

# VILLAGE OF RICHMOUND OFFICIAL COMMUNITY PLAN

Bylaw Number 5-2025





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## Message from the Mayor

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As we reflect on the challenges of 2023/2024, I am filled with pride and gratitude for how our community came together during difficult times. Through resilience, determination, and a shared commitment to our values, we stood strong – demonstrating what it truly means to be **One Strong Richmond Community with U in it!**


Now, as we move forward with optimism and renewed energy, we have an incredible opportunity to shape the future of Richmond through thoughtful and strategic community planning. **Our Official Community Plan (OCP)** is more than just a document – it's a blueprint that reflects our collective vision and aspirations. By working together, we can create a thriving, sustainable, and inclusive community where future generations will be proud to live, work, and play.

I encourage everyone to get involved and share their ideas as we chart this course for growth and prosperity. Whether it's attending a public consultation, participating in community events, or simply having conversations with your neighbors, your voice matters. Together, we can strengthen our community, foster innovation, and build a brighter future.

I'm thankful for the unity and spirit we've shown, and I'm excited to see us continue this momentum as we plan for a stronger, more connected Richmond. Let's keep moving forward with purpose and pride!


*Mayor Miller*

Village of Richmond



***The Village of Richmond recognizes, acknowledges and respects that this Official Community Plan (OCP) area is located on Treaty 4 lands, the original lands of the Cree, Ojibwe, Saulteaux, Dakota, Nakota, Lakota and the homeland of the Métis Nation.***

***The Village of Richmond respects and honours the Treaties that were made on all territories and is committed to moving forward in partnership with Indigenous Nations in the spirit of reconciliation and collaboration.***



## 1.0 Introduction

### 1.1 Purpose

This Official Community plan (OCP) is the main policy document for Council which provides guidance for decisions on land use and development matters within the Village of Richmond (The Village). It is intended to be a blueprint for the continued growth and development of the Village and is prepared in accordance with the ***Planning and Development Act, 2007*** (The PDA).

The OCP serves as a framework for land use, growth, and development for all parties to follow, as well as to promote and prepare for the orderly and sustainable growth of the community for the years to come.

This OCP informs residents of the community about how Council intends to direct and manage the community's needs and

expectations. It clarifies the municipal role in the development process and along with the Zoning Bylaw empowers Council to enforce land use decisions in order to reduce land use conflicts. The OCP offers a community roadmap aimed at reducing uncertainty for persons, agencies, and groups interested or involved in the decision-making process as it relates to the Village of Richmond.

Although the goals, objectives and policies contained within this OCP are intended to be applied within the corporate boundaries of the Village of Richmond, the document also acknowledges the importance of regional collaborations as a means of coordinating growth plans and establishing mutually beneficial partnerships between communities.

### 1.2 Legislative Authority

The PDA, as amended, provides the framework for planning and development within Saskatchewan. Section 32 of the PDA requires that and OCP contain statements of policy with respect to:

- a) Sustainable current and future land use and development in the municipality;
- b) Current and future economic development;
- c) The general provision of public works;
- d) The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- e) The management of environmentally sensitive lands;
- f) Source water projection;
- g) Avoid unplanned or incompatible land uses within the Village and the surrounding areas and encourage opportunities for regional infrastructure and planning.
- h) Ensure efficient growth and development in the community and pursue the adequate and timely expansion of community boundaries.
- i) Encourage infill within the Village to reduce the number of vacant lots.
- j) The means of implementing the Official Community Plan (OCP).

### 1.3 Community Planning Goals

Building on the provincial legislative requirements outlined above, the goal of this plan is to outline Council's direction and priorities to ensure the Village of Richmond continues to be a healthy, vibrant and attractive place to live, work and visit.

**1.3.1** Richmond's key guiding principles and municipal priorities:

**a) Land Use Planning and Development:**

Establish clear and accessible channels for community involvement in land use and development decision-making, such as regular town hall meetings and online surveys; and develop a plan for the effective management and maintenance of community infrastructure, such as water, sanitary; community boulevards and others.

**b) Community Well-Being, Recreation and Environment:**

Support initiatives aimed at lowering the cost of living and attracting or retaining businesses, ensuring that the community remains affordable and vibrant, and encouraging residents to participate in programs focused on community well-being and environmental protection.

**c) Cultural Heritage and Conservation:**

Encourage community gatherings and events that celebrate local culture and heritage, such as festivals and workshops; and support programs aimed at raising awareness about the importance of heritage preservation and the revitalization of historic downtown areas.

### 1.4 Official Community Plan General Objectives

**1.4.1** Richmond's OCP general objectives:

- a)** Promote and manage orderly and sustainable land use planning for the residential sector.
- b)** Support and encourage affordable housing that appeals to a variety of age groups and cultural diversity.
- c)** Ensure well-designed and functional transportation networks and infrastructure systems that are efficiently planned and financed.
- d)** Continue to provide and encourage recreational facilities that accommodate the growing population and the needs of the community.
- e)** Preserve greenspaces that both safeguard and enhance the natural environment in the community.
- f)** Ensure openness, responsiveness, and transparency.
- g)** Position the Village to capitalize on economic opportunities through adequate allocation of development-ready land, responsive and proactive public policies, and services.
- h)** Consider the needs of all age demographics in the community and during all planning practices.
- i)** Support regional collaborations when economically feasible and conducive to providing benefit for the people of the Village and region.



## 1.5 Village Vision and Mission

### 1.5.1 Vision

Richmond strives to provide for a clean, safe, and vibrant community where residents feel welcomed, connected, and empowered. The Village envisions a community that thrives through strong relationships, diverse recreational opportunities, and a strong local economy, all while ensuring sustainable infrastructure and services for future generations.

### 1.5.2 Mission

The Mission Statement of the Village of Richmond is to enhance the quality of life of its residents by prioritizing the improvement of infrastructure, promoting community safety, and expanding diverse recreational activities. The Village is committed to supporting local businesses and promoting community cohesion, while trying to address the challenges of increasing cost of living and infrastructure maintenance, affordable servicing, and long-term growth for both our residential and commercial sectors.

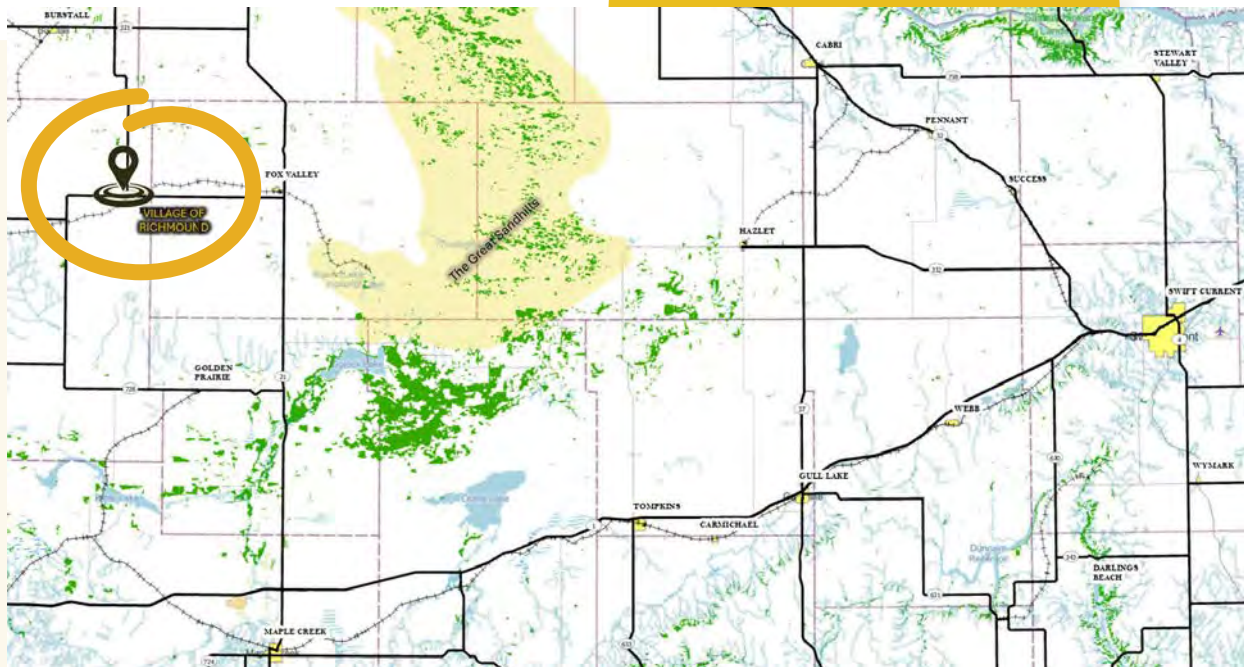


## 2.0 About the Village

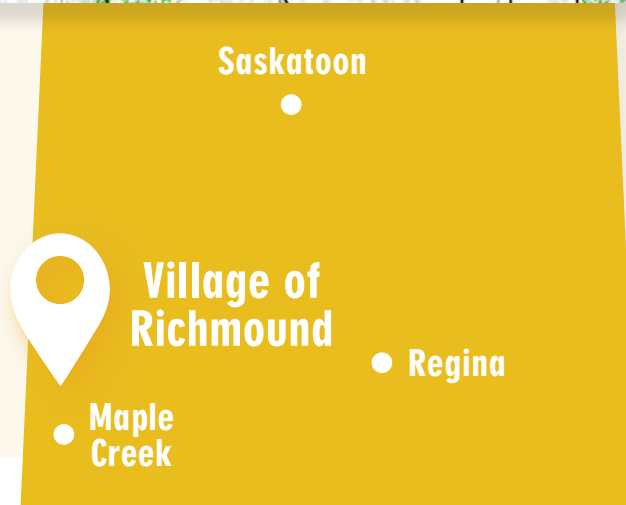
### 2.1 Location

The Village of Richmond is a quiet community located approximately 80 kilometres northwest of Maple Creek and about a 21-kilometre drive from Fox Valley along Highway 371. The Village was incorporated on May 5, 1947 and is surrounded by the RM of Enterprise No. 142, with direct access to Highway 21 through the RM of Fox Valley No. 171.

The community is located east of The Great Sandhills of Saskatchewan, which is a unique 1,900 sq. km area of active desert-like sand dunes<sup>1</sup> and only 40 to 50 minutes away from numerous regional attractions such as the South Saskatchewan River, Cypress Hills Interprovincial Park, only 15 minutes to the Alberta provincial border and 1 hour to the City of Medicine Hat.



**The Village of Richmond is located approximately 80 kilometres northwest of Maple Creek.**



<sup>1</sup> Tourism Saskatchewan



## 2.2 Population

With a population of 118 people and a median population age of 48.8<sup>2</sup>, the Village has experienced a notable decline in population and employment rates over the past two decades.

This population change has been influenced by numerous factors that include local and regional economic conditions, decline in the natural gas industry and therefore changes in employment opportunities, limited services such as health and education. The existence of larger centres such as Medicine Hat with all the services and amenities a city has to offer has been an easy alternative for the region.

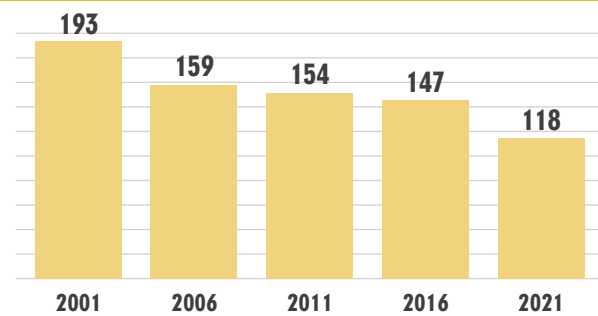
There is an evident direct correlation between the community's population decline and declining employment rates. Over the last two decades, the Village has seen a steady decline in employment rates, going from 85.2% in 2001 to 57.9% in 2021.

In addition, housing prices have increased consistently over the years, from \$53,719 in 2001 to \$132,000 in 2021.

In terms of demographic distribution, the 2021 Census Profile highlighted the largest segment of the population in the Village is in the 55+ age range. Children and youth make up approximately 25% of Richmond's population, while those over 55 represent 42% of the population.

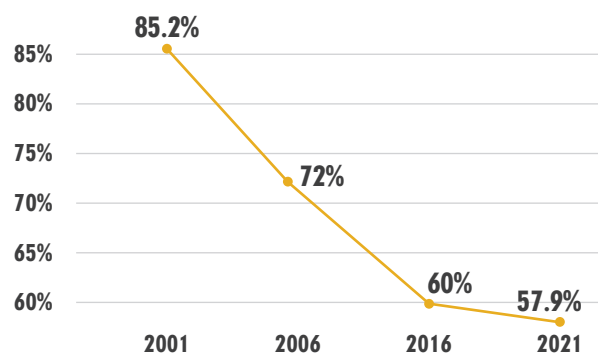
Due to its location in rural Saskatchewan, Richmond's economy relies heavily on agriculture and ranching. However, the Village is home to various real estate, and oil and gas enterprises and other small service industries. Attracting and ensuring the continuity of the business sector in the community is a vital task for this and future administrations.

### Village of Richmond Population



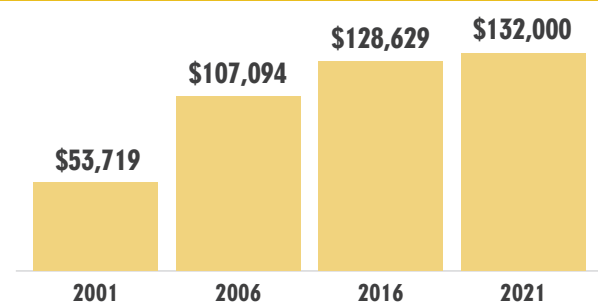
Population: 2021 Census Profile

### Village of Richmond Employment Rates



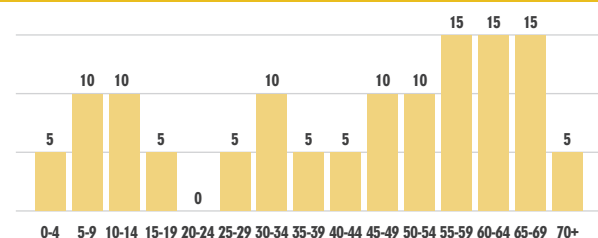
Employment Rates

### Village of Richmond Housing Prices



Housing Prices

### Village of Richmond Age Distribution



Population Age Distribution: 2016 Census Profile

<sup>2</sup> Statistics Canada, 2021 Census

### 3.0 Development Opportunities and Constraints

The Village views business attraction and retention, tourism, community involvement, community cohesion, transparency and communication as integral elements to its long-term sustainability.

While the community's strong heritage and potential to overcome all obstacles is a defined

asset, there are numerous challenges facing the Village currently. Community safety, aging and declining population, aging infrastructure and limited funds, along with the current high costs of living, are threats the community must overcome. There is a tangible need for a unified vision and joined path forward.



#### 3.1 Governance and Administration

A primary goal of Council and administration is to continue to provide excellent service to its residents. In the coming years, the Village would like to see all viable businesses contribute to job creation and community revitalization. Over that same period, the Village wants to continue to promote opportunities for smaller businesses to locate to existing buildings, as well as large business enterprises that contribute to the economy of the community, such as a local incinerator.

To provide services to residents, the Village maintains various service vehicles, a 90%



Village of Richmond Emergency Services Units

upgraded water treatment plant, a municipal owned wastewater treatment facility, various lift stations, green spaces, recreation areas, and Fire and Emergency Response Services.

The Village sees great benefit in continuing to work with the adjacent municipalities. ***“Small communities should come together to discuss ideas and collaborative efforts for items such as waste management.”***

The Village welcomes and promotes better regional relationships that can produce very positive results for everyone and facilitate access to more federal grants and funding.



Village of Richmond Emergency Services Units



Village of Richmond Emergency Services Facility

### 3.2 Education, Recreation and Culture

The Village's educational needs are met by the Village of Fox Valley, just a few kilometres to the east. Fox Valley has a K–12 Regional School, part of the Chinook School Division.

Richmond hosts local Richmond Rockets baseball games throughout the spring and summer, and it is home to spacious ball diamonds and an off-leash dog park. In the winter, there is a large indoor skating rink/arena that meets the needs of the community. Curling facilities are just 15 minutes down the road in the Village of Fox Valley.



Village of Richmond Ball Diamonds (over 11 acres)



Village of Richmond baseball fields



Richmond's Lions Club is a very active organization in the community, bringing people of all ages together with numerous activities throughout the year. The Chinook Corner Library and the Richmond Museum are located in the Village/RM Office Building. The Library is a branch of the Chinook Library system, with the central branch located in Swift Current. The museum has a great display of the Village's rich history and showcases memorabilia dating back to the early days of the community. It can be viewed by appointment or during special events throughout the year.

The community is home to a very impressive Community Hall built in the early 1980s. The Hall is well maintained and upgraded regularly.

The McLaren Lake Regional Park offers camping and boating facilities located less than a half-hour southwest of Richmond<sup>3</sup>.



Community playground construction



Village of Richmond Community Centre



Village of Richmond Heritage Park



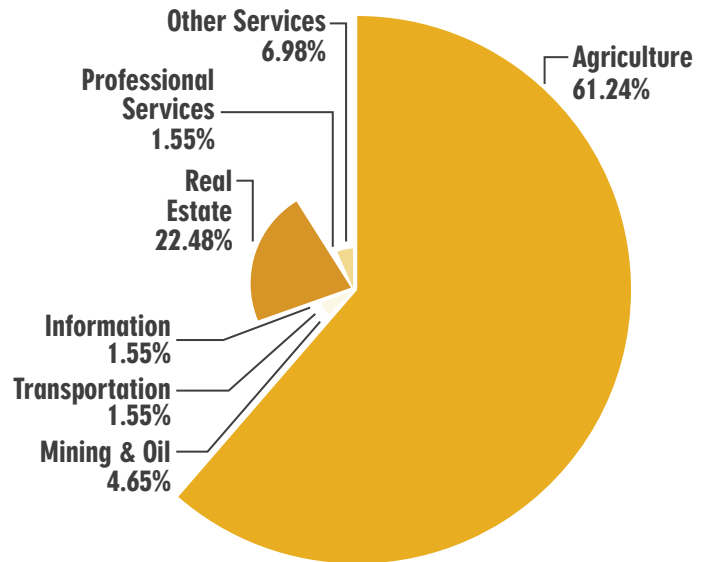
Village of Richmond community greenspace

<sup>3</sup> Village of Richmond

### 3.3 Business Sector

While the Village's commercial and business sector is limited and agriculture is the main community industry, the Village offers a confectionery or convenience store attached to the post office and a fuel station available on the east end of the community. The Village is also home to various real estate enterprises and other small service industries.

#### Village of Richmond Business Industries



Village of Richmond business sector



### 3.4 Water Supply and Wastewater Systems

The Village currently maintains the water service and supply lines to all residents and businesses in the community. The system contains nine hydrants, two treated water cisterns holding 28,500 gallons and one raw water cistern holding 32,500 gallons at the water treatment plant, with 48,000 gallons usable water for emergencies. The system is classified as a Pressurized Small System. There are two operational wells to supply the Village with groundwater.

The Village has two supply pumps to provide water out to the main line and three pumps to transfer chlorinated raw water through the filter system. The system contains two greensand filters, one refurbished in 2016 and another to be refurbished in 2025.

The Village follows and abides by all Water Security Agency requirements in order to serve the residents of the community with the best quality water supply possible.

The capacity of the system is anticipated to sustain the Village's needs for the foreseeable future. All future development is required to connect to the municipal system and meet the development standards as required by the Village.

### 3.5 Solid Waste Collection

The Village currently maintains all sanitary service lines to the two-cell lagoon. The system is regularly flushed as part of the community's preventative maintenance plan.

The capacity of the lagoon is anticipated to sustain the Village's needs for the foreseeable future. All future development is required to connect to the municipal system and meet the development standards as required by the Village.



SaskTel service



## 4.0 Growth Management

### 4.1 Land Use Planning, Development and Infrastructure

**Municipal infrastructure is crucial for the community's functionality and growth. Prioritizing maintenance, upgrades, and expansion of these systems is essential.**

**Implementing zoning regulations to ensure orderly development and safe and sustainable land use practices is imperative.**

**Diverse, connected and inclusive neighbourhoods are important for the future of the Village.**

**4.1.1** The Village will strive, through this OCP, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Village.

**4.1.2** In managing change, the Village will aim to develop a comprehensive, integrated, and long-term asset management plan so that aging infrastructure and any potential growth will not place undue strain on municipal infrastructure or public service facilities.

**4.1.3** The growth of the community will be encouraged through residential and non-residential development that provides basic services to the community and the surrounding population.

**4.1.4** The Village shall have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public facilities. This OCP will designate an adequate inventory of suitable lands to attract residential, community service, and business enterprise development to meet long-term needs.

**4.1.5** When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety or general welfare of persons residing or working in the area or is incompatible with existing or proposed land uses in the vicinity.

**4.1.6** Major deviations to the OCP design and policies shall require an amendment. The Future Land Use Map (*Appendix A*) shows the general designation of land use.

**4.1.7** Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned to support the intensity and type of development.

**4.1.8** Development shall minimize the potential impact on drainage, landscape, or other natural conditions and shall be required to mitigate on-site and off-site impacts.

**4.1.9** Rezoning proposals for development will be considered based on the following criteria:

- a)** Impact on drainage, surface and groundwater;
- b)** Provision of greenspace, trails and recreational opportunities;
- c)** Cost-effective relative to the provision of services;
- d)** Provisions for public safety;
- e)** Sewage disposal impacts and pollution potential;
- f)** Integration with natural surroundings and adjacent land uses; and
- g)** Other criteria that support a sustainable community.

**4.1.10** Planned development will help increase land values, prevent waste of land resources, minimize public expenditures on services provision, recognize significant features, and reduce access conflicts.

**4.1.11** Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks and other relevant standards shall be administered through the Zoning Bylaw.



## 4.2 Community Well-Being, Recreation and Environmental Management

The preservation of natural habitats and green spaces and the enhancement of existing recreational facilities are essential to the future of the community and the people's well-being.

Encouraging community cohesion through events, festivals, and volunteering initiatives encourages community growth and attracts new residents.

Communication strategies should be employed to engage residents, businesses, and potential newcomers in community planning and decision-making processes. Transparency and accessibility in governance can encourage trust and participation.

### Public Safety and Community Well-Being

**4.2.1** The Village defines hazardous lands as those areas that are or may be prone to flooding, erosion, landslides, subsidence, slumping, slope instability, or areas subject to any human-induced hazards such as railways, pipelines, firearm ranges, dangerous good routes and hazardous storage sites.

**4.2.2** The Village aims to limit development on hazardous lands to minimize the risk to public or private infrastructure. The development of new buildings and additions to buildings in any potential floodway of the 1:500-year flood elevation of any watercourse or water body will be prohibited. The development of new buildings and additions to buildings in any potential flood fringe of the 1:500-year flood elevation of any watercourse or water body requires flood-proofing of new buildings and additions to buildings to an elevation 0.5 metres above the 1:500-year flood elevation.

**4.2.3** The Village shall encourage healthy neighbourhood design that promotes and supports a complete, inclusive, accessible, connected, compact and walkable community.

**4.2.4** The Village encourages development that facilitates and encourages access to natural areas such as parks, trails, walkways and greenspaces in order to promote positive effects on the community's physical and mental health.



**4.2.5** Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

**4.2.6** The Village recognizes the link that exists between community pride and cohesion and community safety and security and supports initiatives designed to strengthen social cohesion and the development of crime prevention programs and activities that promote a healthy and safe environment.

## **Institutional**

**4.2.8** Small-scale or locally serving institutional facilities that can be located throughout the community as permitted or discretionary uses subject to the zoning bylaw and compatibility with adjacent land uses.

**4.2.9** Public Service Uses, which provide essential services such as water, sewer, electrical, telephone, or other similar services, will be permitted throughout the community subject to pertinent government regulations.

**4.2.10** All community development shall ensure that water quality for human consumptive or hygienic use is not compromised in any way, shape, or form. All development shall be encouraged to locate where servicing and infrastructure are in place or planned.

**4.2.11** Cooperation and collaboration with neighbouring communities to develop, upgrade or fund educational and other service facilities is encouraged.

**4.2.7** Cooperation and collaboration with neighbouring communities to develop, upgrade or fund recreational lands and recreational facilities are encouraged.



## **Transportation**

**4.2.12** All development shall consider both human and environmental interests when planning, constructing, maintaining, decommissioning and reclaiming community road systems and other transportation corridors.

**4.2.13** The Village aims to ensure that development is compatible with existing and planned transportation infrastructure, including railways and provincial highways.

**4.2.14** All proposed developments shall consider setbacks, noise, and vibration when in proximity to existing or proposed railway operations.

**4.2.15** Abandoned or decommissioned transportation corridors or railway right-of-ways are encouraged to be restructured to allow for suitable uses permitted under the municipality's zoning bylaw and supported by the OCP and any applicable provincial legislation.



## Environmental Management

**4.2.16** Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater and other pollution and nuisances.

**4.2.17** Future development shall provide for adequate drainage and integration into the natural surroundings and should complement the surrounding community design, landscape and vegetation.

**4.2.18** Existing drainage runs, trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

**4.2.19** Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative wastewater and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged.

## Economic Growth

**4.2.24** The Village aims to provide for transparent and timely processes for development applications and to support and encourage the growth and development of the community and region.

**4.2.25** All development proposals shall adhere to the policies within this OCP and the applicable regulations of the Zoning Bylaw.

**4.2.20** Development and subdivision plans that offer design features such as alternative energy sources, innovation in health or environmental responsibility shall be encouraged where they are consistent with OCP policies.

**4.2.21** All Development will require a comprehensive drainage plan to address any drainage issues in the area.

**4.2.22** The Village promotes and supports the preservation of biodiversity and natural ecosystems within its boundaries and in the region, such as The Great Sandhills, which represents a significant natural resource that contributes to a strong, healthy economy and society but also an important recreational and tourist attraction for the region and province.

**4.2.23** The preservation of such important natural ecosystems should be encouraged through inter-community partnerships that support and provide for more regional open space, leisure and tourism opportunities.



## 4.3 Culture and Heritage Conservation

Preserving historical landmarks, buildings and cultural sites will contribute to the enhancement of the community's identity and sense of belonging.

The Village's strategic location must be explored, highlighted, and utilized to promote the community in the region and province.

The Village's history and cultural uniqueness must be incorporated in the planning process in order to create a visually appealing and culturally rich place to live, work and play.

### Culture and Heritage

**4.3.1** The Village aims to identify and conserve the best elements of the Village's cultural and heritage attributes and prioritize projects that promote local interest in the Village's heritage resources and history.

**4.3.2** The Village encourages partnerships among the community and region to promote cultural assets and the potential opportunities for the reuse or rehabilitation of historic buildings.

**4.3.3** The Village, as per the *Statements of Provincial Interests*, will cooperate with community stakeholders to identify and assess

the significance of historic and cultural sites and special areas within the community.

**4.3.4** Heritage buildings, sites or resources will be protected and promoted in consultation with the Saskatchewan Heritage Conservation Branch and other agencies.

**4.3.5** Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may negatively impact their integrity or operation.





## 4.4 First Nations and Métis Engagement

**4.4.1** The Village of Richmond recognizes, acknowledges and respects that this OCP area is located on Treaty 4 lands, the original lands of the Cree, Ojibwe, Saukteaux, Dakota, Nakota, Lakota and the homeland of the Métis Nation. The Village respects and honours the Treaties that were made on all territories and is committed to moving forward in partnership with Indigenous Nations in the spirit of reconciliation and collaboration.

**4.4.2** The Village shall strive to strengthen relationships between First Nations and Métis communities in the region to ensure collaboration and engagement on economic, environmental, social, cultural and service delivery initiatives.

**4.4.3** An invitation will remain open for First Nations and Métis communities to participate in any planning processes and provide input during policy development.

## 4.5 Inter-Municipal Cooperation

**4.5.1** The Village recognizes that growing together is in the best interest of the region and therefore encourages the sharing and consultation of all development plans adjacent to Village boundaries with the RM of Enterprise No. 142 to ensure compatibility with the RM plans and policies. The same is expected from the RM for all development plans in proximity to the Village.

**4.5.2** The Village promotes and encourages regional planning and infrastructure sharing to provide the region with the necessary and sustainable capacity to grow.



## 5.0 Residential Development

### 5.1 Background

The Village of Richmond supports and promotes more residential development in the community and the rehabilitation of existing and available opportunities that maintain the area's residential character as much as possible. The Village will continue to promote growth in the form of low-density single-family dwelling units; however, it also acknowledges that it is necessary to entertain all potential proposals in order to ensure the community continues to thrive.

The Village has a limited supply of new available serviced lots ready for development. The newest residential development in the northwest of the community was completely developed a few years back, leaving only infill development as the available option for new residential development. However, it is anticipated that the next phase of the development along Barness Bay will be well suited for traditional residential development consisting of low-density single-family dwelling units.

### 5.2 Objectives and Policies

**5.2.1** The Village is committed to facilitate and promote new and sustainable residential developments by:

- a) Identifying and encouraging new developments to be located in areas defined by the Future Land Use Map to make more efficient use of land, infrastructure, and services.
- b) Allow residential growth and development to occur in an orderly and continuous manner to facilitate efficient servicing and community linkages.
- c) Providing for orderly and cost-efficient housing developments through phasing.
- d) Actively supporting a variety of lifestyles and a range of housing choices and household types.
- e) Maximizing prior investment by identifying the existing inventory of serviceable lands ready for development and encouraging the infill of vacant and under-utilized residential lands.
- f) Ensuring that there is a sufficient supply of residential lands that will support a variety of housing styles and densities that respond to the needs of different incomes, ages, interests and development flexibility.
- g) Ensuring that the provision for infrastructure, zoning and procedures are in place to accommodate developments in a timely, economical and environmentally sustainable manner.
- h) Exploring the implementation of incentives, grants, or tax abatements to encourage residential infill development and property improvements.
- i) Ensuring that buildings and other structures are designed, constructed and maintained to acceptable codes, bylaws and other development and regulatory standards.

**5.2.2** The Village seeks to promote sustainable and vibrant neighbourhoods by:

- a) Promoting a high-quality, aesthetically pleasing built environment.
- b) Exploring options for improvements that will aesthetically enhance the natural character of the Village, such as paved or dust-free roads, planting trees and landscaping parks and buffer strips along streets.
- c) Encouraging energy efficiency and green construction practices and lifestyles wherever feasible.
- d) Promoting developments that convey a sense of belonging, neighbourliness, community pride, social cohesion and safety.
- e) Encouraging new residential development that promotes biking and walking in the community.
- f) Maintaining the integrity of the surrounding residential neighbourhoods and ensuring that any new structures complement the architectural style of nearby heritage properties, where applicable.

**5.2.3** The Village aims to minimize potential land use conflicts by:

- a) Ensuring that new developments are complementary and easily integrated with existing development.
- b) Encouraging residential developments to be located in proximity to regional, institutional and complementary commercial and public uses.
- c) Permitting mobile and modular homes if constructed to resemble and allow complementary integration with the neighbouring dwellings.
- d) Supporting secondary suites as a housing option, subject to development standards and defined by the Zoning Bylaw.
- e) Applying adequate buffer zones between residential areas, non-residential areas, natural habitats and natural protective areas, as well as highways, railways, and other incompatible uses.





**5.2.4** The Village wants to support home-based business as a viable lifestyle and land use option by:

- a) Ensuring that home-based businesses are secondary to the principal use of the site as a residence and do not generate excessive noise, odour, or traffic; operate during unusual hours; affect air quality; or are disruptive to the neighbourhood.
- b) The Zoning Bylaw shall contain development standards pertaining to permitted home-based businesses to ensure compatibility with existing residential land uses.



Residential Designations

## 6.0 Commercial Development

### 6.1 Background

Commercial development in the Village includes mixed-use areas that define the Village's core area and highway commercial development. Commercial growth in the Village has been somewhat stagnant over the past number of years. However, the community has a great opportunity to provide commercial facilities such as confectioneries, restaurants, and other personal service shops that are required in the community and region. Providing a business-friendly environment with

amenities and services that appeal to the needs of its residents is a long-term goal of the community and a much-needed economic driver to ensure the community continues to thrive. Richmond currently has a limited amount of available land to accommodate a variety of commercial developments; however, the Village is open for business and would entertain all potential development opportunities that do not take away from the nature of the community.

### 6.2 Objectives and Policies

**6.2.1** The Village seeks to promote commercial development by:

- a) Promoting the Village of Richmond as a welcoming place open for business.
- b) Ensuring that there is a sufficient supply of commercial lands that provide for development flexibility, including, but not limited to, highway commercial and core area commercial developments.
- c) Maximizing prior investment by identifying an inventory of serviceable lands ready for development and encouraging the infill of vacant and underutilized commercial lands.
- d) Identifying and encouraging types of business that would complement existing business uses and promote a variety of mix of uses needed in the community.
- e) Improving the community's aesthetic appeal along key entryways and within the core area of the Village or where applicable.
- f) Ensuring that the service infrastructure, zoning and development permit procedures are in place to facilitate developments in a timely, economical, and environmentally sustainable manner.

**6.2.2** The Village intends to minimize potential land use conflicts by:

- a) Defining specific commercial uses and identifying preferred locations on the Future Land Use Map.
- b) Minimizing commercial development impact on residential areas by promoting appropriate commercial uses in suitable areas such as Main Street, Railway Avenue and the highway corridor.
- c) Providing for appropriate commercial uses and other compatible developments through the Zoning Bylaw and ensuring that appropriate development standards applicable to commercial uses are applied.
- d) Applying adequate setbacks and buffer zones between commercial areas, non-commercial areas and other incompatible uses.

**6.2.3** The Village aims to support local businesses by:

- a) Supporting local small businesses, professionals, artists, and craftspeople by permitting these uses to be located in

private dwellings in residential areas and by allowing mixed-use development in some commercial areas.

- b) Promoting the potential reuse and redevelopment options for vacant commercial properties.
- c) Allowing for a controlled mixture of land uses where the potential for land use conflicts is minimal.
- d) Promoting the highway corridor as the preferred location for commercial uses that require an entrance corridor and to serve the needs of the travelling public.
- e) Ensuring that highway commercial uses are properly integrated with the provincial highway.
- f) Ensuring lands for these types of uses are available within the Village boundaries by working with the RM to reach an agreement on potential lands to be incorporated into the Village, if necessary and when necessary.



Commercial/Industrial Designations



## 7.0 Parks, Recreation and Culture

### 7.1 Background

The Village of Richmond values its parks, open spaces, playgrounds and related infrastructure as essential for the well-being of the community. The Village provides for, operates and maintains various recreational programs, facilities, parks and amenities. However, the community believes that more community involvement and community gathering events are needed.

The Village intends to continue to provide for existing services and strive for improvements in order to meet public needs and the various interests of the community. The Village aims to work with all pertinent local stakeholders and organizations to ensure efficient and effective use of all community assets and to provide comprehensive parks, recreation and culture services, which are supported by the entire community.

### 7.2 Objectives and Policies

**7.2.1** The Village will provide for comprehensive parks and recreational services by:

- a) Ensuring that all new subdivision developments meet or exceed the required dedication of lands for useful and meaningful recreational opportunities in accordance with the long-term vision of the community.
- b) Maintaining public reserve lands and open spaces to ensure the aesthetic integrity of the Village.
- c) Ensuring that parks and open space designs provide for the safety and security of its users.
- d) Providing effective connectivity between open spaces, parks and recreation facilities through pedestrian linkages, walkways, trail corridors and bicycle paths, where possible.
- e) Considering the joint planning of public parks, open spaces, recreational programs and facilities with public, private, volunteer and other third-party agencies.



**7.2.2** The Village will provide for recreational and cultural opportunities by:

- a) Ensuring that parks and facilities are centres of activity and interest in the community by offering a diverse range of active and passive recreational opportunities.
- b) Ensuring that recreational facilities provide for a balance of indoor and outdoor experiences that will receive optimum usage and can be used by all residents in the region for year-round recreational activities.
- c) Monitoring the programs and services to ensure that their compatibility is reflective of shifts in population demands and that they suit the best interests of the community.
- d) Encouraging third-party investment and maximizing funding opportunities from other levels of government, where available.

- e) Participating and collaborating with regional communities and rural municipalities to develop, plan, protect, and finance regional open spaces and recreation facilities to maximize utilization, scale and financing.

**7.2.3** The Village will continue to promote the improvement of police fire, health care, and emergency response services by:

- a) Periodically reviewing development growth needs, level of protective service and overall response times to ensure the services are reflective of the changing needs within the community.
- b) Collaborating with neighbouring municipalities and regional organizations to achieve more comprehensive and efficient services necessary for the community and region.



Parks and Open Space Designation

## 8.0 Infrastructure and Service Lands

### 8.1 Background

The Village is currently facing a number of challenges that must be overcome in order to continue to be a viable community. Aging infrastructure, high cost of living, community safety and a declining population are among those challenges identified by the community. Developing and maintaining sustainable

and cost-effective municipal infrastructure is a priority for the Village. The Village will take a proactive approach to managing its infrastructure in order to continue to be a small, quiet, safe community that is nicely kept and has affordable and accessible services for everyone.

### 8.2 Objectives and Policies

**8.2.1** The Village will maintain, preserve and enhance the infrastructure system by:

- a) Encouraging the development and continuous updating of a long-term asset management plan. This plan should provide for an inventory of infrastructure assets and an upgrade and replacement schedule for the municipality's infrastructure.
- b) Ensuring that public works, capital, and infrastructure assets maintain or exceed current standards and incorporating servicing standards into all infrastructure upgrades and extensions.
- c) Continuing to work with other municipalities in the region to pursue a comprehensive service management plan for transportation, water provision, wastewater disposal and waste management, where needed.
- d) Developing a suitable solution for managing the community's boulevards and their ongoing maintenance.

**8.2.2** The Village will continue to improve and enhance its current and future infrastructure by:

- a) Ensuring that any future subdivision and development is logical, reasonable, cost-effective and limited to areas that can be efficiently provided with municipal services.
- b) Ensuring the dedication of adequate service lands, such as roads, public reserves, buffers, utility rights-of-ways and other potential required facilities.
- c) Promoting the planting of new trees in existing and future developments in a safe and visually appealing manner along streets, roadways and open spaces.



## 9.0 Future Growth and Development

### 9.1 Background

Managing growth and development in an environmentally, socially, and fiscally sustainable manner will benefit both the existing and future residents of Richmond. In view of its mission and community objectives, the Village recognizes that orderly planning is the key to sustaining growth, protecting the environment, facilitating

economic development and population growth for the community.

The Village's potential growth direction is reflected in *Appendix A: Future Land Use Map* and supported by the policies and objectives defined throughout this OCP.

### 9.2 Objectives and Policies

**9.2.1** The Village aims to manage growth and development in an environmentally, socially, and fiscally sustainable manner by:

- a) Committing to openness, responsiveness, and transparency with the community and applicable stakeholders as much as possible and whenever possible.
- b) Ensuring the community's capability to support development, provide adequate and timely municipal services and complete the required servicing and development agreements.
- c) Encouraging and supporting innovative growth and development that is in the best interests of the Village while being respectful of the existing community and ensuring consistency with the standards and expectations of the Village.
- d) Guiding the overall growth strategy by following the necessary land use controls and adhering to sound planning principles when evaluating development proposals and considering the impact of new developments.
- e) Ensuring that all new developments adhere to the land use and development policies of this OCP, the Future Land Use Map, and the Zoning Bylaw to reduce incompatible land uses, provide adequate service delivery, and protect future urban development objectives.
- f) Sharing with the RM of Enterprise No. 142, for review and consultation, all development plans adjacent to Village boundaries to ensure compatibility with the RM plans and policies. The same is expected from the RM for all development plans in proximity to the Village.
- g) Encouraging regional infrastructure sharing and planning to provide the area with the necessary and sustainable capacity to grow.



Potential Barnes Bay – Development Phase II

## 10.0 Implementation

### 10.1 Overview

The OCP establishes the objectives and policies that will direct decisions affecting future land uses, direction of growth and development, and the provision of municipal services in The Village of Richmond.

### 10.2 OCP Interpretation and Amendment

**10.2.1** All parts and sections of this OCP and subsequent amendment shall be interpreted as follows:

- a) All land use, development and redevelopment must comply with the spirit and intent of this OCP.
- b) Any proposed subdivision or development which, in the opinion of council, deviates from the policies established in this OCP will require Council approval of an amendment to this Plan before any such development can be considered.
- c) The Village will consider adoption of OCP amendments as appropriate to encourage its continued relevance to the community over time.
- d) Minor deviations from the contents of this OCP may be allowed without an amendment, provided that the deviation complies with the Zoning Bylaw and preserves the general intent of this OCP.
- e) The Village will review and/or update this OCP as it monitors growth and the capital budget planning at least every five years from the date of adoption.

- f) The Village shall interpret and enforce the regulations of the Zoning Bylaw in the spirit and intent consistent with the policy direction of this OCP.
- g) If any part of this OCP is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, Section or provision of this OCP.

### 10.3 Concept Plans

**10.3.1** The Council of the Village of Richmond may, as part of the OCP and based upon the legislative authority provided within the PDA, adopt a Concept Plan for the purpose of providing a framework for subsequent designation of land prior to rezoning, subdivision and development.

**10.3.2** A Concept Plan shall be consistent with the OCP, and any part of a Concept Plan that is inconsistent with the OCP has no effect insofar as it is inconsistent.

**10.3.3** A Concept Plan may be:

- a) prepared by Council in response to a need for more detailed planning for a specific area of the municipality; or
- b) required by Council to be undertaken by a developer when it is deemed necessary and desirable to describe land use, density, servicing requirements or phasing of development for the area.
- c) Concept plans shall identify proposed land use, infrastructure and facilities,



transportation systems, development density, and sequencing of development for the area in question. The concept plan shall relate to the abutting areas and the capital plans for the Village.

## **10.4 Subdivision Approval**

**10.4.1** Council may recommend subdivision approval to a subdivision application when:

- a) The proposed subdivision complies with the policies and guidelines in the Village's OCP.
- b) The subdivision complies with the provisions of the Village's Zoning Bylaw.
- c) A servicing agreement with the developer has been negotiated and executed where required.
- d) The proposed development has met the required dedication of land for recreational purposes where and when required. Council will decide on the suitable method, whether it be land dedicated as municipal reserve, walkways, and/or municipal buffers or cash-in-lieu when public lands already exist in an area and is thought not to be necessary, as prescribed in the PDA.

## **10.5 Zoning Bylaw**

**10.5.1** The Zoning Bylaw will be the principal method of implementing the land use objectives and policies contained within this OCP and will be adopted in conjunction with the OCP as follows:

- a) The Zoning Bylaw must be consistent with the policies and the intent of this OCP.
- b) In considering a Zoning Bylaw or an amendment to the Zoning Bylaw, Council shall refer to the policies contained in the OCP and the Future Land use Map to ensure that the development objectives of the Municipality are met.
- c) The objectives of the Zoning Bylaw are to ensure:
  - i. that land-use conflicts are avoided;
  - ii. that future development will meet minimum development standards to maintain the amenity of Richmond;
  - iii. that development will be consistent with the physical characteristics of the land and reasonable engineering solutions; and
  - iv. any request to rezone land to permit the carrying out of a specified proposal may be made the subject of an agreement pursuant to the contract zoning provisions of the PDA.
  - v. Council may apply a holding provision on a property to restrict the timing and conditions of development in any zoning district subject to the provisions of the PDA.
  - vi. the definitions contained in the Zoning Bylaw shall apply to this OCP.

## 10.6 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 ensure acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

## 10.7 Contract Zoning

**10.7.1** Contract Zones (C) are intended to provide for developments that, due to their unique characteristics, innovative ideas, environmental site constraints, historical significance or unusual site constraints, require specific regulations unavailable in other land use districts.

**10.7.2** Contract Zoning may be used by Council on a case-by-case basis to deal more effectively with the development of individual blocks or other small areas with servicing, site or access limitations, unique features or opportunities which could not be accommodated by the current Zoning Bylaw.

**10.7.3** Subject to Section 69 of the PDA, and the following guidelines, Council may rezone an area to a Contract Zone in order to allow a specific development which would benefit the Village but which is not currently compatible with the current zoning uses or regulations affecting the subject area.

- a) Council shall consider the nature and intensity of the surrounding uses to ensure compatibility and avoid or minimize land use conflict when investigating a rezoning proposal for a new Contract Zoning area.
- b) Prior to approving a rezoning for a new Contract Zone, Council shall consider

whether any environmental, servicing, or public safety problems would result due to the intended uses anticipated in the Contract.

- c) Council shall also ensure that the land use in a proposed Contract Zone benefits the Village and is consistent with the other policies of the OCP.
- d) Council shall outline criteria for the creation of all new Contract Zones in the Zoning Bylaw. These criteria will be based on, but not limited to Council's consideration of the unique physical nature or location of the land which may be included in the Contract Zone, the possibility of developing a mix of compatible land uses in the area, and the potential for introducing new types or forms of development and services which may not be possible under the current Zoning Bylaw.
- e) Council may also limit the use of the land and Buildings to one or more of the permitted or discretionary uses outlined in the requested Zoning District.

## 10.8 Servicing Agreements

**10.8.1** In accordance with Section 172 of the PDA, if there is a proposed subdivision of land, Council may require that all new subdivisions and developments be connected to the Village's central water and sewer systems and a developer to enter into a servicing agreement to provide services that directly or indirectly serve the subdivision. All the costs associated with the installation, improvements or upgrades of off-site services, including municipal services, drainage or

management facilities, are to be assumed by the developer through a servicing agreement as follows.

**10.8.2** Servicing Agreements shall provide:

- a) specification for the installation and/or construction of all services within the proposed subdivision as required by Council;
- b) for payment by the applicant of fees that Council may establish as payment in sewage, water, drainage and other utility services, municipal roadway facilities, or parks and recreation space facilities, located within or outside the proposed subdivision, and that directly or indirectly serve the proposed subdivision;
- c) time limits for the completion of any work or the payment of any fees specified in the agreement, which may be extended by agreement of the applicant and Richmond;
- d) provisions for the applicant and Richmond to share the costs of the work specified in the agreement; and
- e) any assurances as to performance that Council may consider necessary.

## 10.9 Development Agreements

In accordance with Section 169 of the PDA, Council may establish, by separate bylaw, development levies for the purpose of recovering all or part of the capital costs of providing, altering, expanding or upgrading services and facilities associated with a proposed development. The intent is not to have existing taxpayers subsidize new development.

## 10.10 Statements of Provincial Interest

This OCP shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes, and regulations, as well as in cooperation with provincial agencies.

Council will review this OCP and the Zoning Bylaw for consistency with new provincial land use policies or *The Statements of Provincial Interest* adopted pursuant to the PDA. Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agency controls.



## 11.0 Coming into Force

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### 11.1 Coming into Force

The Village of Richmond Interim Development Control Bylaw, Bylaw No. 5-2023 is hereby repealed.

This Bylaw shall come into force and take effect on the date of approval by the Minister.

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MAYOR

Seal

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ADMINISTRATOR

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Read a third time and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Certified a true and exact copy, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

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Administrator

Pursuant to *The Planning and Development Act, 2007*, this Official Community Plan has been prepared in consultation with;

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Signature

## Appendices



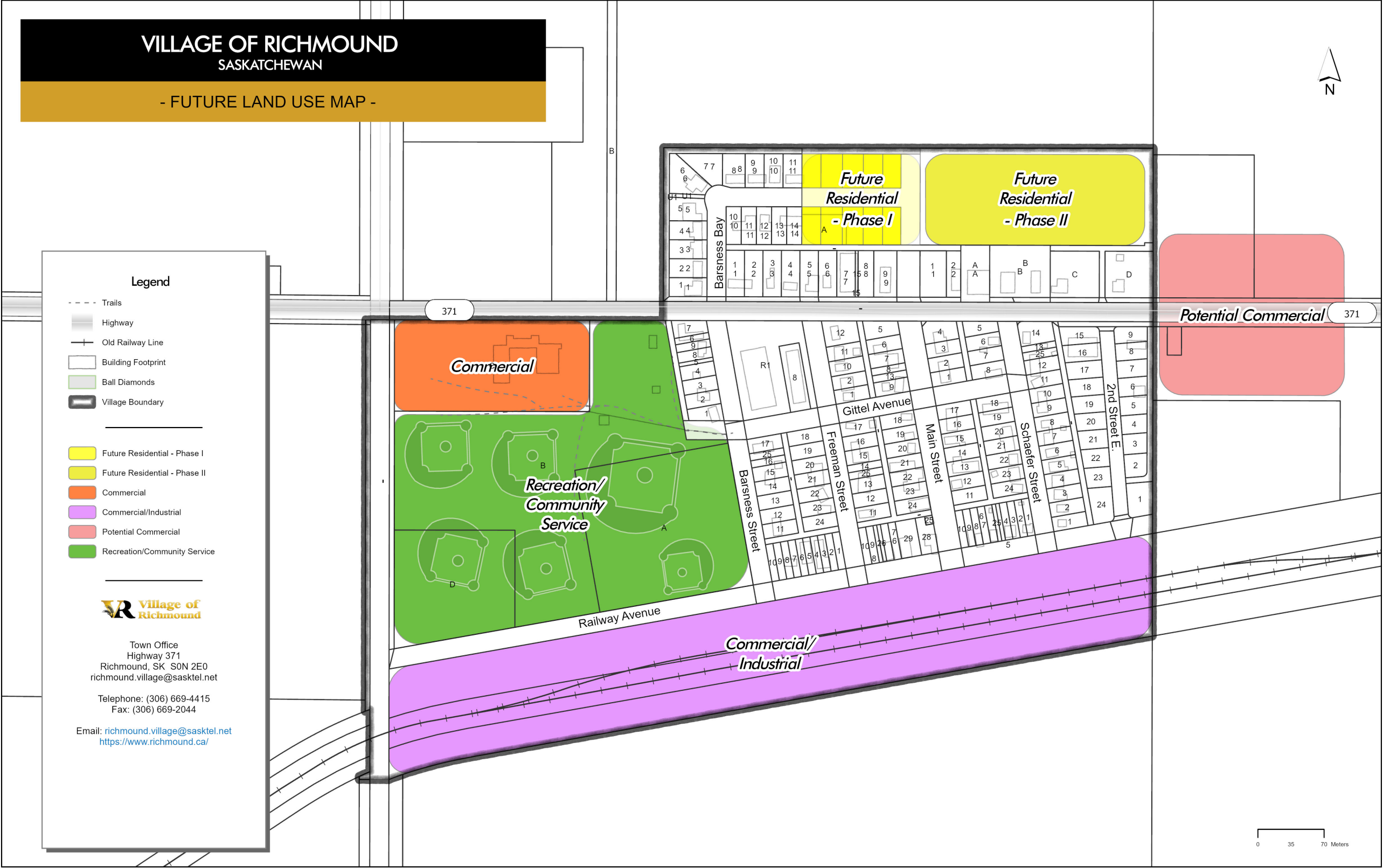
## 12.0 Appendix A: Future Land Use Map

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The following Maps represent potential future land uses and expansion areas where Council would like to direct growth. This map will be adopted as part of this Official Community Plan and shall be used to guide future growth and development for the Village of Richmond.



12.1 Future Land Use Map

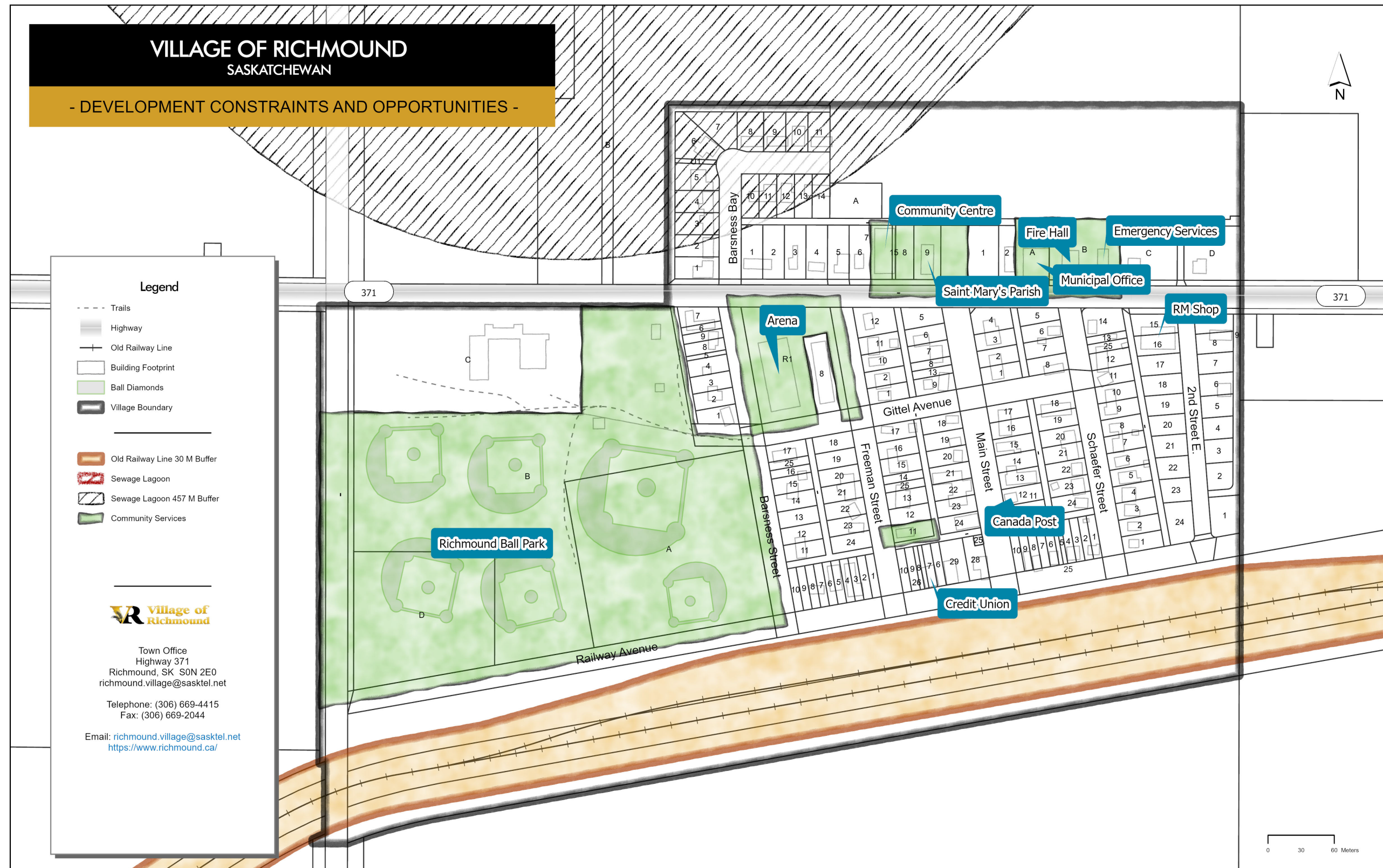


## 13.0 Appendix B: Reference Maps

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The following Maps serve as reference only for development decision making. During a development review, further detailed information may be required at the discretion of the development officer or the designated Village personnel. These maps will be adopted as part of this Official Community Plan and shall be used to guide future growth and development for the Village of Richmond.

### 13.1 Development Constraints and Opportunities





13.2 Water Distribution System





13.3 Sewer System



