Town of Midale

Official Community Plan



September 2026

Town of Midale

Official Community Plan

Prepared by:

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LANDSCAPE ARCHITECTURE AND PLANNING
Saskatoon, SK

September 2026

The Town of Midale

Bylaw No. 2026-04

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

The Council of the Town of Midale 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 Midale 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) 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 MIDALE

OFFICIAL COMMUNITY PLAN

Being Schedule “A” to Bylaw No. 2026-04
of the Town of Midale

_____

Mayor

SEAL

_____

Administrator

Table of Contents

1 Introduction

1.1 Mission 1
1.2 Legislative Authority 1
1.3 Scope and Purpose 2
1.4 Community Profile 2

2 Guiding Principles and Goals

2.1 Overview 7
2.2 Town Targets 7

3 Objectives and Priorities

3.1 Residential 9
3.2 Community Services and Recreation 14
3.3 Commercial Development 16
3.4 Industrial 20
3.5 Economic and Tourism Development 22
3.6 Transportation and Infrastructure 24
3.7 Amenities and Dedicated Lands 30
3.8 Biophysical Considerations and Hazards 33
3.9 Cultural and Heritage Resources 36
3.10 Intermunicipal and Interjurisdictional Cooperation 39
3.11 Agricultural Land and Future Growth Areas 42

4 Implementation

4.1 Official Community Plan 44
4.2 Zoning Bylaw 46
4.3 Other Implementation Tools 48
4.4 Other 50

5 Maps

5.1 Future Land Use Map 53

List of Figures

Tables

1-1	Population	3
1-2	Age Distribution	3
1-3	Gender Distribution	3
1-4	Housing Type	4
1-5	Housing Characteristics	4
1-6	Census Household Type	4
1-7	Employment	5

1 Introduction

1. 1 Mission

To serve the residents of the Town of Midale 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 Midale 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 Midale 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 works;

(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;

(7) the means of implementing the Official Community Plan.

(8) the co-ordination of land use, future growth patterns and public works with adjacent municipalities;

(9) the provision of municipal reserve for school purposes, including policies that:

  (a) ensure the creation of municipal reserve sites suitable in size to be used for school purposes;

  (b) designate the locations of municipal reserve sites to be used for school purposes; and,

(c) provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and,

(10) the management of lands that are in proximity to existing or proposed railway operations.

1.3 Scope and Purpose

The policies in this Official Community Plan address the need for future land use planning in the Town of Midale as well as other matters related to its physical, social and economic development.

The policies are intended to provide the Town with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the municipality.

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

1.4 Community Profile

1.4.1 Historic Background

Midale is a small town in southeastern Saskatchewan, located in the Rural Municipality of Cymri No. 36 between Weyburn and Estevan, about 160 km southeast of Regina. The first settlers arrived in the area in 1903, largely homesteaders granted 160-acre parcels by the Canadian government. The town's name was chosen by combining the two first two letters of "Mitchell" (in honour of Dr. R.M Mitchell) with the surname Ole Dale, who was among the first settlers. Midale was formally incorporated as a village in 1907 and incorporated as a town in 1962.

Inaugural businesses in Midale included a general store, post office, lumberyard, and later a small grain elevator. By necessity, additional businesses soon followed such as a blacksmith shop, livery barn, restaurant and rooming house. In its early years, agriculture, especially grain farming, dominated the local economy. The soil in the area proved productive, however, the community was hit hard during the 1930s by the Depression and drought.

A major turning point came in the 1950s when oil was discovered in the Midale area. This led to economic diversification beyond agriculture, and the town experienced a population boom for a time. The oil and gas sector has remained an important part of Midale's economy to this day.

Today, much of the population is made up of descendants of the first homesteader. Midale remains a progressive community. Over the years, the community has built up institutions and infrastructure such as a K-12 school, a pre-school, healthcare centre, senior housing and drop-in centre, recreational facilities and is served by a Lutheran Church and a Baptist Church. Heritage and community identity remain strong, with celebrations such as the Pioneer Echoes weekend, and the operation of a heritage village/museum preserving early settler life.

1.4.2 Population Statistics

The following data outline population demographics for the Town of Midale between 2001 to 2021 based on Statistics Canada.

Table 1-1: Population

Census Year	Population Numbers	Change in Population (%)
2021	510	-15.56%
2016	604	7.47%
2011	562	21.65%
2006	462	-6.85%
2001	495	-

Table 1-2: Age Distribution

Census Year	0-14 years	15-64 years	65 + years	Median Age
2021	105	310	95	38.4
2016	140	385	80	33.9
2011	115	350	95	38.7
2006	80	280	100	42.7
2001	95	300	110	39.7

Table 1-3: Gender Distribution

Census Year	Men	Women
2021	255	255
2016	315	290
2011	295	265
2006	235	225
2001	255	245

1.4.3 Household and Dwelling Demographics

Table 1-4: Housing Type

Census Year	Total Dwellings	Single Detached	Semi-detached	Row House	Moveable Dwelling	Other
2021	210	175	5	15	10	0
2016	225	195	10	10	0	30
2011	215	180	5	15	15	20
2006	195	170	10	20	0	0
2001	200	-	-	-	-	-

Table 1-5: Housing Characteristics

Census Year	Total Dwellings	Owned	Rented
2021	259	-	-
2016	264	-	-
2011	215	-	-
2006	195	170	25
2001	200	155	45

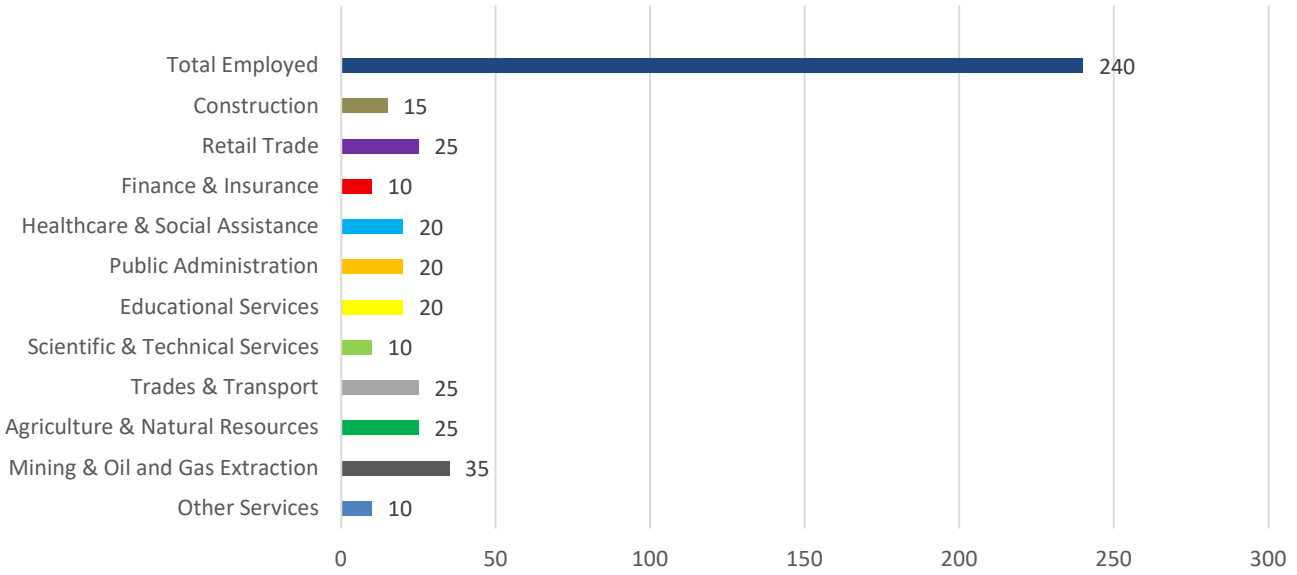
Table 1-6: Census Household Type

Census Year	Number of Census Families	Couple Family with children	Couple Family without children	One-person Households	Other
2021	125	55	55	70	20
2016	155	95	65	55	-
2011	155	70	65	95	20
2006	130	60	50	65	20
2001	150	60	55	60	25

1.4.4 Employment

The following data about employment demographics of the Town of Midale are based on the 2021 Census by Statistics Canada.

Table 1-7: Town of Midale Employment



**Total Employed aged 15 years and over.*

The 2021 Census includes the following employment- related information (Table 1-7) for residents aged 15 years and older who are active in the employment sector. The 240 in the working population represent 47% of the total population of the Town of Midale.

1.4.5 Statements of Provincial Interest Regulations

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

1.4.6 Monitoring Performance

a) To ensure the goals, objectives, and policies of the Plan are being met, the Town of Midale 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 an assessment 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.

2 Guiding Principles and Goals

2.1 Overview

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

2.2 Town Targets

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

(1) To direct the development and growth of Midale that is sustainable, consistent with the values of the community, in an orderly and cost-efficient manner.

(2) To ensure that land use planning is fully integrated with 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 Midale.

(5) To protect and promote the significant historical, cultural and heritage resources in the Town of Midale.

(6) To ensure that the Town maintains its commitment to an open, consultative and transparent planning and decision-making process.

(7) To encourage healthy and active lifestyles among Town residents.

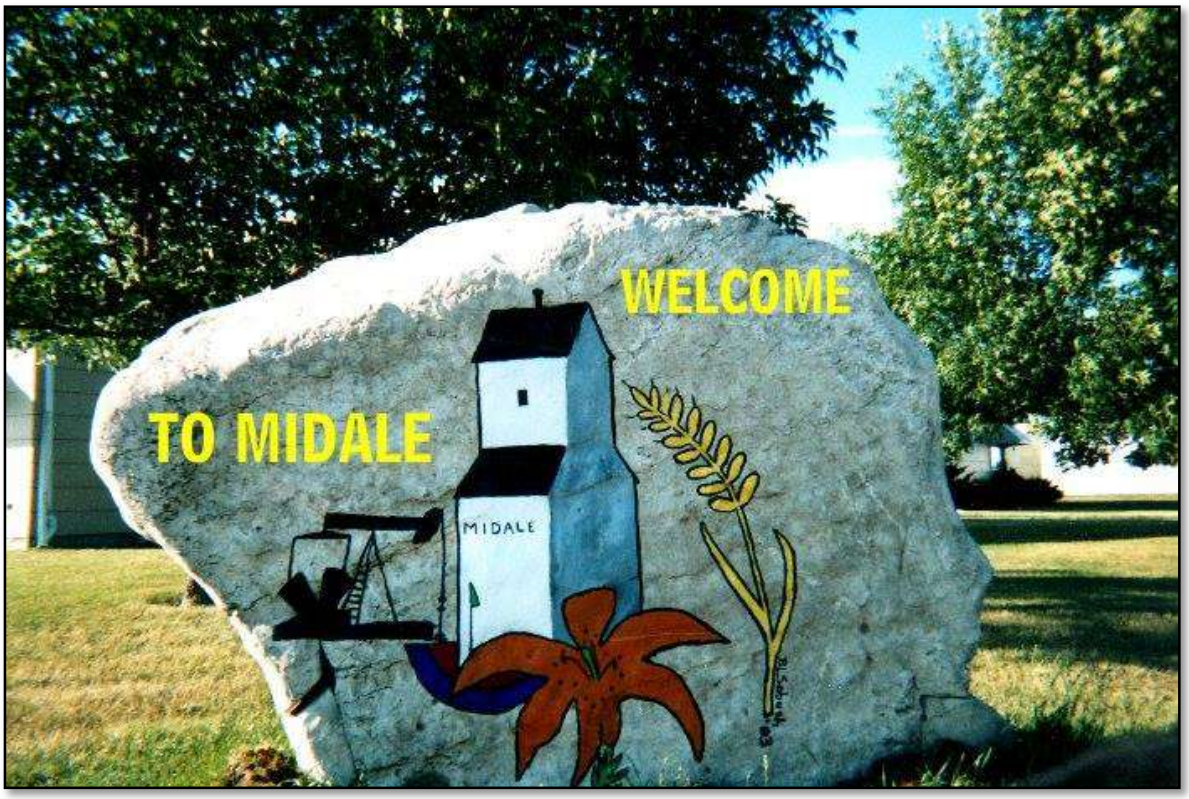
(8) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.

(9) To encourage housing development in a variety of forms and locations to address the diverse needs of residents specifically to address issues of housing affordability.

(10) To work with other local and senior governments to strengthen regional partnerships and initiatives.

(11) To ensure an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.

(12) To support and complement *The Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this plan.



(Photo Source: Discover Weyburn)

3 Objectives & Policies

3.1 Residential

The Statements of Provincial Interests provide the following concerning residential development:

- *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.*
- *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*

3.1.1 Policy Context

- The Town of Midale has identified delivering sustainable infrastructure services as a municipal priority. Given this, the Town may consider infill residential development as a legitimate initiative to help maximize the use of existing infrastructure.
- Vacant land potentially appropriate for residential development, exists on the northwest side of town.
- Strong housing demand presents the opportunity for multi-type housing developments that address different housing sub-markets: single family homes, townhouse condos for downsizing seniors and young couples, rental apartments and affordable units for lower-income residents.
- The demand for affordable housing for individuals of all demographics will continue to increase given the projected growth in the area. Emerging housing challenges identified for the Town of Midale include shortages in the existing supply of housing, particularly for young families, singles, and some categories of people requiring assistances to meet their housing needs.
- The Town of Midale's vision for housing is that the Town will be a leader in ensuring housing is available to meet the needs of all citizens, enhancing their well-being, and building attractive neighbourhoods while contributing to the growth of the community and province.

3.1.2 Residential Land Use

Objective: To ensure that sufficient land is identified for the development of residential uses.

Policy (a) Council will ensure that new residential development locates in undeveloped areas of the Town designated as **"Residential"** on the Future Land Use Map. At the time of subdivision,

these areas will be zoned for residential uses and compatible development. Prior to rezoning, development in these areas will be limited to prevent development of uses which would conflict with the long-term use of these areas and zoned Future Urban Development.

Policy (b) Subject to policies contained in Section 3.10 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to increase the supply of residential land through the municipal boundary alteration process. Once additional lands have been incorporated into the Town boundaries, they will be designated as **"Residential"** on the Future Land Use Map.

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 guideline may be adjusted.

3.1.3 Housing Diversity

Objective: To provide a variety of housing options to address the needs of residents of the community and to address housing affordability issues.

Policy (a) The Zoning Bylaw contains residential zoning districts that will facilitate a wide range of residential uses. These districts provide appropriate development standards to address building form and dwelling unit densities. Certain community facilities are permitted in all residential districts.

Policy (b) Supportive housing, such as personal care homes, are facilitated in all areas of the Town. The Zoning Bylaw contains development standards for these uses.

Policy (c) The Town accommodates affordable and alternative housing opportunities for residents by allowing for the development of secondary suites, garden suites, and garage suites. The Zoning Bylaw includes appropriate development standards to ensure that these uses are not detrimental to the residential character of the areas where they are located.

Policy (d) The Town's Zoning Bylaw may provide for density bonus provisions and/or for multiple unit dwellings to encourage and facilitate future housing diversity for non-profit corporations or public authority and used exclusively for the domestic habitation of senior citizens, disabled persons, occupants of subsidized housing, or the cohabitant spouse and children of persons noted above.

3.1.4 Infill Development

Objective: To ensure that infill development supports and enhances Midale's existing residential areas.

Policy (a) Infill residential development should generally be located in areas identified as **"Residential"** on the Future Land Use Map.

Policy (b) Higher density residential and mixed use residential / commercial infill development is encouraged to locate near the downtown. Proposed development shall be compatible with nearby land uses and shall be capable of being economically serviced.

Policy (c) In order to facilitate access to downtown commercial services by seniors or others with mobility constraints, seniors housing, community services and other essential services will be encouraged to locate in close proximity to the downtown.

Policy (d) Access to infill development shall be barrier-free and accessible to individuals with mobility constraints or disabilities where Council deems appropriate.

Policy (e) In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration may be given to higher density residential development in appropriate locations in existing neighbourhoods. Proposed development shall be compatible with nearby land uses and shall be capable of being economically serviced.

3.1.5 New Residential Areas

Objective: To ensure that new residential areas are designed in a manner that provide 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, including single detached dwellings, semi-detached and two-unit dwellings, secondary suites, garden suites, garage suites, and multiple unit dwellings.

Policy (d) Multiple unit dwellings should generally be located with satisfactory access to residential entrance points and should be sited to minimize potential conflicts with other residential uses.

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 are accommodated in the Zoning Bylaw.

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 excess traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.

Policy (c) Land use conflicts are minimized as the Zoning Bylaw specifies the types of activities to be fully permitted as home-based businesses. This continues to ensure 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, are specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.

Policy (e) The Zoning Bylaw contains 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 shall 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.



(Photo Source: Prairie Towns Images)

3.2 Community Services and Recreation

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*.

3.2.1 Policy Context

- Due to its location Midale can be a centre for health, education, recreation and other public and community services. These sectors play an important role in the Town of Midale's economic development.
- Midale is home to a few service groups and churches. In total Midale has 2 churches that include the Bethlehem Lutheran Church and the Baptist Church. Local clubs for community members to use include the Plus One Club, and Mainprize Manor Auxiliary, and the Souris Valley Antique Association.
- Major institutional uses in the Town include Town Hall; the Harry O Memorial Arena; Joe Vilcu Civic Centre; Midale 39er's Community Centre; Souris Valley Antique Association Museum; the Midale Public Library; Midale Swimming Pool.
- The Town of Midale maintains one cemetery, located outside of Town limits in the RM of Cymri.
- The Royal Canadian Mounted Police (RCMP) currently provides police protection to the Town of Midale in addition to several surrounding communities.
- Midale/Cymri Fire and Rescue provides fire and rescue services, including first responders, to the Town of Midale and R.M. of Cymri with the fire hall located at 11 Macoun Ave., adjacent to Highway 39.
- The Mainprize Manor and Health Centre offer doctor clinics and lab services, in addition to long-term care and more.
- Local educational facilities include the Midale Co-operative Playschool and Midale Central School, which is administered by the Southeast Cornerstone Public School Division No. 209.

3.2.2 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 Southeast Cornerstone School Division 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.

3.2.3 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 Rural Municipality of Cymri, 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.

3.2.4 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.

3.3 Commercial Development

The Statements of Provincial Interest Regulations provides the following statement concerning economic development:

- *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

3.3.1 Policy Context

- Downtown development is located along Main Street from Railway Ave to Macoun Ave., with the largest concentration of commercial uses found on Main Street.
- The Town centre and adjoining highway commercial uses are primarily located along Main Street and Highway 39.
- Within the Town's neighbourhoods, limited neighbourhood commercial exists. The Town also permits home based businesses, and while not noticeable to the eye, they are permitted to operate in several types of dwellings within residential areas.
- Home based businesses are important economic considerations for the Town as they provide opportunities for the Town to build on its economic base and offer employment choices to residents of Midale. Continuing to provide opportunities for the establishment and regulation of home-based businesses in appropriate locations are important considerations for the Town as it grows.
- Due to the importance of Midale's regional role, it is necessary for the Town to maintain a strong outreach program to the agricultural sector, retail and other business customers in the region, as well as to the users of Midale's health, education and other public services.
- Midale's local business organizations and other individuals, work to promote and improve local area business and the economic, civic and social well-being of Midale and District.
- The Town continues to work internally on economic development initiatives to attract development to Midale.
- Midale hosts a variety of local businesses catering to the needs of residents and visitors alike. These include legal offices, retail, restaurants, a motel, oilfield services, agricultural services, and contractors. There are also childcare services, mechanical shops, banking, and a health center.
- The Town of Midale is situated in the Rural Municipality of Cymri No. 36 right in the hub of the oil industry. Oil businesses, cattle, and grain farming make up a very large part of the economy in Midale. These industries provide employment opportunities for residents.

3.3.2 Downtown Strength

Objective: To promote and enhance the attractive and viable downtown commercial area of the Town of Midale, 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:

- encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
- encouraging residential / commercial mixed use development as well as small to mid-scale commercial development to locate in the downtown.
- encouraging the use of Town-developed branding at important focal points in the community centre (downtown).

Policy (c) Consideration may be given to the enhancement of the downtown commercial area through:

- the construction of infrastructure;
- investment in public buildings;
- public realm improvements such as public park and greenspace development;
- encouragement of public - private partnerships;
- tax abatement incentives;
- incentives which promote the use of vacant and underutilised buildings or sites; and
- the promotion of the Town of Midale as a place for business development.

Policy (d) Work towards increasing the opportunities available to re-use vacant or underutilised buildings and sites in Midale 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) Provide opportunities for increased levels of overall activity in the downtown by promoting a mix of compatible uses within the area.

3.3.3 Downtown Commercial Land Use

Objective: To ensure that sufficient land is identified for downtown commercial development.

Policy (a) The Zoning Bylaw may contain a downtown commercial district to provide for a wide range of community-oriented commercial and other compatible uses.

Policy (b) Consideration may be given to extending downtown commercial zoning to those areas shown as **"Commercial"** on the Future Land Use Map, as demand warrants, to include a mix of commercial, institutional and multi-unit residential uses that would contribute to achieving the long-term future use of the area.



(Photo Source: Prairie Towns Images)

3.3.4 Highway Commercial Corridors

Objective: To enhance the visual and functional quality of the highway commercial corridors in the Town.

Policy (a) Ensure a standard of landscaping and screening is provided to achieve aesthetically appealing gateways.

Policy (b) Facilitate the development of visually appealing entry points into the Town along Provincial Highway No. 39 by:

(i) initiating the preparation of a coordinated highway entry enhancement master plan or strategy;

(ii) providing financial support from the implementation of such a master plan or strategy; and

(iii) require that landscaping and signage standards are developed in accordance with the Zoning Bylaw in highway commercial areas.

3.3.5 Highway Commercial Land Use

Objective: To ensure that sufficient land is identified for highway commercial development.

Policy (a) Council will ensure that new highway commercial development locates in undeveloped areas of the Town near Highway No. 39 and designated as **"Commercial"** on the Future Land Use Map. At the time of subdivision, these areas will be zoned, for highway commercial uses and compatible development. Prior to rezoning, development in these areas will be limited to prevent development of uses which would conflict with the long-term use of these areas and zoned for future urban development.

Policy (b) Subject to policies contained in Section 3.10 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to increase the supply of commercial land through the municipal boundary alteration process. Once these areas are within Town boundaries, they will be designated as **"Commercial"** on the Future Land Use Map.



(Photo source: Nice Old Cars)

3.4 INDUSTRIAL

The Statements of Provincial Interests provide the following concerning economic development:

- *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people*.

3.4.1 Policy Context

- Midale businesses provide products and services to the agricultural sector, including individual farmers and farm service businesses, over a larger area. Midale's important role as an agricultural service centre for a large region continues to be a major part of the Town's economic profile.
- Industrial development is located between Railway Avenue and the rail line and south of Highway No. 39.
- Limitations on the type of industrial located along the railway line exist due to the presence of adjacent residential.
- Midale's strategic direction, to create a climate for growth and investment to enhance the community's economic vitality includes determining future areas to develop, ensuring industrial land is available to meet market demand.

3.4.2 Industrial Land Use

Objective: To ensure that sufficient land is identified for industrial development.

Policy (a) Council will ensure that new industrial development locates in undeveloped areas of the Town south of Highway No. 39 and designated as **"Industrial"** on the Future Land Use Map. At the time of subdivision, these areas will be zoned, for industrial uses and compatible development. Prior to rezoning, development in these areas will be limited to prevent development of uses which would conflict with the long-term use of these areas and zoned for future urban development.

Policy (b) Subject to policies contained in Section 3.10 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to increase the supply of industrial land within the corporate limits of the Town through municipal boundary alteration. Once these areas are within Town boundaries, they will be designated as **"Industrial"** on the Future Land Use Map.

3.4.3: 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.

3.4.4: Servicing Capacity

Objective: To ensure that the locations and types of industrial development proposed for the Town of Midale 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 are 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.

3.5 Economic and Tourism Development

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*.

The Statements of Provincial Interest Regulations provides the following statement concerning economic development:

- *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people*.

3.5.1 Policy Context

- The Town of Midale continues to strive to create a climate for growth and investment to enhance the community's economic vitality.
- Midale's infrastructure capacities position the Town for continued growth and development.
- The Town of Midale is situated within the Rural Municipality of Cymri No. 36 at the hub of the local oil industry. The diversity of petroleum businesses, cattle operations, and grain farming sustains Midale's economy and provides vital employment opportunities for residents.
- Deeply rooted in agriculture, the Town of Midale has a rich history dating back to its incorporation as a village in 1907. The area's fertile land historically made it an ideal hub for farming and agricultural development.
- Opportunities for economic and tourism development opportunities can also be found throughout the many active groups, activities and facilities found within Midale and region including but not limited to the many community-based organizations; sports, culture and recreation groups; and services clubs and societies. Midale draws sports tournaments from other local communities.
- Midale hosts a variety of local businesses catering to the needs of residents and visitors alike. These include legal offices, retail, restaurants, a motel, oilfield services, agricultural services, and contractors. There are also childcare services, mechanical shops, banking, and a health center.
- The Town has committed to several initiatives to encourage growth and investment including but not limited to: enhancing greenspaces and streetscapes; beautification initiatives; historic preservation initiatives; monitoring and planning for appropriate serviced lot inventory; upgrades to facilities and infrastructure; marketing and promotion; and long-term community planning.
- The Town's commitment to focusing on continuing to provide for well-planned and maintained facilities and services as well as providing facilities and services that increase the community's
- quality of life supports the Town's role as a regional service centre and contributes greatly to economic development within the region.
- Midale continues to provide opportunities for growth of the community by ensuring serviced land that meets market demands and provides unique opportunities for development is available.

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 Midale.

Policy (a) The Town, in partnership with other regional stakeholders, will pursue opportunities to market and promote Midale's investment properties, events, services, 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 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 will continue to collaborate in providing tourism amenities and opportunities for the region and will 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 will continue to utilize local boards and committees, such as the Midale Housing Authority, Library Board, Recreation Board and others, in addressing tourism and economic development in the Town and region.



(Photo Source: ©Adam Couvier)

3.6 Transportation & Infrastructure

The *Statements of Provincial Interest Regulations* provides the following statement concerning public works, transportation and flooding:

- *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 ensuring the safety and security of individuals, communities and property from natural and human-induced threats*.

3.6.1 Policy Context

Waste Water System:

- The Town of Midale operates an active, lagoon-based wastewater facility for municipal sewage collection and treatment. As a low-maintenance and cost-effective system for small populations, this infrastructure is managed independently by the Town. The facility operates under strict provincial environmental approvals, with continuous monitoring and oversight provided by the Saskatchewan Water Security Agency (WSA).

Water System:

- According to the Water Security Agency – Waterworks and Sewage Works Classifications, the Town of Midale is listed as operating a Class 2 Water Treatment facility and a Class 1 Water Distribution system under the name Midale Waterworks. The Town owns and operates this infrastructure, which safely sources its water supply from the Rafferty Reservoir. Once treated, potable water is delivered to residents through the municipal distribution network. The Town is continuing to upgrade its water treatment capabilities, with the most recent improvements noted in the 2021 Canada Community-Building Fund (CCBF) Report.
- Water services in The Town of Midale also include a freshwater truck fill station for both residential and commercial users. Access is via a purchased pre-loaded key FOB and requires the users to supply their own hose. A coin-operated raw water dispenser is also available at the same location.

Solid Waste & Recycling:

- GFL Environmental provides curbside garbage once a week and recycling pick-up every two weeks.
- A transfer station is a facility used to temporarily store solid waste before it is transported to a treatment, recycling, recovery or disposal facility. The Town of Midale has a transfer station located ¼ mile North on the 606 Grid, then ¼ East. It can be accessed by appointment by Town residents only. Registration and a fee are required.

Transportation System:

- Canadian Pacific Kansas City operates tracks within the Town of Midale, which run northwest to Weyburn and southeast to Estevan.
- In 2013, the Federation of Canadian Municipalities and the Railway Association of Canada released the *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when converting industrial / commercial property into residential use when in proximity to railway operations.

Asset Management:

- The Town of Midale has developed an Asset Management Policy that provides leadership and guidance to ensure the strategic development of its asset management program.
- Midale has implemented an enterprise-wide asset management program through all Town departments. The program promotes lifecycle management of all infrastructure assets and includes an asset registry, asset management plans, continuous improvement protocols, and performance metrics and reporting.

3.6.2 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 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 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. The Town has amended its Traffic Bylaw to allow for the issuance of Overweight Permits.

3.6.3 Active Transportation

Objective: To promote land use and development patterns that encourage equitable access, 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) Accessibility and access considerations for individuals with mobility constraints or disabilities shall be considered in the design of new walking and cycling infrastructure.

Policy (c) The Town may explore opportunities to develop walking or cycling facilities, through the collaboration with community groups and neighbouring municipalities to establish local trail networks that connect residential areas with commercial zones, green spaces and destination sites.

3.6.4 Highways

Objective: To ensure that Highway No. 39 continues to function in a safe and efficient manner for the residents of Midale and the travelling public.

Policy (a) The Town, in consultation with the Ministry of Highways, affected business and property owners, and other stakeholders, may initiate a review of the highway corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.

3.6.5 Railways

Objective: To ensure that the Town continues to mitigate any negative impacts resulting from railway operations.

Policy (a) Consideration of the Federation of Canadian Municipalities and Rail Association of Canada's *Guidelines for New Development in Proximity to Railway Operations* will be given to new developments in proximity to the rail line.



(Photo Source: Town of Midale Website)

3.6.6 Integrated Infrastructure Planning

Objective: To integrate planning, finance, and engineering to 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 both undertake and consult with existing comprehensive infrastructure studies, as necessary, to plan for changes and/or improvements to the Town's infrastructure systems, including roads and street systems, to meet current engineering standards, accommodate growth and improve operational efficiencies.

Policy (d) Infrastructure shall be barrier-free and accessible to individuals with mobility constraints or disabilities where Council deems appropriate.

3.6.7 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) Continue to utilize and implement the Town's Asset Management Strategies 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.

3.6.8 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, and/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.

3.6.9 Infrastructure Capacity

Objective: To optimize the use of existing Town water, sewer, solid waste, and stormwater management infrastructure, by ensuring that future development remains within the area serviceable by the system for as long as possible while minimizing municipal costs 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 balancing those needs with associated costs 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 system demands.

3.6.10 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.



(*Photo Source: Discover Weyburn)*

3.7 Amenities and Dedicated Lands

The *Statements of Provincial Interest Regulations* provides the following statement concerning recreation and 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*.

The *Statements of Provincial Interest Regulations* provides the following statement concerning amenities & dedicated lands:

- *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations*.

3.7.1 Policy Context

- The Town of Midale is located within the Prairie ecozone and is a part of the moist mixed grassland ecoregion. This ecoregion marks the northern extension of open grassland in the province and is closely correlated with semi-arid moisture conditions and dark brown soils.
- The Town of Midale has made a commitment to increasing the community's quality of life through various initiatives, including various upgrades to community parks and facilities.
- The Town of Midale has a variety of parks and open spaces. The Town of Midale has many amenities including a swimming pool, the Harry O Memorial arena which has an ice rink and curling rink, ball parks, play parks and the Midale Public Library. The Harry O Memorial Arena is a multi-purpose facility that facilitates many different community functions.
- In addition to the Town's outdoor parks, other amenities include the Mainprize Regional Park is located approximately 14 km west on highway 606 from Midale and is adjacent to the Rafferty Reservoir. The Mainprize Regional Park is the perfect destination for families looking to explore the great outdoors, offering camping, boating, fishing, golf, playground, beach and cabin rentals.
- Changes in *The Planning and Development Act, 2007* require municipalities to ensure that the creation of municipal reserve sites are suitable in size to be used for school purposes and must be developed in consultation with the relevant organizations, including any school division within the boundaries of the municipality.

3.7.2 Amenities and Dedicated Lands

Objective: To safeguard and enhance Midale's green space 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

Objective: To provide opportunities for municipal reserve dedication when land is subdivided.

Policy (a) The following factors shall be considered in making decisions on the provision of municipal reserves:

(i) Municipal reserve areas within new residential subdivisions shall 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 South East Cornerstone 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 twenty-four-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 and provide connectivity, walkability and equitable access 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 of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

Policy (c) Accessibility and access considerations for individuals with mobility constraints or disabilities shall be considered in the planning and design of sidewalks, pathways, linear parks and other public spaces.



(Photo Source: Town of Midale Website)

3.8 Biophysical Considerations & Hazards

The *Statements of Provincial Interest Regulations* provides the following statement 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.*

3.8.1 Policy Context

- The Town of Midale is located within the Souris River Basin.
- The Town of Midale's source water is from the Rafferty Reservoir. The Rafferty-Grant Devine Project consists of the Rafferty Reservoir on the Souris River near Estevan and Grant Devine Lake on the Moose Mountain Creek near Oxbow. The full supply level of Rafferty reservoir is 550.5 metres, at full supply level the reservoir stores approximately 439,600 cubic decametres, while at the maximum allowable flood level the reservoir has a capacity of 630,800 decametres.
- The State of the Watershed Report (2010), used to provide an overall indication of the health of a specific watershed in Saskatchewan, indicated the Upper Souris River as "stressed". While the functions and services it provides have not declined or deteriorated, the watershed has lost its resistance to change. The Upper Souris River Watershed Source Water Protection Plan includes recommendations and key actions intended to improve water quality and water management in the Upper Souris River Watershed.
- Developing healthy, sustainable communities requires land use planning approaches and infrastructure designs that avoid or minimize environmental degradation, and that maximize the benefits of maintaining essential ecological services.
- The Weyburn-Midale C02 Monitoring and storage project took place in 2000-2001 and studied carbon dioxide injection and storage into two depleted oilfields in southeastern Saskatchewan.
- Facilitating brownfield development by ensuring identified contaminated sites are remediated to a level suitable for the intended use or for site suitability prior to redevelopment, will add vitality to established areas within Midale.
- Railway transportation, including various crossings, within the Town runs northwest/ southeast. In 2013, the Federation of Canadian Municipalities and the Railway Association of Canada released the *Guidelines for New Development in Proximity to Railway Operations* which includes guidelines and best practices that can be applied when converting industrial / commercial property into residential use when in proximity to railway operations.
- The Town provides emergency management through its Emergency Measures Organization which provides prompt and coordinated response to emergencies affecting the Town. The Town maintains its emergency plan through an Emergency Measures Coordinator and plans to implement the incident command system in the short term.

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 contains 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 457metre 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 Rural Municipality of Cymri, 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 Source 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 Midale's 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 Emergency Measures

Objective: To ensure public safety during emergency situations.

Policy (a) The Town of Midale may consider the preparation of an Emergency Management Plan to ensure community preparedness for emergency situations within the Town boundaries.

Policy (b) The Town of Midale shall continue to work with CPKC Railway to ensure the safety of residents during rail transportation.

3.9 Cultural and Heritage Resources

The *Statements of Provincial Interest Regulations* provides the following statement concerning heritage and culture:

- *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*

3.9.1 Policy Context

- According to the Saskatchewan Heritage Properties site, there are currently no designated Municipal Heritage Properties within the Town of Midale.
- It is noted that any proposed development or subdivision of land outside of the Town in areas deemed to have moderate or high archaeological potential will require further heritage screening by the Heritage Conservation Branch. It is also possible that proposed development(s) located in areas thought to have moderate or high archaeological potential may result in the recommendation that a Heritage Resource Impact Assessment (HRIA) be undertaken.
- Within the Town of Midale various arts, culture and heritage groups contribute to the conservation and promotion of these important community resources.
- The Town and its surrounding region have historically thrived due to its fertile agricultural lands and oil and gas industry. The rich soil and favorable climate have made agriculture the backbone of the local economy. The Town's prosperity stems from its agricultural heritage, with farming and the oil and gas industry playing a significant role in shaping the community's identity and livelihoods.
- 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. Therefore, it is recommended that public consultations be held prior to the onset of any development should it be located adjacent or on any of these locally known sites.
- Section 63 of *The Saskatchewan Heritage Property Act* empowers the Minister to require a developer to conduct a Heritage Resource Impact Assessment or a Heritage Resources Impact Mitigation for any development project (subdivision) that has the potential to impact significant heritage resources.

3.9.2 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 work towards utilizing boards and committees, to assist in the protection and promotion of heritage and cultural resources within the town and region.

3.9.3 Cultural and Heritage Resource Promotion

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.





(Photo Source: Prairie Towns Images)

3.10 Intermunicipal & Interjurisdictional Cooperation

The Statements of Provincial Interests provide the following concerning inter-municipal cooperation:

- *The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*
- *The province has an interest in enhancing the participation of First Nation and Métis communities in land use planning and in fostering respectful relationships between municipalities and First Nation and Métis communities.*

3.10.1 Policy Context

- Many of the outstanding land claims owed to several First Nations in Saskatchewan are now or have already been settled. The Treaty Land Entitlement (TLE) Framework Agreement specifies details of this process. As 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.
- Urban Reserves are separate jurisdictions in almost every sense, though the Framework Agreement provides for the payment of servicing fees, compatible land use agreements and dispute resolution, among other things.
- The Town and First Nations governments will need to work together in matters of land use planning, infrastructure development, cultural relations, and economic development in order for the Midale region to reach its potential.
- Going forward, it will be important for the Town of Midale to continue to collaborate with the RM of Cymri on land use planning and other regional initiatives that will continue to build on the region's economic strengths. The Town of Midale is located within the RM of Cymri along Highway No. 39, midway between the cities of Weyburn and Estevan. The Town of Midale is also 160 kilometres southeast of Regina.
- In the past, Midale has entered into intermunicipal agreements, including for fire protection and for purchasing emergency rescue infrastructure in collaboration with the RM of Cymri.
- It is important and will be a benefit to the region as whole, for the Town of Midale 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.

3.10.2 Government Cooperation

Objectives: To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Midale and the region.

Policy (a) The Town will pursue opportunities to take advantage of federal and provincial programs that will benefit Midale and the region.

3.10.3 Regional Cooperation

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

Policy (a) The Town will 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 as a whole.

Policy (b) The Town will continue to work with regional partners in the delivery of emergency and safety management services.

3.10.4 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 Midale.

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.

3.10.5 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-five 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.

3.10.6 Communication and Referral Process

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

Policy (a) The Town will continue to work collaboratively with the Rural Municipality of Cymri 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 Rural Municipality of Cymri when designating or amending future urban growth areas that are located within this rural municipality, on the Town's Future Land Use Map.

Policy (c) Council will work with the Rural Municipality of Cymri in identifying potential land use conflicts including development of acreages and commercial development near the Town.



(Photo Source: Laverne Hockey, SaskToday)

3.11 Agricultural Land and Future Growth Areas

The Statements of Provincial Interest Regulations provides the following statement concerning agriculture and value-added agribusiness:

- *The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in agricultural operations and value-added agribusiness.*
- *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

3.11.1 Policy Context

- There are no intensive livestock operations located in close proximity to the Town of Midale.
- The land in Midale proved to be excellent for grain farming. The town is situated in the Rural Municipality of Cymri No. 36 in the hub of the oil industry. Along with the many oil businesses, cattle, and grain farming make up the economy in Midale.
- In areas adjacent to the Town, it is important to ensure that development does not adversely affect existing or proposed future urban land uses, including servicing needs. In order 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.

3.11.2 Future Urban Lands

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 Rural Municipality of Cymri No. 36 to address and resolve issues and concerns of mutual interest.

Policy (b) Intensive livestock operations (ILOs) shall not be permitted within the Town.

3.11.3 Land Use Compatibility

Objective: To safeguard municipal services from incompatible land uses.

Policy (a) The Zoning Bylaw identifies areas suitable for development within the corporate limits of the Town not immediately required for urban development as a "**Future Urban Development**"

district. Within this district, land use restrictions and development standards exist so as not to jeopardize or otherwise unduly restrict future development.



(Photo Source © Michael Truman)

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*.

4.1.1 Content and Objectives

This Plan meets the requirements of provincial legislation by addressing:

- Future growth and development within Midale;
- 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 Midale 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.

(1) 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 ten years of adoption.

(2) 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.

(3) 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 Midale. Each is intended to be the subject of future business planning and 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.

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 Midale.

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:

(1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.

(2) 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.

(3) 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.

(4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.

(5) 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

(1) 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*.

(2) Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Contract Zone to rezone a site to allow a proposed development but may also restrict uses normally allowed in the zoning district through a contract.

(3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:

(a) the uses of the land and buildings and the forms of development;

(b) the site layout and external design, including parking areas, landscaping and entry and exit ways;

(c) 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.

(4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

(5) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:

(a) limiting the uses within a zoning district will avoid land use conflict;

(b) it is necessary to ensure that appropriate services and infrastructure are provided.

4.2.5 Use of the Holding Symbol "H"

(1) 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.

(2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.

(3) In making a decision as to 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.

4.3 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:

(1) 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.

(2) Ensured that the application is in conformity with the Zoning Bylaw.

(3) Negotiated the terms of a servicing agreement, if required, with the applicant.

(4) Determined its wishes with respect to the dedication of lands.

4.3.2 Dedicated Lands

(1) 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*.

(2) 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 Municipal Land Banking

Where private development of land for urban purposes is not occurring to meet the Town's land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.

4.3.4 Land Exchange and Purchase

To facilitate the relocation of non-conforming uses, Council may consider a program for acquiring such sites, or for exchanging municipally owned land in an appropriate area of the Town for the relocation of those uses.

4.3.5 Building Bylaw

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.

4.3.6 Development Levies and Servicing Fees

(1) 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.

(2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. In order 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.

4.3.7 Concept Plans

(1) In the interests of ensuring a comprehensive and planned approach to various types of land development, the Town of Midale may require a developer to prepare a comprehensive concept plan that will include supporting technical investigations and reports. Requirements for supporting technical investigations will be determined on a case-by-case basis by the Town of Midale. Concept plans should be developed in consultation with the Town. Council may adopt concept plans pursuant to Section 44 of *The Act*.

(2) In evaluating a concept plan that has been developed in consultation with the Town of Midale, Council may ensure compliance with any municipal requirement or standard through the

provision of a servicing agreement or condition of the approval of a development permit as appropriate.

(3) Once a concept plan has been approved by Council, no subsequent subdivision or development that is inconsistent with the approved concept plan will be permitted without the approval of a revised concept plan as appropriate.

4.3.8 Development Phasing

(1) Phasing strategies implemented by the Town will align with policy directions of this Plan with respect to growth management and will consider asset management plans, servicing master plans, other long-range planning initiatives, and financial planning.

(2) Notwithstanding the policies and phasing plan contained in this section, the Town, by resolution, may initiate development and infrastructure projects at any time.

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 Midale, 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 Midale Zoning Bylaw definitions shall apply to this Official Community Plan.

5 MAPS

Map 1: Future Land Use Map

TOWN OF MIDALE

FUTURE LAND USE MAP

Schedule "B"

Legend

- Residential
- Commercial
- Industrial
- Community Service
- Future Urban Development
- Rail Line
- Municipal Boundary

This Future Land Use Map accompanies Bylaw Number 2026-04 adopted by the Town of Midale.

Mayor

Administrator

crosbyhanna
www.crosbyhanna.ca DESIGN LANDSCAPE PLANNING
407C 1ST AVE N SASKATOON SK S7K 1X5 1 306 665 3441

PROJECT NO.:	CHA 24046
MAP PROJECTION:	UTM ZONE 13
HORIZONTAL DATUM:	NAD 83 CSRS 98

DATE: September 2026

REVISION DATE:

N