Municipal Heritage Advisory Committee, and with the advisory assistance of the **Municipal Planning Commission**, the City shall develop a Civic Heritage Policy, to more clearly outline the basis for identifying and in appropriate cases, designating buildings of civic heritage significance. This Policy should include the opportunity for designation of Municipal Heritage Property pursuant to The Heritage Property Act) and identify programs and incentives that may be appropriate for the recognition, conservation and viable use of the identified buildings.

Section 12.2.2 Heritage Buildings

e) Council and the **Municipal Planning Commission** shall also use previous research documents prepared in draft form by City staff in 1985 (Heritage Conservation District – Discussion Paper) and 2001 (Plan Moose Jaw Heritage Analysis) as background material during the process for the Heritage Concept Plan.

Section 18.2 Urban Design Policies

a) x) As noted in Sections 5.2.7 and 12.2.2, a heritage overlay district will be used as an interim measure and Architectural Control Policies and Regulations may also be created or Concept Plans required and added to this Plan and the Zoning Bylaw to further protect the heritage resources in the Downtown. Where such Policies, Regulations or Plans have been proposed, the **Municipal Planning Commission** shall be given sufficient opportunity to provide comments to Council.

Section 19.1.2 Contract Zoning

b) v) All proposals for a new Contract Zoning area shall be circulated to obtain the comments of the **Municipal Planning Commission** and any other agency or group identified by Council as having a potential interest in the matter.

Section 19.1.5 Direct Control District

c) v) All proposals for rezoning an area to DCD shall be circulated for the comments of the **Municipal Planning Commission** and any other agency or group identified by Council as having a potential interest in the matter.

Section 19.4 Public Consultation in the Planning Process

c) This Plan recognizes the role of the **Municipal Planning Commission (MPC)** in terms of facilitating public participation prior to making recommendations to Council on planning and development issues.