

# WELCOME

## *The purpose of this Open House is:*

To present highlights of the proposed preliminary policies that will form the new Official Community Plan and Zoning Bylaw for the Village of Muenster.

## *What is an Official Community Plan (OCP)?*

An OCP is a provincially-mandated bylaw required of municipalities that wish to adopt a new Zoning Bylaw. It addresses the need for future land use planning in the Village as well as other matters related to its physical, social, and economic development.

The policies within the OCP are intended to provide the Village with direction and guidance for establishing bylaws, programs, and decision making on future land use and development.

## *What is a Zoning Bylaw?*

A Zoning Bylaw is the set of standards and regulations regarding zoning and development in the Village. It is the primary tool used by the municipality to implement the policies of the OCP.

On these information boards, you will find highlights of proposed policies for the Village's new Official Community Plan as well as information concerning the new Zoning Bylaw.

## *What are some trends to consider through this process?*

- Muenster' population is increasing.
- Reduced housing affordability.
- Demographic changes such as an aging "baby boomer" population.
- Increasing immigration and new demand for different types of services.
- Respecting local aesthetics, culture and heritage while planning for new developments.

*You are encouraged to review these boards and raise any questions, comments or concerns you may have to the members of the consulting team. Your feedback is important!*

# OFFICIAL COMMUNITY PLAN

## **Structure of the Plan:**

The Village of Muenster Official Community Plan contains:

a) Village Targets;

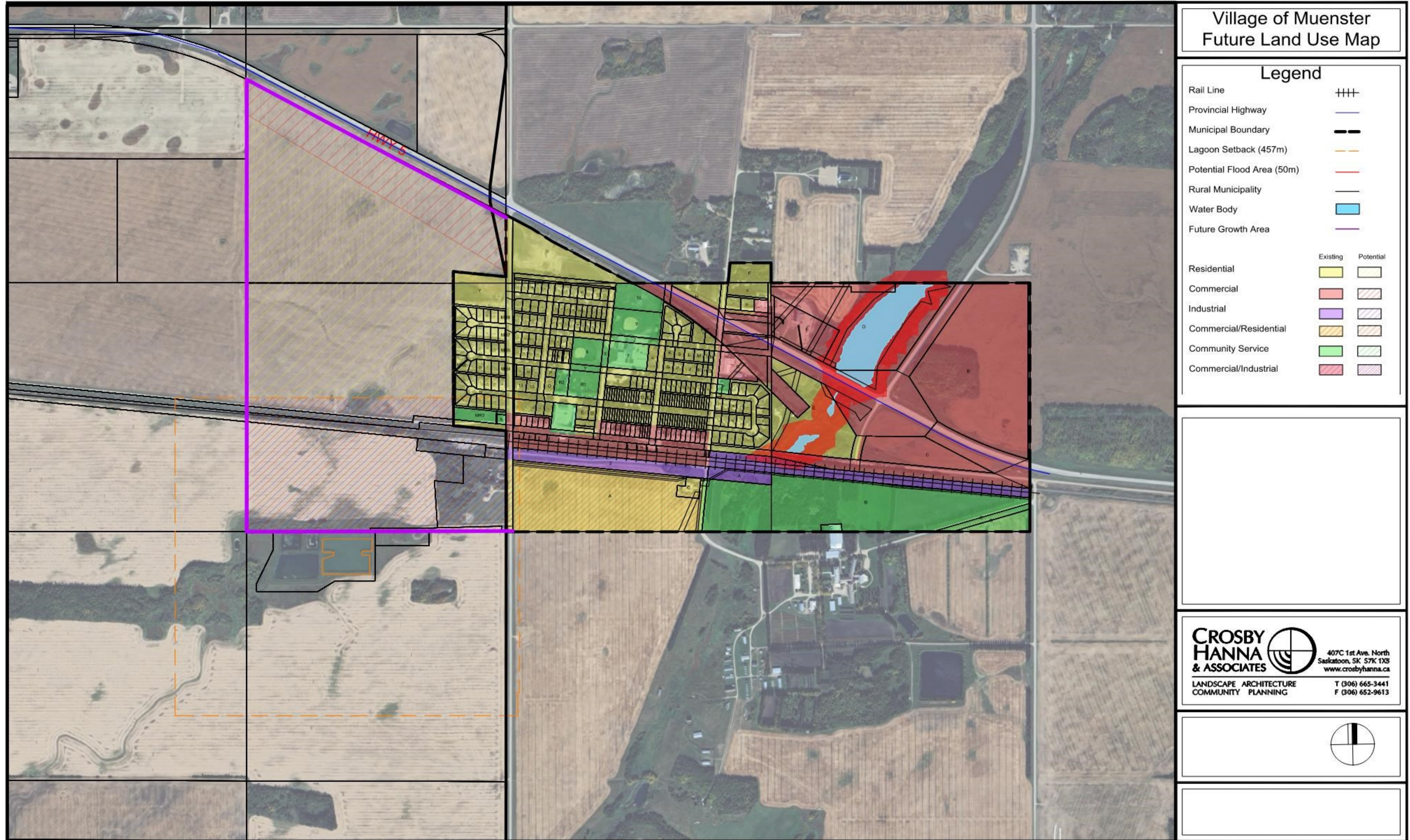
b) Findings, objectives, and policies with respect to several areas of land use and development, including the following:

- Residential;
- Commercial and Industrial);
- Transportation and Infrastructure;
- Economic and Tourism Development;
- Amenities and Dedicated Lands;
- Biophysical Constraints and Hazards;
- Intermunicipal and Interjurisdictional Cooperation;
- Agricultural Land and Fringe Areas;
- Natural and Cultural Heritage Resources;

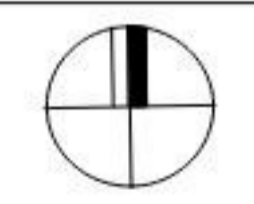
The Official Community Plan concludes with a proposed future land use concept map.

The Official Community Plan will, in addition, contain policies regarding implementation and provisions giving authority to the Zoning Bylaw.

# OFFICIAL COMMUNITY PLAN



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## MUENSTER OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

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# RESIDENTIAL POLICIES

Residential development in Muenster includes single-family homes, duplexes, and one apartment. Single-family homes are predominant, with a mix of newer constructions and older, more traditional homes.

Muenster is known for its safe neighborhoods, making it an attractive place to live for families and individuals alike. Residents enjoy peace of mind knowing that their community is generally free from major safety concerns.

## ***Select policies:***

- Provide for a series of residential zoning districts to allow for a range of residential uses, featuring varying levels of residential types and densities.
- Accommodate home-based businesses (subject to certain requirements) to facilitate economic development and entrepreneurship.
- Enhance the viability of downtown and optimize the use of existing infrastructure and services by giving consideration to higher density residential and mixed use residential/commercial development in proximity to Muenster's core.
- Encourage housing diversity and infill development. To ensure that new residential areas are designed in a manner that provide a range of housing options in a high-quality living environment.
- Continue to promote and support programs and opportunities to provide affordable and attainable housing, including such initiatives as secondary *suites, garden and garage suites*.

# RESIDENTIAL POLICIES

**Table 7-1: R1 – Low Density Residential District Development Standards**

Principal Use	Development Standards										
	Designation	Parking Category	Subject to Section(s)	Minimum Site Area (m <sup>2</sup> )	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Bldg Floor Area (m <sup>2</sup> )	Maximum Bldg Height (m)	Maximum Site Cvg (%)
<b>Residential Uses</b>											
(1) Garden and garage suites	D	1	5.7	Section 5.7							
(2) Residential care homes	D	6	5.2	360 <sup>(1)</sup>	20	7.6	6.0 <sup>(3)</sup>	3.5 <sup>(9)</sup>	--	--	40
(3) Secondary suites	D	1	5.8	Section 5.8							
(4) Semi-detached dwellings	P	1		255 <sup>(5)</sup>	8.5 <sup>(6)</sup>	7.6	6.0 <sup>(3)</sup>	1.5 <sup>(4)(7)</sup>	--	--	60
(5) Single detached dwellings	P	1		360 <sup>(1)</sup>	12 <sup>(2)</sup>	7.6	6.0 <sup>(3)</sup>	1.5 <sup>(4)</sup>	--	--	50
(6) Two-unit dwellings	P	1		255 <sup>(5)</sup>	8.5 <sup>(6)</sup>	7.6	6.0 <sup>(3)</sup>	1.5 <sup>(4)(7)</sup>	--	--	60
(7) Multiple-unit dwellings (apartments)	D	2	3.9.4 (3)	600 <sup>(8)</sup>	20	7.6	6.0 <sup>(3)</sup>	3.5 <sup>(9)</sup>	--	--	40
(8) Boarding Houses	D	23	4.16	Same as principal use							
(9) Manufactured/Mobile Homes	D	1	5.16	360 <sup>(1)</sup>	12 <sup>(2)</sup>	7.6	6.0 <sup>(3)</sup>	1.5 <sup>(4)</sup>	--	--	50
(10) Dwelling Groups	D	2	3.9.4 (2) 5.6	?	?	?	?	?	50/unit	--	60
<b>Commercial Uses</b>											
(1) Adult day care	P	6	5.2	360 <sup>(1)</sup>	12 <sup>(2)</sup>	7.6	6.0 <sup>(3)</sup>	1.5 <sup>(4)</sup>	75	--	50
(3) Bed and breakfast homes	D	3	5.3	360 <sup>(1)</sup>	12 <sup>(2)</sup>	7.6	6.0 <sup>(3)</sup>	1.5 <sup>(4)</sup>	75	--	50
(4) Daycare centres and preschools	D	14	5.5	360 <sup>(1)</sup>	12 <sup>(2)</sup>	7.6	6.0 <sup>(3)</sup>	1.5 <sup>(4)</sup>	75	--	50
(5) Family child care homes	P	0	5.15	360 <sup>(1)</sup>	12 <sup>(2)</sup>	7.6	6.0 <sup>(3)</sup>	1.5 <sup>(4)</sup>	75	--	50
(6) Home-based business – type I	P	0	5.7	Same as principal use							
(7) Home-based business – type II	D	16	5.7	Same as principal use							
<b>Community Service, Municipal, Recreational, Institutional and Other Uses</b>											
(1) Clubs	D	4	3.9.4(1)	930	30	7.6	6.0	1.5 <sup>(4)</sup>	--	--	--
(2) Community centres	D	4	3.9.4(1)	930	30	7.6	6.0	1.5 <sup>(4)</sup>	--	--	--
(3) Public hospitals	P	6		930	30	7.6	6.0	1.5 <sup>(4)</sup>	--	--	--
(3) Municipal facilities	P	0		--	--	--	--	--	--	--	--
(4) Parking lots	D	0	5.10	--	--	3	3	3	--	--	--
(5) Parks and playgrounds	P	0		--	--	--	--	--	--	--	10
(6) Places of worship	D	15	3.9.4(1)	450	15	6	4.5	3 <sup>(10)</sup>	--	--	--
(7) Public elementary, secondary schools, and educational institutions	P	18	930	30	7.6	6.0	1.5 <sup>(4)</sup>	--	--	--	930
(8) Public works excluding offices, warehouses, storage yards and sewage lagoons	P	0		--	--	--	--	--	--	--	--

**Table 7-2: RA – Acreage Residential Zoning District Development Standards**

Principal Use	Development Standards										
	Designation	Parking Category	Subject to Section(s)	Minimum Site Area (m <sup>2</sup> )	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Bldg Floor Area (m <sup>2</sup> )	Maximum Bldg Height (m)	Maximum Site Cvg (%)
<b>Residential Uses</b>											
(1) Single detached dwellings	P	1		1,500	35	7.6	6.0	1.5 <sup>(1)</sup>	--	--	50
<b>Commercial Uses</b>											
(1) Bed and breakfast homes	D	3	5.3	1,500	35	7.6	6.0	1.5 <sup>(1)</sup>	--	--	50
(2) Family child care homes	P	0	5.15	1,500	35	7.6	4.5	6.0	1.5 <sup>(1)</sup>	--	--
(3) Home-based business – type I	P	0	5.9	same as principal use							
(4) Home-based business – type II	D	16	5.9	same as principal use							
<b>Community Service, Municipal, Recreational, Institutional and Other Uses</b>											
(1) Municipal facilities	P	0	--	--	--	--	--	--	--	--	--
(2) Parks and playgrounds	P	0	--	--	--	--	--	--	--	--	10
(3) Public works excluding offices, warehouses, storage yards and sewage lagoons	P	0	--	--	--	--	--	--	--	--	--

**Table 7-3 MH – Mobile/Manufactured Home Residential District Development Standards**

Principal Use	Development Standards										
	Designation	Parking Category	Subject to Section(s)	Minimum Site Area (m <sup>2</sup> )	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Maximum Site Cvg (%)		
<b>Residential Uses</b>											
(1) Mobile/Manufactured Homes	P	1	--	360	12	7.6	7.5	1.5 <sup>(1)</sup>	50		
(2) Mobile/Manufactured Home Courts	P	1	5.16	4,000	Section 5.16						
<b>Commercial Uses</b>											
(1) Family child care homes	D	0	5.14	360	12	7.6	7.5	1.5 <sup>(1)</sup>	50		
(2) Daycare centres	D		5.5	360	12	7.6	7.5	1.5 <sup>(1)</sup>	50		
(3) Home-based business – type I	P	0	5.9	same as principal use							
(4) Home-based business – type II	D	16	5.9	same as principal use							
<b>Community Service, Municipal, Recreational, Institutional and Other Uses</b>											
(1) Municipal facilities	P	0	--	--	--	--	--	--	--		
(2) Parks and playgrounds	P	0	--	--	--	--	--	--	10		
(3) Public works excluding offices, warehouses, storage yards and sewage lagoons	P	0	--	--	--	--	--	--	--		

# COMMERCIAL AND INDUSTRIAL POLICIES

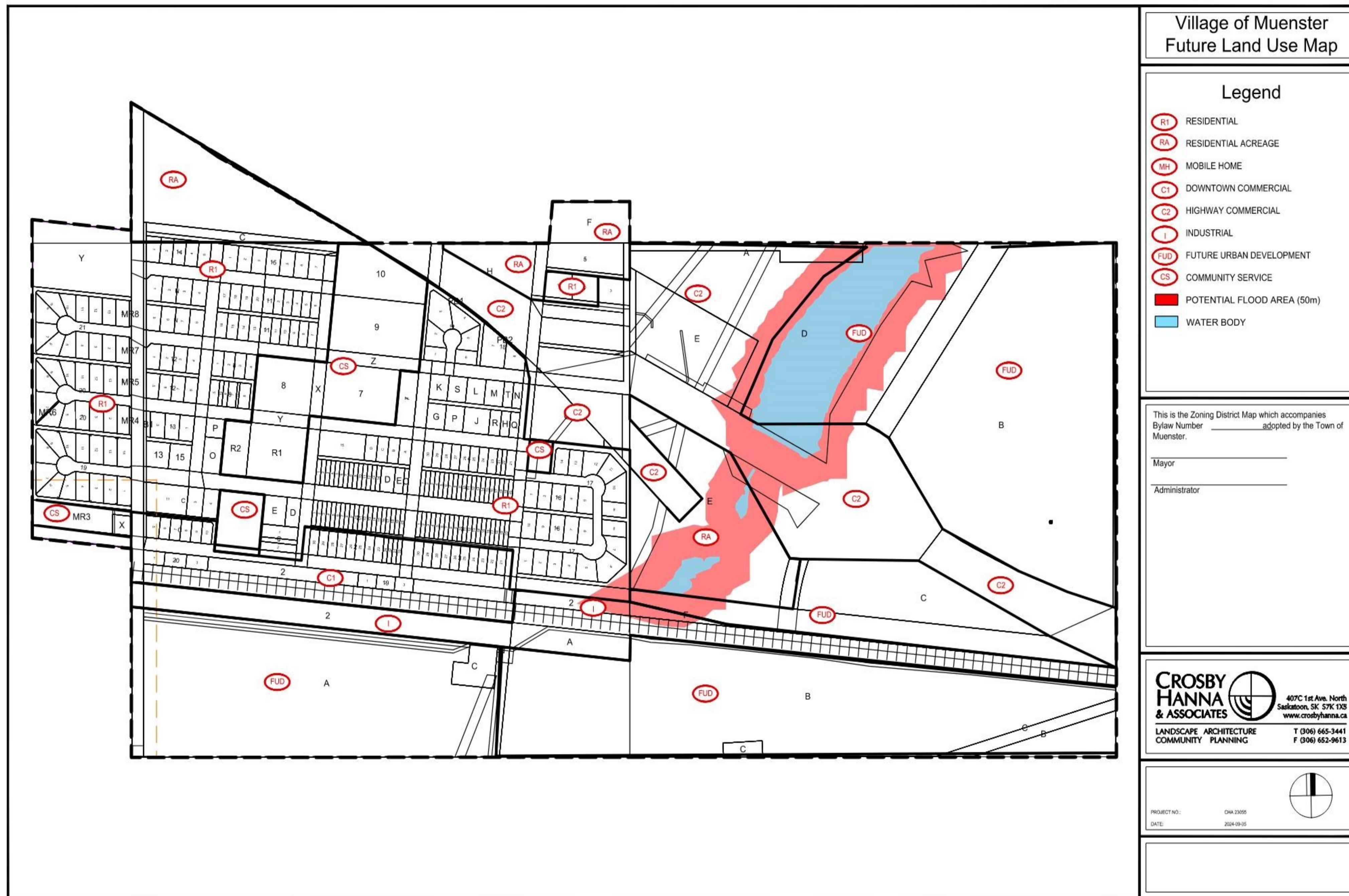
## *Select Commercial Policies:*

- To promote and enhance the attractive and viable Village Centre Commercial area within the Village of Muenster, centered around Main Street.
- Capitalize on potential growth of the community through collaboration with businesses, organizations and government groups and agencies in realizing economic development initiatives in the Village and region.
- Ensure that Muenster's commercial developments contribute positively to the aesthetics of the Village, through the use of landscaping regulations and through encouragement of the use of quality urban design principles.
- The downtown shall continue to be prioritized as a primary location for retail activity, services, government functions and cultural activities in the community.
- Work toward increasing the opportunities available to reuse vacant or underutilized buildings and sites in Muenster by addressing the constraints that exist for potential developers.
- The Zoning Bylaw will contain a "Downtown Commercial" District to provide for a wide range of community-oriented commercial development and other compatible uses.
- The Zoning Bylaw will contain a "Highway Commercial" District to provide for a wide range of larger scale and highway-oriented commercial development, light industrial development and other compatible uses.

## *Select Industrial Policies:*

- Attract new industrial operations to Muenster through collaboration with businesses, organizations, and others in realizing economic development initiatives in the Village and region.
- Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible land uses.
- 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.
- 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 Village.

# ZONING BYLAW



## *The Zoning Bylaw*

- The Zoning Bylaw will implement the land use policies contained in the 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.
- **Existing houses on Railway Avenue can be rebuilt and are a permitted use.**
- Proposed Zoning Districts include:
  - R1: Residential
  - RA: Residential Acreage
  - MH: Mobile Home
  - C1: Downtown Commercial
  - C2: Highway Commercial
  - CS: Community Service
  - I: Industrial
  - FUD: Future Urban Development