

Town of Biggar Official Community Plan



THE TOWN OF BIGGAR

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" to BYLAW NO. 15-762

MAYOR

SEAL

CHIEF ADMINISTRATIVE OFFICER

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Section 1: Introduction

1.1 WELCOME TO THE TOWN OF BIGGAR

Biggar is located in one of the fastest growing regions of the Province. It is approximately 90 kilometres west of the City of Saskatoon along Highway 14 and 94 kilometres south of the City of North Battleford along Highway 4. Other neighbouring communities include the Town of Asquith, Villages of Perdue and Landis. Biggar is seen as a hub community in this region providing residents and visitors a number of services including, though not limited to, health care, education, recreation, and economic development. According to the 2011 Census, Biggar has a population of 2,161.¹

Biggar is well known for its slogan – “New York is Big, But this is Biggar.” Community spirit and volunteerism is at the heart of what makes Biggar, Biggar. Community and recreational facilities and programs offered in the Town attract residents and makes residents proud to call Biggar home. There are health and emergency services offered including a hospital, long term care, fire, and RCMP; recreational amenities such as rink, curling rink, golf course, and outdoor swimming pool; Arts and cultural resources including the Majestic Theatre and Biggar Museum and Gallery and many more. A detailed statistical profile is contained in Appendix “D” and is annually updated online by the Town.



The community’s economic base is strong. Main Street offers core services such as grocery, banking, bakery, and other shops that draw local and regional residents and visitors. The buildings on Main Street have historical elements and significance that make it an attractive and vibrant place to be. Industrial development and services in Town are predominantly related to agriculture. Four of the largest employers in the Town and surrounding area include Prairie Malt, E-Kay Enterprises, AGI Envirotank, and Rack Petroleum. The Canadian Pacific Railway (CPR) and the Canadian National Railway (CNR) main lines are active and contribute to the industrial growth in Biggar.

The Town of Biggar is part of the Bear Hills Planning District which includes the Rural Municipalities of Grandview No. 349, Glenside No. 377, and Rosemount No. 378; and the Village of Perdue. Together, these communities help each other to manage growth and development in the district through the voluntary Bear Hills District Planning Commission. A Bear Hills District Plan provides an overarching vision, goals, and policies to facilitate this relationship.



¹ Census of Canada. (2011). Community Profile. [2011 Data Products]. Retrieved from E-STAT <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>

This document is referred to as the Town of Biggar Official Community Plan (OCP) or Plan and provides a comprehensive land use framework within the Town’s corporate boundaries. It will discuss the current and future land uses and provide policies to enhance the quality of life for residents in Biggar and the region. The Plan will address such items as:

- ❖ Identification of sufficient land to address the long-term physical growth of the Town;
- ❖ Guiding growth in a planned manner so that public costs of infrastructure, streets and other services are minimized, and
- ❖ Incorporation of other development initiatives and issues into the Plan, such as business development, transportation, parks and recreation, and engineering services.

The Planning and Development Act, 2007, provides the legislative framework for the preparation and adoption of a District Plan and Official Community Plan. Within the Act, Section 102 (12-15) allows for a municipality to have an individually adopted Official Community Plan in accordance with a District Plan as long as it is consistent with the District Plan. The Town of Biggar’s OCP is consistent with the Bear Hills District Plan No.15-761. These two documents are complementary to one another. Biggar understands the benefit of working at a District level though due to its size and unique characteristic also requires goals and policies directly related to the Town.

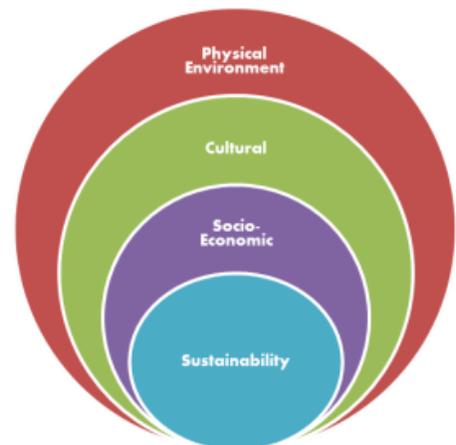
This Plan is provides direction for the Community of Biggar over the next twenty to twenty-five years and should be read in its entirety and reviewed regularly, in order to facilitate the development and ongoing sustainability of the community by enhancing the social, physical, economic, and cultural well-being for Biggar’s residents.

This Plan is a community-based effort, the information gathered from the community helped develop the vision, goals and policies in this Plan would enrich the quality of life in Biggar.

1.2 BEYOND LEGISLATIVE AUTHORITY AND PURPOSE OF THE BIGGAR OFFICIAL COMMUNITY PLAN

The Planning and Development Act, 2007 and the *Statements of Provincial Interest*, provides the legislative framework for the preparation and adoption of the Biggar Official Community Plan. Items addressed in a comprehensive plan include future land use and development. In addition, this Plan will include provisions for administration, amendment, and repeal of the Plan.

The Biggar Official Community Plan is intended to guide the Town of Biggar to promote orderly and sustainable development. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by development practices that are compatible with the land base and environment in the Town.



The Plan responds to the requirements of the Act by providing policies based upon “Community Goals.” The day-to-day decisions based upon these goals, objectives and the policies in this Plan are intended to promote orderly and sustainable development.

1.3 BEYOND LEGISLATIVE AUTHORITY

The Town of Biggar OCP is derived from a participatory process involving many residents and stakeholders. The non-legislative authority of this Plan includes a voluntary place where local leadership and community members work together to enhance community well-being and advance sustainable development is the capacity building and partnership opportunities.

1.4 FORMAT OF THE PLAN

The Biggar Official Community Plan is divided into five major parts:

Section 1	An introduction to the Official Community Plan, providing some general background information and guidance.
Section 2	Community voice and engagement process. The vision and goals of the Town are included.
Section 3	Land use policies to guide the overall use, planning and development of land in all areas of the community.
Section 4	Introduction to action planning as a means of implementing the Official Community Plan.
Section 5	Implementation, action planning and administrative tools and legislative supports available for Council to administer the Official Community Plan are highlighted.

The **policies** of the Plan are action statements intended to address particular issues and advance the Town towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.

Future Land Use Map: One of the key aspects of the Plan is to provide an overall future land use and development concept for the Town of Biggar. The Future Land Use Map (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and human-made features.

Reference Maps: The series of reference maps attached in Appendix “B” provide supplementary information. All Reference Maps are approximate and are subject to change. Reference Maps are conceptual only and should not be used to make site specific decisions.

Action Plans: To achieve the goals set out in the Biggar Official Community Plan, a clear plan of action or implementation strategies is required. An action plan table for the Town has been included in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the District achieve its goals outlined in the Plan.

Section 2: Community Voice and Vision

2.1 TOWN OF BIGGAR VISION

The vision for the Town of Biggar was created by municipal representatives and community members. The vision is based on the goals and aspirations of the present and is intended to guide future growth and development for the next twenty-five years.

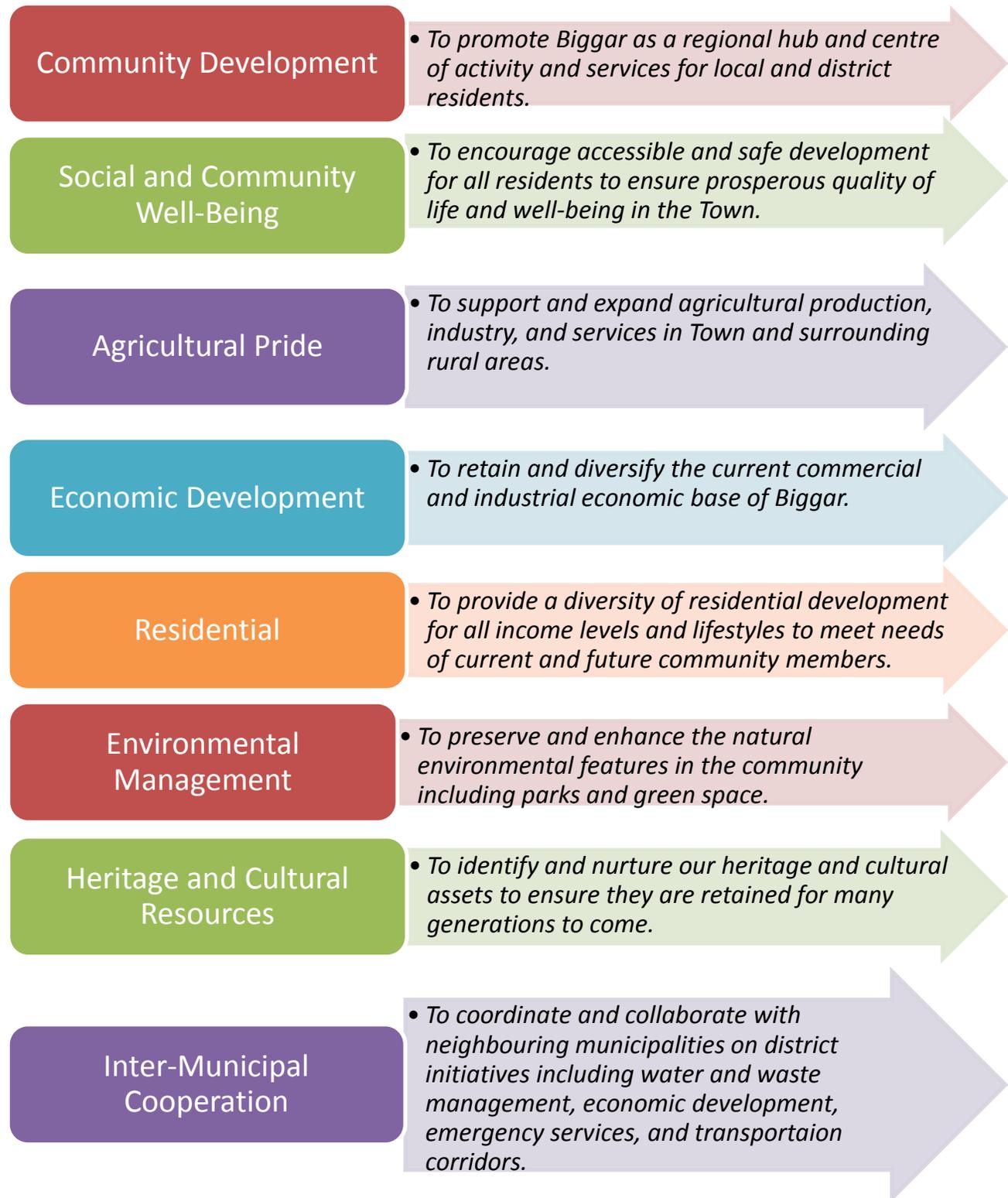
In 2040...

The Town of Biggar, with a population of 4,000, is a regional hub in the Bear Hills Planning District. The Town provides core health care, community, and recreational services and amenities for its residents. Our hospital is thriving with increased services.

People are drawn to Biggar for its diverse economy, industry, rail, community amenities and attractions.

While proudly independent, we work alongside our neighbours to ensure efficient and planned land use and developments that benefit the Town and overall district.

2.2 GOALS OF THE TOWN OF BIGGAR



Section 3: General Policies for New Development

3.1 GENERAL DEVELOPMENT LAND USE POLICIES

The Town of Biggar is committed to providing quality development and growth within the community. It is important to the Town to have land use policies in place to meet the community's goals and vision. Long term planning will assist the Town to ensure development is compatible, servicing capacities exist, and *The Statements of Provincial Interest* are reflected and implemented.

Objectives

- ❖ *To support growth and development in the Town and encourage new development in areas that reflects the Town's goals, policies, and Future Land Use Map.*
 - ❖ *To encourage new development in areas where infrastructure and capacities exist.*
 - ❖ *To ensure development is safe and accessible.*
 - ❖ *To plan for urban expansion with regards to infrastructure, future land use needs and other services.*
 - ❖ *To ensure development occurs in a manageable and sustainable manner.*
-
-

General Policies

- .1 The Town will strive, through this OCP, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town.
- .2 Biggar 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 inventory of suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long-term need.
- .3 In managing change, the Town may build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.
- .4 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP and the Bear Hills District Plan. A proposal may be denied when it is



determined to be detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

.5 This OCP will ensure compliance with the Town of Biggar Building Bylaw No. 02-639 to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in The National Building Code of Canada.

.6 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.

.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. Development should avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

.8 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Future Land Use Map.



.9 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, and recognize significant community features in maintaining the small town lifestyle.

.10 Rezoning proposals for development will be considered based upon the following criteria:

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

.11 Public safety and health requirements shall guide all development.

.12 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.

- .13 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.
- .14 Development shall be integrated with the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing 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.
- .15 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.
- .16 Future Urban Development Areas may include:
 - a. Lands which are capable of a full range of utilities, though for which no overall area concept plan has been approved for the general area; or
 - b. Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.
- .17 Development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- .18 The Town shall participate in the Bear Hills Planning District and continue to dialogue with neighbours about future planning and development. Cost-sharing and agreements should be considered when evaluated new developments.

3.2 SOCIAL AND COMMUNITY PRIORITIES

Community members are proud to be from Biggar. There are many services and amenities offered, people are welcoming, and have a great deal of community spirit. There is something for everyone in the Town of Biggar no matter what age you are. The community pulls together by volunteering their time and efforts through various organizations, events, and initiatives. The Town would like to promote what it has to offer to attract new residents and visitors.

Objectives

- ❖ *To provide programs, services, and amenities that are accessible for all.*
 - ❖ *To promote our community amenities and services within the Town.*
 - ❖ *To promote communication between residents within the District, agencies and other orders of government.*
 - ❖ *To support our youth and seniors by providing targeted programs and amenities for specific age demographics.*
 - ❖ *To continue to work collaboratively at a district level.*
 - ❖ *To promote a strong awareness of municipal events, new regulations and other information to community and district residents and stakeholders.*
 - ❖ *To recognize and strengthen our community volunteers.*
-

Community Engagement Policies

- .1 The Town will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including though not limited to print, web-based, television, and open forums allowing public participation on community issues and opportunities.
- .2 The Town may establish adhoc advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.
- .3 The Town of Biggar appreciates community volunteers and should recognize the on-going work and efforts of the volunteers in the Town. The Town should also continue to encourage members to volunteer in community organizations, events, and initiatives.



Social Need

- .4 The Town will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to achieve accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social, or cultural characteristics.
- .5 The Town will ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and locational considerations.
- .6 The Town should identify social needs and help plan service delivery by working with the Planning District, government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis to:
 - a. Identify and pursue programming needs for youth, seniors and families through community input; and
 - b. Improve housing affordability and choice in order to stabilize family and community life.



Social Well-Being

- .7 The Town shall enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.
- .8 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments, or other matters that affect their quality of life.
- .9 Facilities such as the New Horizons, Museum, Theatre, and Biggar Day Care provide a necessary service to community and district members. The Town should promote the Day Care and the services offered to ensure it remains in the community and provides the opportunity to attract new families to the area.

Safety and Health Policies

- .10 The Town shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities. In addition, firefighting requirements will be considered as part of every re-zoning application, subdivision review and servicing agreement.

- .11 The Town is encouraged to utilize FireSmart² principles for subdivisions planned within and adjacent to potential fire hazard areas.
- .12 The Town shall continue to work with neighbouring communities to provide health and emergency services including ambulance, fire, and police.
- .13 The Town is located along an active rail line transporting material which also includes hazardous material through the community. The Town shall work with the respective rail agencies to comply with any adopted set of recommended development guidelines and setbacks for residential development adjacent to the rail right-of-way.
 - a. Development constraints related to those adjacent to active railways are addressed in Section 3.7.

² FireSmart principles and resources can be found at the following website:
<http://www.environment.gov.sk.ca/firesmart>

3.3 COMMUNITY ECONOMIC DEVELOPMENT AND TOURISM

Community economic development is vibrant in the Town of Biggar. This is seen through the strong commercial and industrial sectors that exist within the Town. The larger industries that exist are related to agriculture and the energy sector. Main Street houses a diversity of businesses and services, and is the core commercial area of the community. There are opportunities to expand and attract new businesses and industries to the Town. Local and district residents utilize Biggar to do work, business, and other related services.

Biggar also offers attractions for tourism purposes and there is potential to grow in this area within Town and wider district. Town and surrounding area tourism attractions include the Majestic Theatre, Biggar Museum and Gallery, the Biggar Regional Park, Argo Bush, and the Biggar and District Golf Course.

Objectives

- ❖ *To work with neighbouring communities to promote initiatives, events, and amenities.*
- ❖ *To support district economic development and tourism activities and initiatives.*
- ❖ *To pursue economic development opportunities related to eco-tourism.*
- ❖ *To support and encourage new and diverse economic development.*
- ❖ *To collaborate with all stakeholders to market the Town's current businesses and industries.*
- ❖ *To promote the Town's locational advantage along the major Highways #4, #14 and #51 for highway commercial development.*
- ❖ *To attract new industrial developments.*
- ❖ *To revitalize contaminated sites in the Town.*
- ❖ *To explore opportunities for all underutilized properties.*

Community Economic Development Policies

- .1 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including industrial, commercial, and institutional uses by ensuring the necessary infrastructure is provided to support current and projected needs.
- .2 The Town should work with business and industry stakeholders to promote and market current commercial developments in the Town and identify opportunities for expansion of community economic development opportunities. Incentives and programs may be developed to attract new developments.

.3 Agricultural practice, production, and industry is one of the most significant economic contributors and employers in the Town and shall be promoted. Diversification and value added services and developments related to agriculture shall be encouraged.

.4 The Town shall work with necessary stakeholders to identify contaminated sites within the Town. An agreement or plan to revitalize these sites may be pursued.



Tourism Policies

.5 The Town shall collaborate with neighbouring municipalities to create a Regional Tourism Plan which will highlight the key recreational, cultural, and tourism assets and activities in the area. Opportunities for eco-tourism shall be identified as part of the overall Plan.

.6 Year round seasonal activities and festivals shall be promoted by the Town including the Town and Country Fair, Wildlife Federation Awards, hockey tournaments, and numerous other events. New events year-round that gather community members at large shall be encouraged.

.7 There are existing sites that have significant potential and should be preserved. The community should engage residents further on the adaptive re-use of these sites.



3.4 RESIDENTIAL DEVELOPMENT

The Town of Biggar has a diverse selection of residential accommodations. There are currently 1,042 residential homes within the Town, including 90 rental units, 68 senior rental units, and 3 assisted living facilities.

A priority for the Town is to continue to provide and attract a mix of residential development that serves the life continuum. The Town also encourages infill development before expanding out into new areas. There are lots currently available in the Town that are ready to be developed.

Objectives

- ❖ *To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond effectively to the needs of different incomes, ages, and interests.*
- ❖ *To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.*
- ❖ *To avoid possible land use conflicts between residential uses and incompatible, non-residential uses.*
- ❖ *To work with Sask Housing and other stakeholders, to explore quality housing and affordable options.*
- ❖ *To provide a comparable level of utility and public amenity services to all residential areas.*

General Policies

- .1 An efficient Town form will encourage a diversity of housing and site form in new residential areas, facilitating infill development, and providing for additional multi-unit residences, and allow for higher density residential development.

- .2 A mix of housing styles and forms shall be encouraged in the Town to provide the opportunity to live in Biggar through all age cycles and continuums.



- .3 New residential areas shall be developed and integrated with existing development in a manner that facilitates a link to the community, efficient servicing, access to schools and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

- .4 Residential development shall occur where municipal services are present or where they can be economically extended in order to maximize the efficiency of existing infrastructure.
- .5 The supply of and demand for residential land will be monitored continually and demand projections adjusted accordingly.
- .6 In areas where land is re-developed, or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.
- .7 New residential development proposals that require rezoning should be guided by a Comprehensive Development Review and should indicate:
 - a. Future major roads;
 - b. Drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c. Major open space (including unique physical) areas;
 - d. Cultural and archaeological significant areas;
 - e. Areas requiring protection through buffering or other means;
 - f. Major hazards such as flooding, areas of high water table, and slope lands;
 - g. Phasing of development; and
 - h. Include studies and reports from professional engineers and planners.
- .8 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of the Town.
- .9 Non-residential development will not be encouraged in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.
- .10 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area. Multi-unit housing types range from duplexes to fourplexes, townhouses, and apartment blocks and shall be permitted in Residential areas, with siting criteria as follows:



- a. Located, where possible, close to community facilities, educational and medical facilities, commercial areas and/or places of employment;
 - b. Located, where possible, on sites having access to a major arterial street; or
 - c. Located on the periphery of single-family dwelling areas.
- .11 The Town may, together with other stakeholders, pursue opportunities to provide affordable housing options to the community by:
- a. Integrating opportunities for such development within existing and proposed residential areas;
 - b. Assisting in the development review process; and
 - c. Where appropriate, and within financial capabilities, participating in public projects.
- .12 The Town should explore opportunities with various stakeholders to provide transitional housing options for seniors with and without personal and medical care options.
- .13 Affordable housing will be supported by the Town through investigation of subsidized options or incentives to draw new residents or families to the community.
- .14 Home-based businesses should be encouraged in the Town of Biggar. Site regulations and standards will be outlined in the Biggar Zoning Bylaw.
- .15 Residential acreage development may be supported by the Town. Development proposals for acreage development will have considerations regarding:
- a. Compatibility of adjoining land uses;
 - b. Avoidance of environmentally sensitive and hazardous areas;
 - c. The ability of the Town to provide efficient and economical municipal services;
 - d. The impact on financial and capital planning by the Town;
 - e. Zoning, subdivision design, street layout, and site planning; and
 - f. Provision of dedicated lands pursuant to *The Planning and Development Act, 2007*.

3.5 COMMERCIAL DEVELOPMENT

There are over 200 businesses within the Town of Biggar ranging from core commercial services such as grocery, pharmacy, restaurants and aesthetics to financial services, trades, and home-based businesses. Commercial development in Biggar is very active and it is important to the Town to retain and promote current businesses while attracting new developments to continue to grow Biggar and promote its economic development.

Objectives

- ❖ *To support existing businesses and welcome new commercial development to the community including home-based businesses.*
 - ❖ *To promote an attractive and commercially viable Town Centre business area.*
 - ❖ *To ensure there is sufficient commercial land available for a variety of commercial development.*
-

General Policies

- .1 Economic development opportunities that diversify the economic base, provide a range and choice of suitable sites and that support a wide range of economic activities and ancillary uses, shall be pursued. The Town of Biggar may create incentives to attract new commercial development.
- .2 Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- .3 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. semi trucks), will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.
- .4 The Town shall collaborate with other organizations and jurisdictions to provide services that complement training or educational opportunities to attract employees to promote quality employment opportunities in Biggar.
- .5 New businesses, as described in the Town's Licensing Bylaw, will be required to obtain a license from the Municipal office in order to operate.

Town Centre Policies

- .6 The Town should promote Main Street businesses and the character of the Town Centre. New developments that enhance the Town Centre and have similar design characteristics should be encouraged.
- .7 The Town will continue to consult with individuals, business owners and organizations in Biggar to identify initiatives that would encourage businesses and enterprises to locate in the Town Centre.
- .8 Mixed-use residential/commercial infill in the Town Centre shall be carried out so as to avoid or minimize potential land use conflicts with adjacent commercial development.

Highway Commercial Policies

- .9 This Plan encourages a variety of highway commercial development that is well planned for occupancy by highway commercial uses which serve the regional economy.
- .10 The highway corridor along Highways #15 and #4 shall maintain the continuous commercial area with regard to existing and adjoining land uses.
- .11 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Town of Biggar.
- .12 Large commercial and industrial developments shall be encouraged to locate along highway corridors in order to provide highway accessibility. Temporary uses may be situated along highway corridor areas depending on the scope of the industry and what is proposed. The development may require buffering or screening.
- .13 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .14 Improving Biggar's aesthetic appeal from the highway entryways is an important consideration, including



appropriate signage advertising amenities available in the community, landscaping, and lighting attributes to attract businesses and customers.

- .15 Highway commercial uses shall properly integrate with Provincial highways through the use of service road systems or controlled access points approved by the Saskatchewan Ministry of Highways and Infrastructure.

Home Based Business Policies

- .16 Home based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.
- .17 Home based occupations or businesses shall be encouraged in the Town as valuable contributors to the District economy. The Zoning Bylaw shall specify development standards for home-based businesses.

3.6 INDUSTRIAL DEVELOPMENT

There are many industrial services related to the agricultural industry that are located in the Town, this also includes some manufacturing businesses. The industrial development is diverse and having major transportation networks such as three main highways and railways corridors provides opportunities to expand industry and attract new developments.

Objectives

- ❖ *To cooperate with the Planning District, senior levels of government, business organizations, and other stakeholders to promote and develop industrial and related service activities in Biggar.*
- ❖ *To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary and service industries in appropriate locations.*
- ❖ *To attract new and diverse industrial developments.*

General Policies

- .1 Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical, and environmentally sustainable manner. The Town will encourage various industrial lot sizes and may provide varied servicing levels, including fully serviced (water, storm water, sewage) and lightly serviced parcels (water).
- .2 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations.
- .3 Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
- .4 The Town may acquire land for future industrial development.
- .5 Industrial development shall be guided by this Plan and potential areas for such development will be identified in the Future Land Use Map (Appendix “A”) for the Town of Biggar.



- .6 The designation of additional land for industrial use shall take into consideration the following criteria:
- a. The site shall have direct and approved access to a major public road system;
 - b. The development will not generate inappropriate traffic on residential streets;
 - c. The development shall not have adverse impacts on the natural environment, including groundwater resources; and
 - d. It shall not detract from the visual attractiveness of the area.
- .7 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- .8 Industrial development proposals that require a re-zoning amendment should be guided by a Comprehensive Development Review and should indicate:
- a. Future major roads;
 - b. Drainage systems and improvements;
 - c. Major open space (including unique physical) areas;
 - d. Cultural and archaeological significant areas;
 - e. Areas requiring protection through buffering or other means;
 - f. Major hazards such as flooding, areas of high water table, and slope lands; and
 - g. Phasing of development and future development of or expansion into adjacent land.
- .9 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways into Biggar. If such uses are proposed in these areas, special landscape buffer or other mitigation measures should be taken to screen these industrial uses from view.
- .10 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.
- .11 Industrial uses along railway lines shall be protected from the encroachment of incompatible land uses i.e. residential.



3.7 TRANSPORTATION NETWORKS

The Town of Biggar has three major Provincial highways (#4, #14, and #51) that run through the community and connect residents and visitors to larger centres and throughout the region. The local transportation corridors are well maintained and provide community members with the ability to move in a number of methods, by foot, bike, and vehicle.

There are also two main branch rail lines that run through the community serving the agriculture and natural resource industries. The Town has an airstrip that is used for a variety of purposes. Biggar wants to promote their locational advantage and transportation corridors to grow the community and the Town's economic diversity.

Objectives

- ❖ *To establish safe, efficient, and convenient transportation facilities and service for all users.*
 - ❖ *To provide a system of arterial, collector, and local roads to accommodate anticipated traffic movements within the Town and provide an effective linkage to the provincial highway system.*
 - ❖ *To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town.*
 - ❖ *To promote the highway corridors going through the Town of Biggar to attract economic development.*
 - ❖ *To enhance the services and opportunities of the Biggar Airport.*
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General Policies

- .1 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads, or at existing intersections.
- .2 Appearance standards that improve the visual appearance when entering Biggar may include landscaping, signage, or screening shall apply to lands near these entryways.
- .3 On-going consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highways #4, #14, and #51. The Town will endeavour to coordinate the planning, construction, or alteration and any plans for future interchanges/intersections to address access requirements and to minimize any negative effects to Town residents and businesses. Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.

- .4 The Town shall promote the major transportation networks through the community including the Provincial highway and railway systems to attract new business and industry development.
- .5 Roadway and pedestrian linkages between the Town Centre and peripheral areas will be established or identified to ensure multiple modes of movement including pedestrian, bicycles, and vehicles, are provided with safe and efficient circulation.
- .6 New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property.
- .7 New subdivisions may be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted Concept Plan.
- .8 The Biggar Airport shall continue to be supported by the Town. Expansion of the airport including services and uses it offers should be explored.

Streets, Roadways, and Access Policies

- .9 Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and provision of service roads may be required in some instances.
- .10 The Town will ensure traffic flow on major transportation networks is continuous. Heavy haul truck routes shall be clearly identified by proper signage.
- .11 Protection or mitigation for loss of existing trees and planting of new trees should be required in a safe and visually appealing manner along streets, roadways, and in open spaces associated with new development.

Railway Policies

- .12 The municipality, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners, including Railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
 - a. New land development or redevelopment in proximity to existing rail operations;
 - b. New or significantly expanded rail facilities in proximity to existing residential uses; and
 - c. Road/rail crossing issues.
- .13 Consultation with the Railways shall be required when a potential development is proposed for a:

- a. Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
 - b. Road and utility Infrastructure works which may affect a rail facility;
 - c. Transportation plans that incorporate freight transportation issues; and
 - d. All new, expanded or modified rail facilities.
- .14 Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 metres (984 ft) from the rail line in order to prescribe mitigation measures and to determine the viability of foundation structures.
- .15 All costs associated with preparing the noise and vibration assessment and implementing the approved mitigation measures shall be borne by the affected developers.

3.8 INFRASTRUCTURE: ASSET MANAGEMENT PLANNING

The Town of Biggar provides a number of public utilities that contribute to the Town’s success. These include water, sewer, waste and recycling management, and communication utilities. The Town is always exploring opportunities to enhance infrastructure where necessary and able. Future plans to improve infrastructure in the Town include exploring options for water management and enhancement such as reverse osmosis systems, replacing lead pipes, and overall maintenance on current amenities.

Objectives

- ❖ *To take a proactive approach in infrastructure planning in order to direct investment and conserve financial resources.*
 - ❖ *To maintain, preserve, and enhance the Town’s infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.*
 - ❖ *To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Biggar that meets the needs of a growing population.*
 - ❖ *To extend municipal services in an efficient manner by encouraging infill development on existing serviced lands.*
 - ❖ *To explore new infrastructure systems that enhances Town utilities.*
 - ❖ *To ensure sustainable water management in the Town and wider District.*
 - ❖ *To educate and increase public awareness of waste reduction and recycling.*
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Infrastructure Asset Management Strategy Policies

- .1 The Town, if required, shall develop and maintain an Infrastructure asset management plan to ensure affordability in the long-term to:
 - a. Provide baseline information to measure performance;
 - b. Improve efficiency and effectiveness;
 - c. Rank relevant and up- to-date inventory;
 - d. Analyze the system’s condition and capacity; and
 - e. Budget service life for long term replacement.
- .2 The progress of the asset management plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget, and deliverables. The current and projected Infrastructure Capacities for the Town of Biggar are attached as Appendix “C.”
- .3 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management

requirements will require adopting and implementing the infrastructure asset management plan policies.

- .4 The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.

Public Works and Service Policies

- .5 All matters affecting public utilities shall be governed by this Plan and the Town's Public Utilities Bylaw.

- .6 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.

- .7 Preference will be given to reinforce existing services, and when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself. Front end costs of expanding municipal services shall be recovered through off-site development levies.

- .8 Adjacent lands shall be setback from existing public works facilities and any planned future expansion to minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.

- .9 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.

- .10 The Town shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.



- .11 All developments shall be serviced in agreement with the Future Land Use Map or any future area Concept Plans. The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.

.12 Future development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town.

.13 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services although they may be negotiated through a servicing agreement.

.14 Recycling is an important service offered in the Town and should be encouraged. The Town may develop educational tools about the importance of recycling and waste management to promote this service.



.15 The Town of Biggar shall continue to work with organizations, agencies and adjacent Rural Municipalities in providing and enhancing effective waste management and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid, and industrial wastes.

.16 The Town may pursue a comprehensive waste management plan to explore the regionalization of solid waste management and waste disposal alternatives. Emphasis on solid waste management shall include waste minimization principles such as organic waste diversion.

3.9 COMMUNITY SERVICES

There are a number of community services within the Town of Biggar related to health care, education, and recreation. Health care is an important service provided by Heartland Health Region and the Town wants to ensure it is maintained. The Biggar Health Centre provides an acute care facility, public health, home care, EMS, medical clinic, and long term care. Also, optical and dental services are provided.

Residents are able to take their full education in Biggar with two schools, one public and one catholic, and a post-secondary college. The Town of Biggar resides within two school divisions, Sun West and Greater Saskatoon Catholic School Divisions. The Biggar Central School 2000 has Kindergarten to Grade 12 and the St. Gabriel Roman Catholic School offers Kindergarten to Grade 9. The Great Plains College provides a number of post-secondary programs and distant education learning.

The Town provides local and district residents with a number of recreational amenities and park space including an ice arena, curling rink, golf course, swimming pool, walking trail, and many others.

Maintaining the Town's community amenities and services is of interest to the community and wider district. Where there is an opportunity to collaborate and expand the services and amenities the Town is open and willing to do so.

Objectives

- ❖ *To provide for institutional, community services, and cultural facilities that are accessible and available for all ages and lifestyles.*
- ❖ *To promote existing community facilities and services including cultural, spiritual, health, and recreational.*
- ❖ *To support educational amenities and programs in the Town.*
- ❖ *To retain and expand our health care and emergency services.*
- ❖ *To continue to work with neighbouring municipalities, the Health Regions, and other stakeholders on health care and emergency plans and health care personnel recruitment.*

Community Facilities and Institutional Policies

- .1 Community service lands include institutional, public services, recreational, health, cultural, or educational uses. The development of institutional, recreational, or cultural facilities shall be encouraged to locate where services can be shared or have a joint-use and shall assess the impact future adjacent land uses may have on their activity.

- .2 The Town shall provide sufficient land and buildings that are made available for a full range of institutional, public and community services in areas of education, health, and spiritual development for the residents of Biggar and surrounding district.



- .3 The Town of Biggar will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.
- .4 The Town will monitor the adequacy of community services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities.

- .5 Community service, institutional uses and parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.



- .6 Proposed community service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.
- .7 The Town will strive to provide for the safety and security of residents by supporting RCMP and fire services that are provided in Town and out into the rural areas of the district.
- .8 Biggar shall continue to work with Heartland Health Region, Saskatchewan Health, adjacent municipalities and other organizations to maintain and enhance the health care services that are available at the Biggar Health Centre.
- .9 Neighbourhood-oriented institutional uses such as schools, churches, day care facilities may locate within the neighbourhood area they serve. Community service use site regulations are provided for in the Zoning Bylaw.

.10 The Town of Biggar will continue to work in partnership with the Bear Hills Planning District, other jurisdictions, the adjacent Rural Municipalities and other agencies as a means of providing, sharing and funding community services effectively and efficiently.

.11 The Town should promote the Biggar and District Day Care and the services it provides as it benefits the community directly and the wider district.



.12 The Town shall continue to support and promote the Biggar Central School 2000 and the St. Gabriel Roman Catholic School. Where there are opportunities to host community events in the schools, the Town shall encourage such facilities to host gathering and events.

.13 Post-secondary educational services will be supported by the Town and promotion of the programs and courses will consist of a joint effort between Great Plains College, the Town, and other educational institutions.



3.10 RECREATIONAL FACILITIES AND GREEN SPACE

The Town of Biggar offers a variety of recreational amenities and programs for all ages and seasons. The community has an arena and curling rink, baseball diamonds, outdoor swimming pool, tennis courts, bowling, fitness centre and golf course - to name a few.

There are four parks located in the Town including Buckingham, Lloyd Hock, Little Apple, Sandra Schmirler Olympic Gold, and Downtown parks which are well utilized. Biggar also has a walking trail that is developed around the Town.

Recreation is part of the overall culture in Biggar where many district residents utilize the facilities and are enrolled in the programs. Supporting and maintaining these facilities is important to the community.

Objectives

- ❖ *To provide for recreational amenities that are accessible for all ages.*
 - ❖ *To maintain green space, parks, playgrounds, and recreational areas and amenities.*
 - ❖ *To support and promote the Biggar Regional Park.*
 - ❖ *To continue to support the Recreation Director and Recreation Board and other like agencies to provide and promote diverse recreation programs and the maintenance of facilities.*
 - ❖ *To explore the feasibility of a new recreation multi-plex.*
 - ❖ *To cooperate with neighbouring municipalities and organizations in the delivery of regional recreational facilities.*
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Recreational Facilities Policies

- .1 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the region for year-round recreational pursuits.
- .2 In the maintenance and development of recreational facilities or amenities, the Town shall seek corporate investment from businesses and industries in the District to off-set costs of facilities that may encumber the Town and wider area.



- .3 Future recreational uses in Biggar shall include the development of structures, buildings, and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- .4 The Town should work with public organizations and private sector developers to encourage and facilitate the upgrading of existing and the development of new recreational and community facilities and programming.
- .5 The Town should encourage the joint planning of recreational facilities and programs between public, private, and volunteer agencies and the integration of programming where appropriate.
- .6 The Town of Biggar should work with the Recreation Board and Director, community members, and stakeholders to examine the feasibility of expanding recreational facilities and services in the Town. One consideration may include the development of a new multi-plex for recreational amenities such as curling, skating rink, swimming pool, and others.



Trail and Park Policies

- .7 A network of pedestrian/bicycle trails between parks, recreational and institutional uses within the community shall be identified. The Town shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters, and cyclists.
- .8 In new residential developments, the provision and development of buffers and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas generally intact.
- .9 Park space will be provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.



- .10 Biggar shall ensure green space is integrated as part of new developments especially in residential, core commercial, and community service areas. Green spaces will enhance the aesthetics of these areas and provide residents recreational opportunities.
- .11 The Town shall continue to support and promote the Biggar Regional Park as a recreational amenity for residents and visitors. The Town should be involved in discussions around expansion and enhancements of the Park.

Municipal and Environmental Reserve Policies

- .12 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .13 Public, Municipal, and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.
- .14 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*.
- .15 New subdivisions must include Municipal Reserve linking to existing development. The use of Municipal Reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and around the Town when possible.



3.11 HERITAGE AND CULTURAL RESOURCES

The Town of Biggar has many defining heritage and cultural assets. Two significant built heritage and cultural resources include the Majestic Theatre and the Museum and Gallery. The Majestic Theatre was built and began operating in 1911. The Theatre has seen some transformations throughout time and is now a vibrant community amenity used for showing movies, presentations, and community gatherings and events.

The Biggar Museum was created in 1972. Eventually out-growing its space, a new building was needed. In 1994, the building was destroyed by a fire and was re-developed and opened in 1997. Today the museum includes historical artifacts from Biggar and surrounding area and provides space to display art work for travelling artists and shows.

Objectives

- ❖ *To identify and preserve heritage and cultural resources in the Town.*
 - ❖ *To promote the use of the museum and the theatre for community and cultural events.*
 - ❖ *To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the District.*
 - ❖ *To expand cultural events and initiatives in the Town.*
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General Policies

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Biggar.
- .2 At the request of owners and in accordance with *The Heritage Property Act*, significant historic sites and architectural features may be designated as heritage properties and suitably recognized.
- .3 The Town will utilize the *Standards and Guidelines for the Conservation of Historic Places in Canada* to guide and inform conservation projects on historic places which are owned, regulated, funded, or guided by the municipality.



- .4 The Town will demonstrate the appropriate use and treatment of properties designated through *The Heritage Property Act*.
- .5 Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .6 Heritage buildings on Main Street shall be preserved to maintain the historic appearance and character of the community. Existing and new businesses in Biggar may be encouraged to have updated building characteristics to maintain the look and feel of Biggar.
- .7 Heritage and cultural resources within the Town such as the Majestic Theatre and Biggar Museum and Gallery shall be maintained and promoted for community events and initiatives.
- .8 The Town shall encourage the development of arts and cultural programming.
- .9 Community events and initiatives that bring people together and illustrate cultural celebration shall be encouraged.
- .10 In order to diversify arts and cultural in the Town, programming and events such as a local artist showcase may be created.
- .11 All of the churches and spiritual organizations should be maintained as part of the cultural viability of the Town of Biggar.



3.12 NATURAL AND ECOLOGICAL RESOURCES

Environmentally sensitive areas in Biggar include the Biggar Regional Park and green spaces within the Town. There are known contaminated site in the Town that the residents would like to see revitalized in order to provide opportunity for new development.

Other sensitive areas reside within the larger district. The Town wants to work with the surrounding communities to protect these lands from incompatible uses and promote them for recreational and tourism opportunities.

Objectives

- ❖ *To acknowledge and protect natural, environmental features, and systems within the Town and wider district.*
- ❖ *To maintain natural areas such as wildlife lands and argo bush.*
- ❖ *To ensure the Town has a sufficient and safe water supply.*
- ❖ *To work with the Planning District and surrounding municipalities to ensure and practice sound environmental management of ecological and environmentally sensitive lands within the region.*
- ❖ *To promote District natural areas such as surrounding lakes and Eagle Creek for recreation and tourism.*
- ❖ *To protect and maintain water resources and quality for the benefit of community members and visitors.*
- ❖ *To give consideration to ground and source water in areas of new development and redevelopment.*

General Policies

- .1 The Town of Biggar will work with Provincial departments and agencies to identify significant:
 - a. Critical wildlife habitat and rare or endangered species within the municipality; and
 - b. Wetlands and other sensitive environmental regions within the municipal boundaries.
- .2 Natural and sensitive environmental areas shall be identified (see Reference Map in appendix “B”) and protected where human activities may create potential to stress the environment.
- .3 Development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body shall be prohibited. If the development of new buildings or additions is approved in the flood fringe, flood-proofing to an elevation of 0.5 meters will be required. Flood prone areas in the Town of Biggar are identified on the Future Land Use Map in Appendix “A” and Potential Flood Prone Areas Reference Map in Appendix “B.”

- .4 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.
- .5 Development proposals in flood plains areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.
- .6 The Town shall consider the ecological value, integrity and management of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands.
- .7 Natural areas and park space should be maintained, to the greatest extent possible, as an environmental and educational resource to facilitate understanding and appreciation of the natural environment.
- .8 Buffer strips should be maintained adjacent to watercourse and water bodies to allow for protection measure against erosion, sediment control, and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .9 The Town will ensure sufficient and adequate water supply for its residents. Hazardous practices and developments that have the potential to pollute the Town's water sources will be discouraged and located elsewhere.
- .10 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.
- .11 The Town of Biggar may undertake a review of a storm-water management and drainage management plan for both existing development areas and future residential, commercial, and industrial areas. New developments shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.
- .12 Aggregate extraction developments shall be compatible with existing and planned land uses and such development is operated with minimal disturbance to the environment and aquifers.



Ground and Source Water Protection Policies

- .13 Development shall not deplete or pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .14 Investigations to assess the impact of development on groundwater resources including drainage may be required in order to protect aquifers and their supply. Saskatchewan Water Security Agency will be utilized as a source for technical advice and in determining the method of protection required in circumstances which may include:
 - a. Ensuring that the development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water, or groundwater resources; and
 - b. The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface, and groundwater quality resources.
- .15 Development should avoid any alteration to drainage, landscape, or other natural conditions and shall be required to mitigate on and off-site impacts. Detailed analysis by a qualified engineer shall include studies for water quantity and quality, septic services, shoreline erosion and any works required to support the proposed development.
- .16 Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans, and other issues that may be required for the purpose of ensuring public health and safety.
- .17 All development near any water bodies will be complementary to the natural features of the surrounding area. All development shall be in accordance with the Saskatchewan Water Security 25 Year Water Security Plan.
- .18 Care must be taken in the storage, handling, manufacturing, and use of products on sites related to aquifer areas to avoid contamination of the underlying aquifer.
- .19 All applications for development near aquifers shall be accompanied by a report certified by a Professional Engineer that shall address site design, waste water management, and hazardous materials handling, storage and disposal, descriptions of physical/facility-specific structures, and plans and standards.

3.13 INTER-MUNICIPAL AND GOVERNMENTAL COOPERATION

There is opportunity for expansion and growth in the Town of Biggar. Lands that are currently not developed are encouraged to be maintained for agricultural and recreational purposes. Future Urban Development Areas are identified within the Town limits on the Future Land Use Map (Appendix “A”). These are areas where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand. As the Town grows, it will collaborate with the Bear Hills Planning District on planning and development to ensure compatible, efficient, and cost-effective growth.

Objectives

- ❖ *To maintain positive and productive relationships with neighbouring municipalities and First Nation communities.*
 - ❖ *To coordinate future urban development with the Rural Municipality of Biggar No. 347 and the wider Bear Hills District.*
 - ❖ *To promote the continuation of urban agricultural activities on lands located within the Town boundaries.*
 - ❖ *To investigate opportunities for shared-service provisions between municipalities.*
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General Policies

- .1 The Town shall continue to work in partnership with other jurisdictions, the adjacent Rural Municipalities and other agencies as a means of providing, sharing and funding community services effectively and efficiently.
- .2 The Town shall promote inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize financial and infrastructure resources.
- .3 The Town shall pursue inter-municipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated, and comprehensive approach should be used when dealing with inter-municipal planning matters including:
 - a. Managing and/or promoting growth and development;
 - b. Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
 - c. Infrastructure, public service facilities, energy generation, and waste management systems;
 - d. Ecosystem, shoreline, and watershed related issues;
 - e. Natural and human-made hazards; and
 - f. Population, housing, and employment projections, based on regional market areas.

Urban Agricultural Policies

- .4 Agricultural holdings within the Town's boundary shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained, where possible to provide a rich basis for site planting and landscape development.
- .5 Land areas shall remain in large acreages in order to facilitate future land assembly and development proposals. The type of agricultural buildings and structures shall be located in a manner that agricultural uses may continue until required for urban types of development.
- .6 In order to facilitate an orderly and economic conversion, the zoning regulations on these lands should take into consideration the following criteria:
 - a. Lands presently in agriculture use shall be retained for such use in the interim period;
 - b. Agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazard;
 - c. The interim development of these lands shall be regulated in such a manner so as to facilitate an economic conversion to urban use; and
 - d. Capital investment in buildings and structures shall be limited in order to minimize obstacles for future urban development.

Urban/Rural Fringe Policies

- .7 Lands within 1.6 kilometres (1 mile) of the corporate limits of the Town are designated as Rural-Urban Fringe Area. Development within the Rural-Urban Fringe area shall require the preparation of a concept plan to illustrate how the proposed development will integrate with the Town. The RM of Biggar shall notify the Town of developments in this area.
- .8 The Town shall provide the RM of Biggar annexation proposals for consideration of its impact on:
 - a. Adjacent rural lands uses;
 - b. The agricultural productivity of the area;
 - c. The relationship of annexed lands to the particular community's growth strategy as defined within the Official Community Plan and Bear Hills District Plan;
 - d. The financial implications of the annexation to the municipality.

Section 4: Administrative Tools

4.1 IMPLEMENTATION AND ACTION PLANS

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next twenty to twenty-five years. This section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Town, while at the same time advancing the Plan's core principles and building on its broad objectives.

An action plan table for Town of Biggar has been included in Appendix "D" to this Official Community Plan. Each action item will relate to the policy statements included in the Plan and will require the action items to be prioritized. The actions items will be reviewed regularly to monitor progress and to determine if changes are required.

4.2 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the Town, the Plan gives direction to Council on their day-to-day decision making. The Plan's land use policy areas illustrated in the Future Land Use Map in Appendix "A" provide geographic references for the municipality's policies. If the Town is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- a. Municipal bylaws and public works will conform to this Plan;
- b. The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and
- c. Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

4.3 THE FUTURE IS A SHARED RESPONSIBILITY

Communities are successful when all sectors cooperate with their time, effort and resources to enhance the quality of life in the greater community and district. The Town, together with the Bear Hills Planning District can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in managing agricultural diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available in the Town and Planning District.

Section 5: Administration

5.1 PLANNING TOOLS

This section outlines the variety of traditional tools municipalities have available to them to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreements, development levies, and review processes to ensure the plan is effective over the long term.

5.2 DEFINITIONS

The definitions contained within the Town of Biggar Zoning Bylaw shall apply to the District Plan and this Official Community Plan. Any amendments to one's Zoning Bylaw definitions shall ensure they do not conflict with the other municipality's Zoning Bylaw, Official Community Plan and the Bear Hills District Plan.

5.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Town will give it force of law in accordance with *The Planning and Development Act, 2007*, as per Section 32. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan and the District Plan.

By setting out goals, objectives and policies, the Official Community Plan will provide guidance for each municipality in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the municipality and district will be achieved.

The application of the Official Community Plan policies is illustrated in the Town's Future Land Use Map contained in "Appendix A". This map is intended to illustrate the locations of the major land use designations within the Town of Biggar. The map should not be interpreted in isolation without consideration of the balance of the District Plan. The land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Official Community Plan will be implemented, in part, by the development-related decisions that will be made in the future. The two most important tools available for guiding the future development of the individual municipality are the Zoning Bylaw and the subdivision process, including associated agreements.



5.4 ADOPTION OF THE BEAR HILLS DISTRICT PLAN

The Town of Biggar is participating in the Bear Hills District Planning District. The municipalities have adopted the Bear Hills District Plan as per *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Town of Biggar Official Community Plan to guide land use development decisions at the local and District level over the next twenty-five plus years.

In support of the Bear Hills District Plan, the municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Bear Hills District Planning Commission Agreement Bylaw sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and others as per *The Planning and Development Act, 2007*.

5.5 ADOPTION OF THE TOWN OF BIGGAR ZONING BYLAW

Following the adoption of the District Plan and Official Community Plan, the Town is required to enact a Zoning Bylaw which will set out specific regulations for land use and development as per Section 103 of *The Planning and Development Act, 2007*:

- ❖ The Zoning Bylaw must generally conform to the District Plan, OCP, and future land use and development shall be consistent with the goals and objectives of this Plan;
- ❖ Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the municipality;
- ❖ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards prescribed for each zone;
- ❖ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- ❖ Development needs to take into consideration the demand placed on the municipality for services such as roads, parking, water, sewers, waste disposal, and open space; and
- ❖ The objectives and policies in the District Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established by the municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the municipality with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering, and all other relevant standards prescribed by the Town.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an

amendment, the municipality should refer to the policies contained in this Plan, the District Plan and the Future Land Use Map to ensure that the development objectives of the municipality are met.

5.6 CONTRACT ZONING

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a rezoning agreement to have an area of land rezoned to permit a specified proposal, the Council may enter into an agreement with the person outlining:

- a. A description of the proposal;
- b. Reasonable terms and conditions with respect to:
 - i) The uses of the land and buildings or the forms of development; and
 - ii) The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture, or type of materials and architectural detail;
- c. Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
- d. A condition that, on the rezoning of the land, none of the land or buildings shall be development or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions on entering into a rezoning agreement. The following are additional guidelines:

- ❖ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District;
- ❖ The rezoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being rezoned;
- ❖ The development or redevelopment of the site for the specific use will be of benefit to the immediate area, the municipality and the District as a whole; and
- ❖ The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

5.7 CONCEPT PLANS

Concept plans are policy reference plans adopted as part of the Official Community Plan. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- ❖ Ensure the efficient provision of infrastructure services;
- ❖ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- ❖ Provide design features for special purposes such as landscaping, buffers, open space, pedestrian, and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent

subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan and the District Plan. Any part of a concept plan that is inconsistent with the Official Community Plan and the District Plan has no effect insofar as it is inconsistent.

5.8 COMPREHENSIVE DEVELOPMENT REVIEW

A Comprehensive Development Review shall be completed by the developer prior to presenting it to Council proposing to rezone land for multi-parcel country residential, commercial, or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- ❖ Proposed land use(s) for various parts of the area;
- ❖ The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- ❖ The location of and access to major transportation routes and utility corridors;
- ❖ The provision of services respecting the planning for future infrastructure within the municipality;
- ❖ Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas; and
- ❖ Appropriate information specific to the particular land use (residential, commercial or industrial).

5.9 SPECIAL STUDIES

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the Town to identify lands affected by flooding or slope hazards, endangered species habitat, heritage resources, potable water supply, the potential for ground and surface water pollution, and any general health risk to health and the environment.

5.10 PUBLIC WORKS

The capital works program and public improvements of the Town shall be consistent with the policies set out in this OCP and the Bear Hills District Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.

5.11 DESIGN STANDARDS AND GUIDELINES

The development and administration of design standards and guidelines is encouraged throughout the Town, especially on Main Street. These guidelines can include areas such as building or site design and appearance, lighting, signage, building orientation, trails and landscape design standards to promote and achieve a high standard of development.

5.12 DEVELOPMENT LEVIES AND AGREEMENTS

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

5.13 SERVICING AGREEMENTS

Council may establish a separate fee Bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. The agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. The municipality may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

5.14 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Town of Biggar. The affected municipality has input into the subdivision procedure:

- ❖ The municipality provides comments on all subdivision applications within the municipality; and
- ❖ The municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width, or depth lots and other spatial and land

use standards. Zoning is intended to implement the municipality's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the municipality.

In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the municipality before submitting a subdivision proposal to Government Relations.

5.15 MONITORING PERFORMANCE

REVIEW

The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the municipality or District to an inflexible development policy. As new issues and concerns arise or old ones change, the Plan shall be revised to meet those changes. The Plan shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives, and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the municipality. New implementation initiatives will be needed as priorities will require adjustment in response to the varied and changing conditions in the Town.

AMENDMENT

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan or District Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and District Plan and the future development of the Town shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community. Through periodical review and amendment the Plan should serve as an effective guide for Council to make decisions on the future development of the municipality.

Appendices

Appendix “A” – Future Land Use Map for the Town of Biggar

Appendix “B” – Reference Maps

Appendix “C” – Infrastructure Capacities for the Town of Biggar

Appendix “D” – Action Plan Table for the Town of Biggar

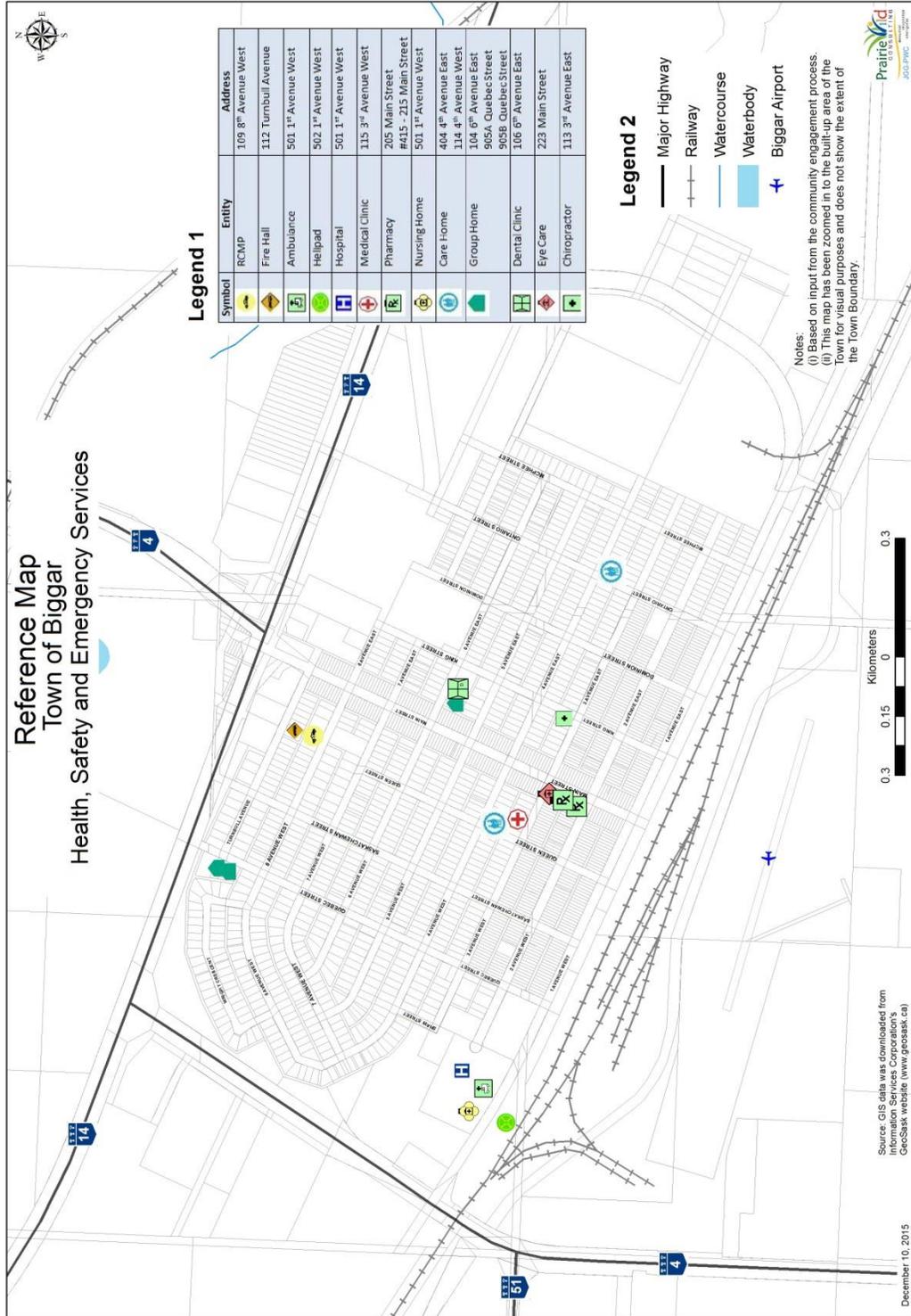
Appendix “E” – Town of Biggar Community Profile

Appendix "A" – Future Land Use Map for the Town of Biggar

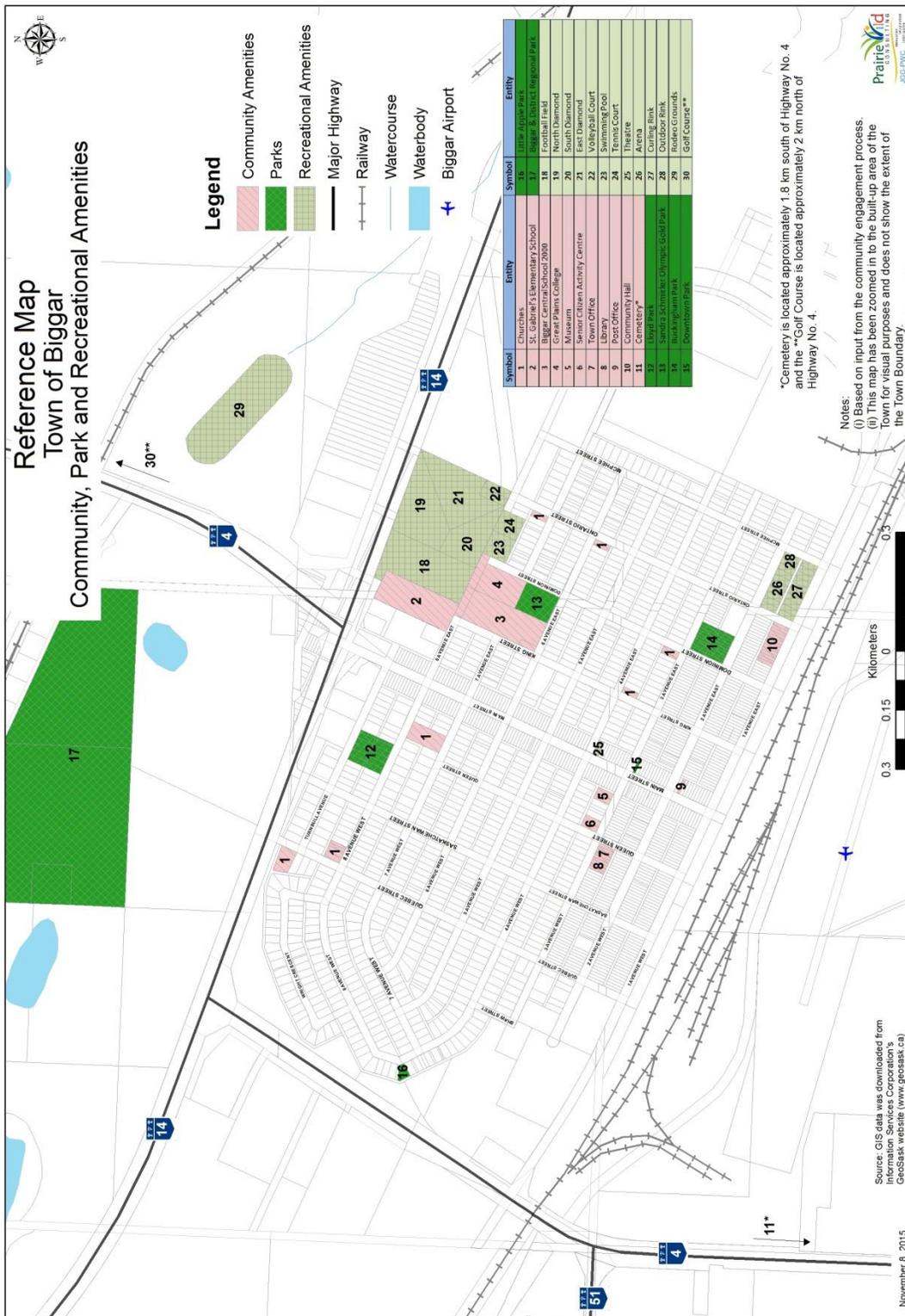


Appendix "B" – Reference Maps for the Town of Biggar

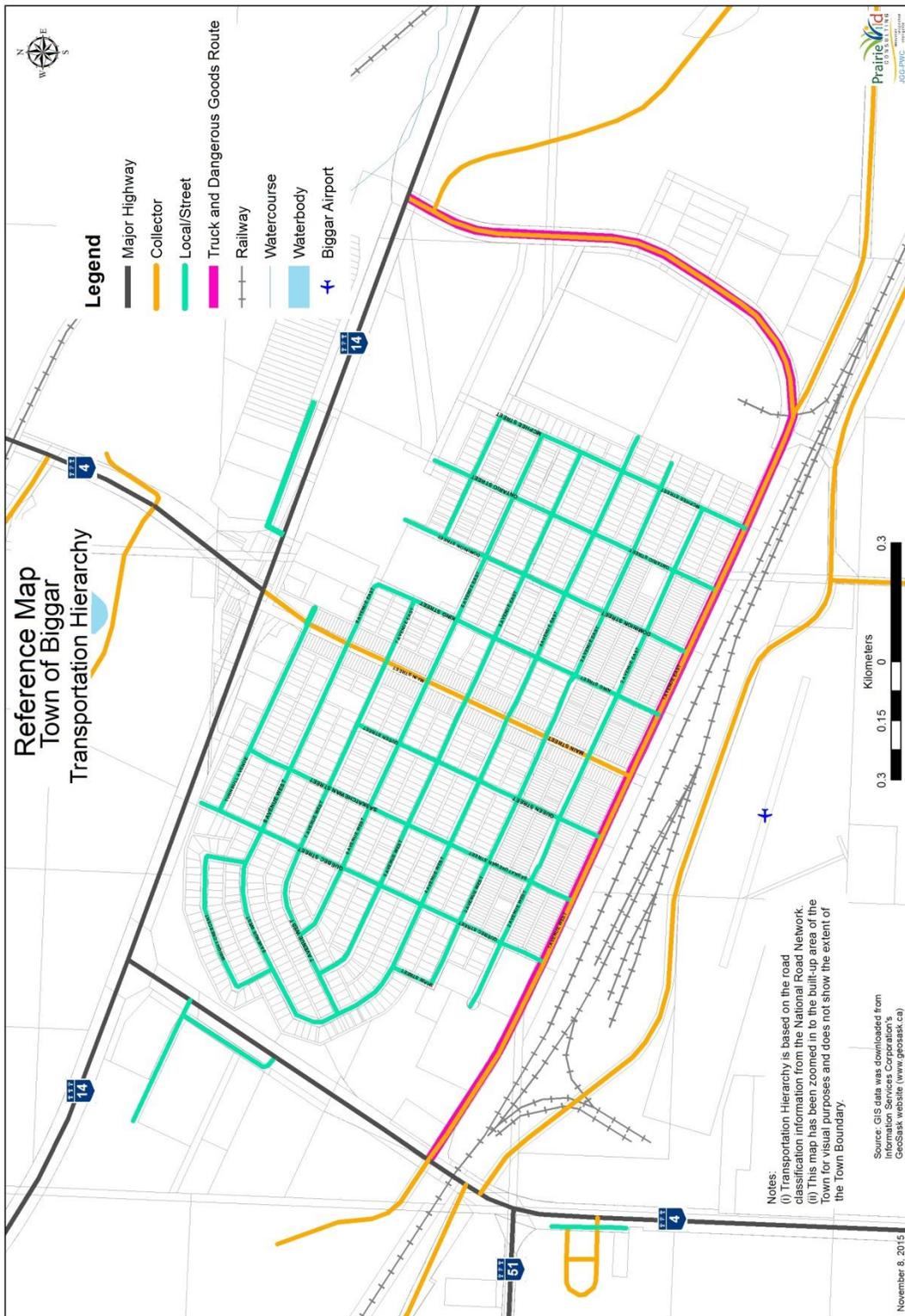
Appendix "B1" – Health, Safety and Emergency Services



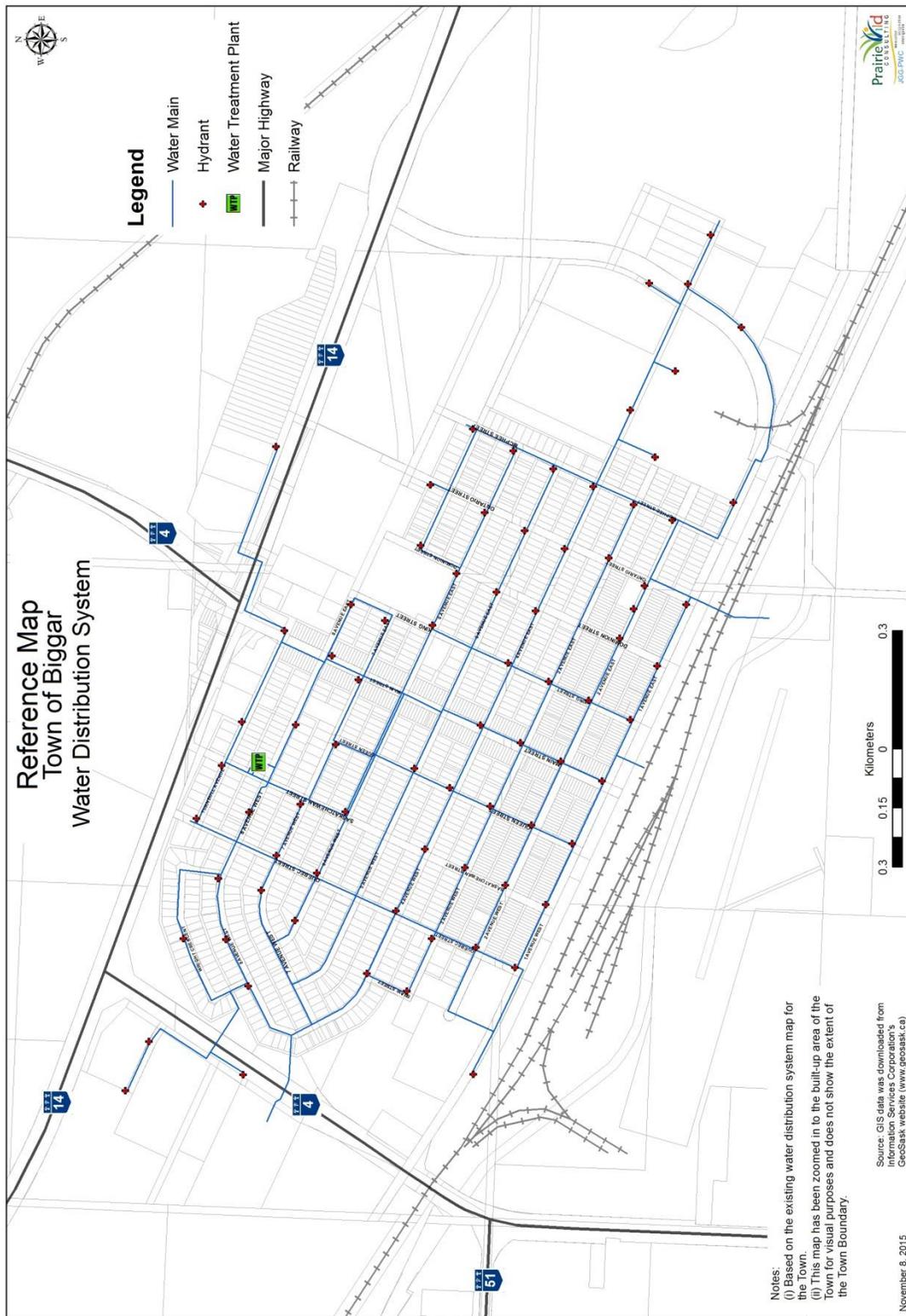
Appendix "B3" – Community, Park and Recreational Amenities



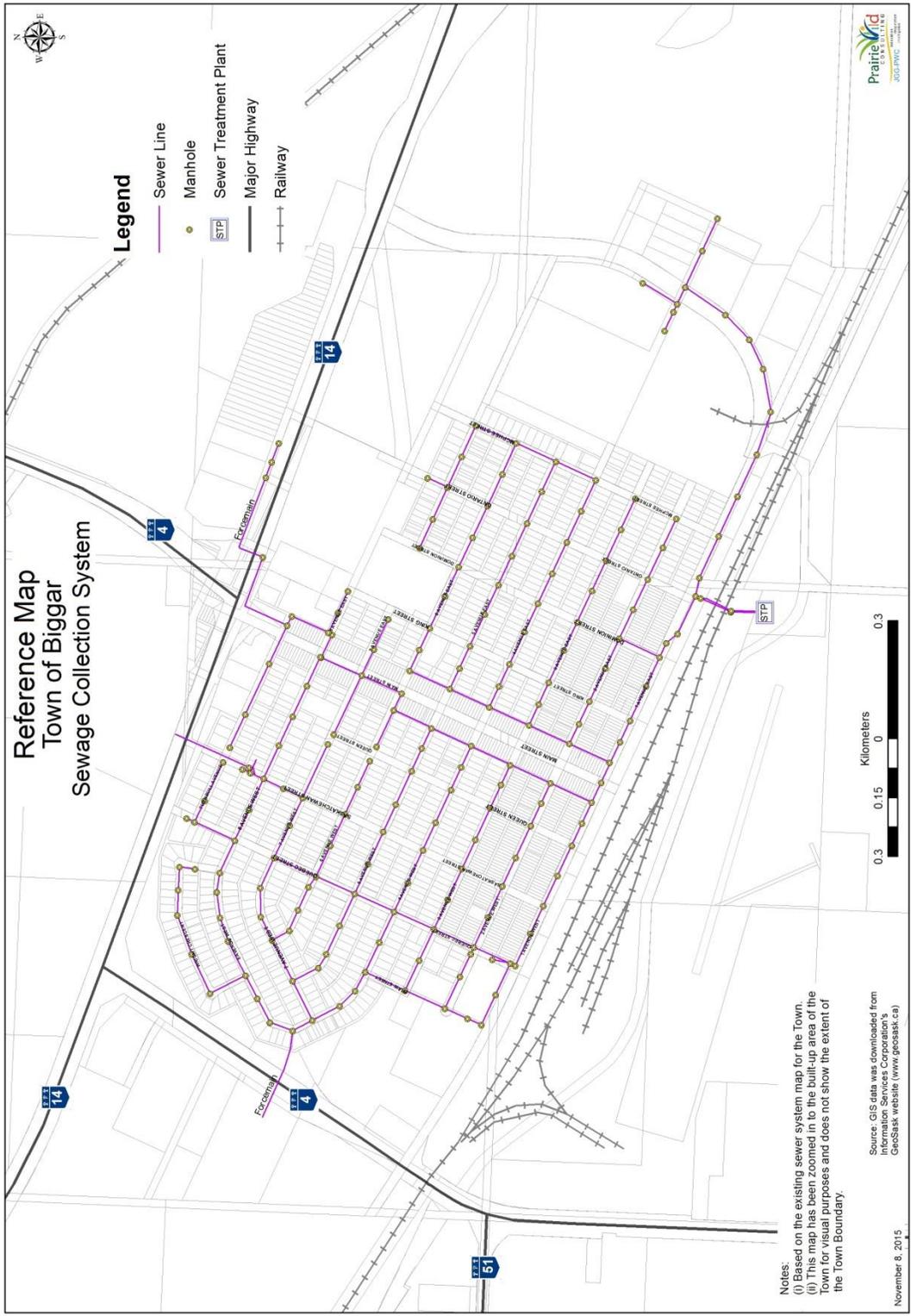
Appendix "B4" – Transportation Hierarchy



Appendix "B5" – Water Distribution System



Appendix "B6" – Sewage Collection System



Appendix "B8" – Heritage Buildings and Historic Places of Interest



Appendix “C” – Infrastructure Capacities for the Town of Biggar

	Town of Biggar
POPULATION (2011 Census)	2,146
CONNECTIONS	Approx. 1050
WATER SUPPLY	1.1 million imp gal treated water reservoir 840 imp gal/min Aquifer: Town Aquifer 553.5 dam ³ Upper Flora 200 dam ³ North Channel 2000 dam ³
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	
ANNUAL WATER TREATMENT	101,485,763 imp gal 11 year average 226,777,705 imp gal 11 year average Raw to Treated Malt Plant
SEPTIC TREATMENT	Activated sludge. 2 aeration ditches, 4 clarifiers, 2 holding ponds
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	Min. 640,000 Max 820,000 gals 10 year average numbers
SOLID WASTE MANAGEMENT (TRANSFER STATION / LANDFILL life expectancy)	Town owned Current landfill – 1.5 years Project to build 3 year temporary landfill. Phase 1(2015) Project to build permanent landfill Phase 2 (2018)
CURRENT ENGINEERING STUDY (YES/NO; YEAR)	Yes, April 2011 for water and sewer
PUBLIC WELLS OR WELL-HEADS	No
WATER LINES / UTILITIES	See Reference Map in Appendix “B”
LAGOONS	Holding ponds 2
CEMETERY	Yes

Appendix “D” – Action Plan Table for the Town of Biggar

The following Action Plan table is a template meant to be a starting point for the Town to develop a comprehensive Action Plan.

Action Statement	Performance Goal/Aim	Policy Section	Priority Timeline i.e. immediate, mid-term, 10+years	Current Status	Reporting Period Status Update (Typically annually)
General Development land Use Policies					
Social and Community Priorities					
Community Economic Development and Tourism					
Residential Development					
Commercial Development					
Industrial Development					
Infrastructure: Asset Management Planning					
Community Services					

Recreational Facilities and Green Space					
Heritage and Cultural Resources					
Natural and Ecological Resources					
Inter-Municipal and Governmental Cooperation					
Other					

TOWN OF BIGGAR

SASKATCHEWAN



2016

COMMUNITY PROFILE



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INTRODUCTION

The Town of Biggar Community Profile has been produced to articulate the economic, social and cultural attributes of the Biggar region. Although this document is geared specifically for the business community, the profile is still a valuable resource for anyone researching the Biggar area. The information contained in this document is based upon data at the date of printing. This information covers some of the many things the community has to offer businesses, investors and families.

Biggar is a great place to raise a family. Biggar is a community that has an abundance of parks, organized sports and sports facilities, and two excellent school systems.

While most people already know that Biggar is a friendly, family-orientated community, many people don't know that Biggar is a dynamic, progressive place to live. The quality of life in Biggar is exceptional.

The citizens of Biggar have recently rededicated themselves to ensuring their future with a community spirit second to none. Please explore all that Biggar has to offer and visualize the potential of this great town.

Town and Country Fair Days



HISTORY OF BIGGAR

Canadian National Railcar



In 1907 the C.P.R steel passed through the district, and 1908 marked the arrival of the Grand Trunk Pacific Railroad. The settlement of Biggar, which took its name from W. H. Biggar, General Counsel for the G.T.P.R., was incorporated as a village in 1909. In 1910, the G.T.P.R. decided to establish a divisional point, sparking a construction boom that shot the population over the 600 mark. Biggar became one of the home terminals where train crews changed. The station was one of the largest in the west, boasting an all-night restaurant. Biggar was incorporated as a Town in 1911.

Development continued and the population exceeded the 2,000 mark by the early 1920's. During the thirty years that followed, the population remained fairly stable. It wasn't until the 1950's that Biggar experienced renewed growth. Today, Biggar is home to industry leaders Cargill Ltd-Prairie Malt., Rack Petroleum, and AGI Envirotank and is a divisional point for the CN railway.

Legend of Biggar

Welcome Sign



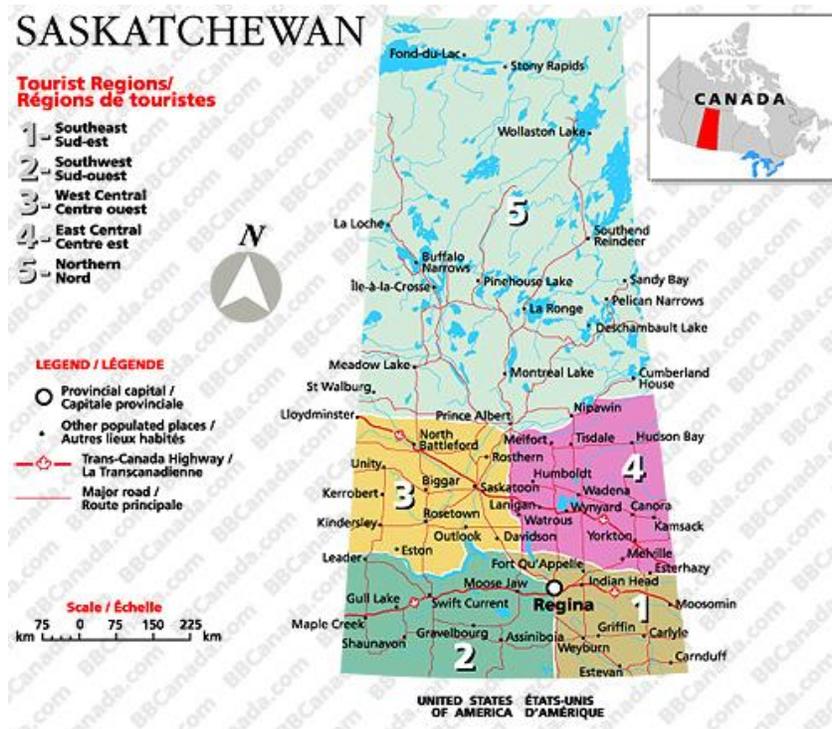
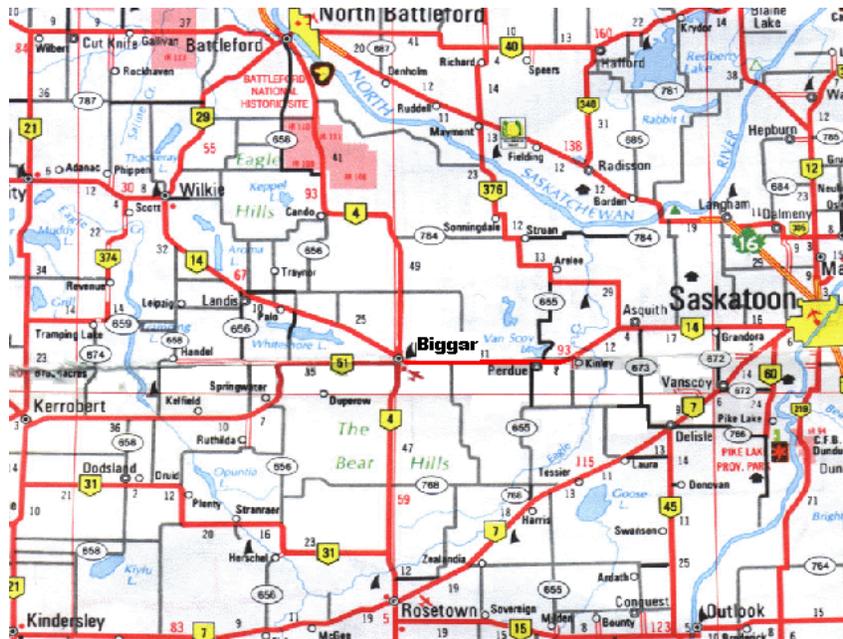
The "New York is Big, But this is Biggar" slogan came about in 1909 according to local legend. A survey crew had a bit too much to drink one night and wrote the phrase on a sign as a prank. As it turned out, the townspeople liked the phrase and adopted it. The sign and the slogan remain as two of the most recognizable symbols of Biggar, famous the world around.

Town Office



GEOGRAPHY

Biggar is located 50 minutes west of Saskatoon on Highway #14 and 50 minutes south of Battleford on Highway #4.



Highway Transportation

Biggar is serviced by two major provincial highways. Highway #4 runs north and south. Highway #14 runs east and west. The Town of Biggar is 93 kilometres west of Saskatoon on Highway #14. It is 95 kilometres south of North Battleford on Highway #4. Each of these major highways provides a fast and safe way of transporting bulk products.

Driving Distance to Canadian Destinations	
Urban Centre	Km
Regina	349
Saskatoon	93
Prince Albert	233
Swift Current	212
Yorkton	421
Lloydminster	227
Winnipeg	875
Calgary	561
Edmonton	477
Vancouver	1519
Toronto	3033
Montreal	3161

Driving Distance to North American Destinations	
Urban Centre	Km
Minneapolis	1542
Denver	1668
Seattle	1630
Salt Lake City	1630
Chicago	2198
Detroit	2649
St. Louis	2441
Los Angeles	2735
Houston	3157
Atlanta	3356
Charlotte	3414
New York	3495

Railway Transportation

Biggar has the luxury of being served by both of Canada's major railways. Canadian National whose mainline track borders the south edge of the town and Canadian Pacific rail line to the north of town.

Time Zone

Saskatchewan follows a fixed central time zone year round.

DEMOGRAPHICS

Population

Biggar (corporate limits)

2011 Demographics - Total Population

Year	Total Population	Population Under 18	Population Between 18 and 34	Population Between 35 and 54	Population Between 55 and 74	Population 75 and Over
2011	2,001	396	354	524	448	282

Source: 2011 Census collected from Statistics Canada, August 23, 2011

2011 Demographics - Total Male Population

Year	Total Population	Population Under 18	Population Between 18 and 34	Population Between 35 and 54	Population Between 55 and 74	Population 75 and Over
2011	957	199	165	273	222	97

Source: 2011 Census collected from Statistics Canada, August 23, 2011

2011 Demographics - Total Female Population

Year	Total Population	Population Under 18	Population Between 18 and 34	Population Between 35 and 54	Population Between 55 and 74	Population 75 and Over
2011	1,045	196	188	251	223	185

Source: 2011 Census collected from Statistics Canada, August 23, 2011

2011 Demographics - Detailed Total Population

	Total Population
Age 0 to 4	91
Age 5 to 9	103
Age 10 to 14	118
Age 15 to 19	138
Age 20 to 24	103
Age 25 to 29	96
Age 30 to 34	100
Age 35 to 39	105
Age 40 to 44	114
Age 45 to 49	147
Age 50 to 54	157
Age 55 to 59	128
Age 60 to 64	122
Age 65 to 69	92
Age 70 to 74	104
Age 75 to 79	100
Age 80 to 84	77
Over 84	104
Total Population*	2,001

Source: 2011 Census collected from Statistics Canada, August 23, 2011

* - Population counts are rounded to the nearest 5 people. The population totals for males and females may have small rounding errors. The total population represents the exact population for the area selected.

Labour Force

Biggar (corporate limits)

Employment - By Industry 2011	
Year	2011
All Industries	1,071
Agriculture, Forestry, Fishing and Hunting	104
Mining, Oil and Gas Extraction	11
Utilities	
Construction	12
Manufacturing	127
Wholesale Trade	37
Retail Trade	120
Transportation and Warehousing	116
Information and Cultural Industries	10
Finance and Insurance	50
Real Estate, Rental and Leasing	
Professional, Scientific and Technical Services	
Management of Companies and Enterprises	8
Administrative and Support, Waste Management and Remediation Services	23
Educational Services	99
Health Care And Social Assistance	103
Arts, Entertainment and Recreation	11
Accommodation and Food Services	128
Public Administration	71
Other Services (Except Public Administration)	41

Source: 2011 Census collected from Statistics Canada, August 23, 2011

Employment - By Occupation 2011	
Year	2011
All Occupations	1,081
Management	149
Business And Finance	93
Natural And Applied Sciences	11
Health	68
Social Sciences, Education, Government, Religion	105
Arts, Culture, Sports	
Sales And Service	270
Trades, Transportation, Equipment Operation	213
Processing, Manufacturing, Utilities	60
Occupation Unique To Primary Industry	112

Source: 2011 Census collected from Statistics Canada, August 23, 2011

Household Income

Household Income 2011					
Total Households	Income under \$10000	Income from \$10000 to \$19999	Income from \$20000 to \$39999	Income from \$40000 to \$70000	Income over \$70000
918	36	206	258	178	242

Source: 2011 Census collected from Statistics Canada, August 23, 2011

Climate

Biggar experiences a typical continental prairie climate. Continental climates feature mild to warm summers and cold winters. The temperature difference between the warmest and the coldest months can be as great as 25 to 35 degrees Celsius. Precipitation can also be erratic from month to month with the majority of the precipitation in the Biggar area falling between the spring and summer months. Warm temperatures and high rainfall in the early spring and summer makes the Biggar area ideal for agricultural-based industries. The Biggar region experiences approximately 2,380 hours of sunshine per year.

Temperature:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year	Code
Daily Average (°C)	-16.3	-12.5	-5.4	4.3	11.4	15.6	17.8	17.3	11.2	4.5	-6.4	-13.8	2.3	A
Standard Deviation	4.8	4.9	3.5	2.6	1.6	1.2	1.4	2.1	1.9	1.6	3.7	4.6	1.8	A
Daily Maximum (°C)	-11.6	-7.6	-0.4	10.3	18.1	22.1	24.4	24.1	17.6	10.4	-2.1	-9.2	8	A
Daily Minimum (°C)	-21	-17.4	-10.5	-1.9	4.6	9.1	11.2	10.4	4.7	-1.4	-10.6	-18.3	-3.4	A
Extreme Maximum (°C)	15.6	15	19.4	32.8	36.7	40	40	40	36.7	34.4	21.7	15		
Date (yyyy/dd)	1942/22	1931/18	1946/26	1939/29	1936/27	1941/24+	1937/04	1949/06	1967/05	1943/05	1949/03+	1939/05		
Extreme Minimum (°C)	-45.6	-46.7	-37.2	-31.7	-11.1	-3.9	0	-3.3	-9.4	-25	-34	-42.5		
Date (yyyy/dd)	1950/27+	1936/16	1951/08	1954/02	1949/23+	1969/12	1946/23	1927/31	1939/29+	1991/29	1985/27	1992/30		
Precipitation:														
Rainfall (mm)	0.1	0	1.3	16.4	43.4	60.2	63.2	45	29	9.2	1.5	0.1	269.3	A
Snowfall (cm)	20.3	10.8	14.1	10	2.5	0	0	0	1.5	5.9	13.2	18	96.1	A
Precipitation (mm)	20.4	10.8	15.4	26.3	45.9	60.2	63.2	45	30.5	15.1	14.7	18.1	365.5	A
Average Snow Depth (cm)					0	0	0	0	0					D
Median Snow Depth (cm)					0	0	0	0	0					D
Snow Depth at Month-end (cm)					0	0	0	0	0					D
Extreme Daily Rainfall (mm)	8.9	25.4	7.2	30	55.1	96.5	68.1	70.1	103.6	23.6	8.6	14		
Date (yyyy/dd)	1923/17	1923/28	1986/28	1985/19	1968/30	1921/06	1920/22	1960/02	1938/09	1924/11+	1917/23	1922/25		
Extreme Daily Snowfall (cm)	19.6	17.5	24.9	19.1	10	0	0	0	16.8	25.4	21.6	15		
Date (yyyy/dd)	1971/15	1969/25	1967/30	1971/28	1997/17	1917/01+	1917/01+	1917/01+	1982/28	1961/20	1963/26	1991/04+		
Extreme Daily Precipitation (mm)	19.6	34.3	24.9	30	55.1	96.5	68.1	70.1	103.6	28.4	21.6	15		
Date (yyyy/dd)	1971/15	1923/28	1967/30	1985/19	1968/30	1921/06	1920/22	1960/02	1938/09	1991/21	1963/26	1991/04+		
Extreme Snow Depth (cm)	40	36	39	30	10	0	0	0	3	9	30	33		
Date (yyyy/dd)	1999/27+	1965/28+	1999/06+	1967/01	1997/18	1961/01+	1961/01+	1961/01+	2000/21	1998/12	1966/22+	1964/31		

Source: Biggar, Saskatchewan Canada Yearly/Monthly Climate Data from El Dorado Weather

NATURAL RESOURCES

Mineral Resources

- Potash – used in the production of fertilizer as well as commercial and industrial products ranging from soap to television tubes. PCS - Corey Division is at Delisle and Agrium Potash Mine is at Vanscoy.
- Sodium Sulphate – used in detergents, glass, dyes, textiles and tanning and in the agriculture chemicals industry.

Water Resources

The community of Biggar is blessed with tremendous water reservoirs. The reservoirs are located in huge underground aquifers that are remnants of ancient glaciers.

REAL ESTATE

The community of Biggar has two local real estate firms: Tim Hammond Realty and ReMax Realty. In addition, the Town of Biggar has commercial, industrial, and residential lots available.

Dwellings

Biggar has 1,032 homes.

Rental Housing

There are 64 rental units and 92 senior rental units in the Town of Biggar. In 2015, a new 50+ adult living apartment building called Central Park Place opened, adding 24 units to the 68 previously available in Biggar.

Commercial & Industrial Lots

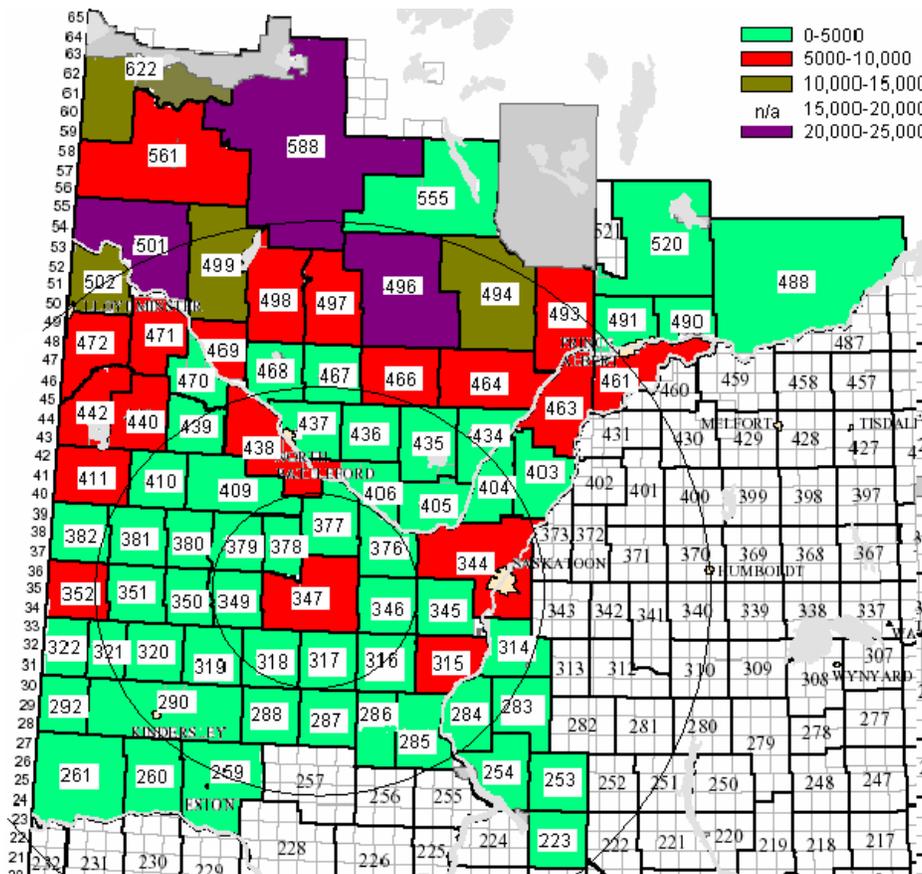
Commercial lots are found along Main Street and 1st Avenue. Industrial lots are found on the borders of town along the Truck Route and Highway #14.

BUSINESS ENVIROMENT & LEADING EMPLOYERS

Agriculture

Agricultural production and growing world markets continue to stand as two of the primary forces driving the regional economy. The development of biotechnology enhanced seeds/chemicals and more efficient farming practices present opportunities for process of specialty crops for region and export markets. Other dryland farming crops such as peas, lentils and herbs may lead to additional value added business ventures. The bulk of the 4,000 area farms continue to produce spring wheat and durum wheat, as well as barley, oats, rye, flax, peas and canola. Although commodity prices for traditional crops fluctuate, there is good potential for value added opportunities.

Livestock



In the core area (RM 347), there are 7,814 beef cows. In the RMs surrounding the core area, the number of beef cows is 24,306. In the area inside the second circle, the number of beef cows is approximately 82,929. This makes 115,049 beef cows within a radius of approximately 120 miles of Biggar. This is a potential supply of 150,000 animals per year.

There are no data sets on breed types and natural versus conventional production methods. This implies that Bear Hills Rural Development Corp. can create its own data set through a survey. This will not be necessary until addressing specific markets. Several successful producer-marketing companies suggest feeding and breeding together to create a premium product (e.g. Rancher Renaissance).

Financial Services

The Town of Biggar possesses a developed network of financial services for business and personal needs. Services range from personal brokerage and investment to commercial financial resources for businesses and agriculturally based operations in the region from qualified professionals at the following agencies:

- Canadian Imperial Bank of Commerce Bank
- RBC Royal Bank of Canada
- Biggar & District Credit Union
- TWH Financial Services
- Credential Asset Management Securities
- Kurulak Investment and Insurance Corp.

Business Training

Great Plains College is dedicated to understanding and serving the training and education needs of the region's vital industry sectors. They work closely with businesses to deliver skills and safety training courses and provide the certification that is required for the development of productive and safe employees. Training is available at all college locations and Great Plains College can offer customized skills and safety training onsite in the workplace.

The college also offers a range of personal and professional development courses that are delivered online. Course categories include: Accounting and Finance, Business, College Readiness, Computer Applications, Design and Composition, Health Care and Medical, Language and Arts, Personal Development, Teaching and Education, Technology, and Writing and Publishing.

Visit greatplainscollege.ca for a complete list of programs and courses.

Manufacturing

AGI Envirotank is a leading manufacturer of steel storage tanks. They design and build environmentally safe tanks for use in every major industry – oil and gas, mining, transportation, construction, waste management, bulk and retail storage, and service.

Mining

There are two potash mines within a one hour drive of Biggar. Saskatchewan has the largest concentration of potash reserves in the world and the PCS Corey Division at Delisle and Agrium Potash Mine at Vanscoy are two of several mining companies in the Province.

Tourism

There are many opportunities for tourism development in the Biggar area.

Retail Shopping

The Town of Biggar has a strong offering of retailers. Please refer to Appendix A for a listing of Biggar's businesses.

Accommodations

Biggar has one hotel and two campground facilities:

- Westwinds Motor Hotel has 51 rooms and a 125 seat conference room
- Plaza Mobile Home Park and RV Park has 15 campground spots
- Biggar Regional Park has approximately 25 campground spots, 11 of which have electrical service

Leading Employers

- Canadian National Railway
- Cargill Ltd-Prairie Malt
- AGI Envirotank
- Great Plains Community College
- Sun West School Division
- Heartland Health Region
- Greater Saskatoon Catholic School Division
- Rack Petroleum
- Biggar & District Credit Union

INFRASTRUCTURE

Transportation Highways

- Highway #14 east and west (primary)
- Highway #4 north and south (primary)
- Highway #51 south west (secondary)

Bus

- Saskatchewan Transportation Corporation
- East to Saskatoon leaving Tuesday through Saturday mornings at 9:10 AM
- Arrives in Biggar from Saskatoon weekdays at 7:40 PM

Trucking & Courier

- Biggar is served by numerous trucking companies and courier services

Railways

- CN Mainline
- CP Rail secondary mainline
- VIA Rail passenger rail

Airport

Biggar has a paved and lighted municipal airport with 2,500 feet of runway with sand seal and slurry seal covering. There is no air traffic control service.

UTILITIES

Saskatchewan Utility Providers



Electricity is provided by SaskPower, natural gas is provided by SaskEnergy, and basic telephone service is provided by SaskTel. Long distance service can be obtained through SaskTel or by other providers. Saskatchewan Government Insurance provides licensing of vehicles and personal insurance.

Cellular Coverage

SaskTel Mobility has the most extensive network in Saskatchewan. Coverage spans across most of the highly populated areas of Saskatchewan. SaskTel has also consolidated a number of small exchanges with neighbouring providers to provide better service to its rural customers. This consolidation also affects SaskTel Mobility's cellular service by providing larger local calling areas in the expanded exchanges.

Cable/High speed/Fibre Optics

Access Cable supplies internet and cable network service to the Town of Biggar and surrounding areas. Channels 2 through 53 are regular cable channels. Channels 299 through 540 are digital. The community is served by SaskTel with high speed internet and fibre optic network.

Water & Sewer Utility

A combined utility manages water supply and sewage disposal in the Town of Biggar. The utility is self-sustaining from user charges, and includes the cost of capital depreciation and replacement. Biggar water rates are among the lowest in the prairie region.

Water

The Town of Biggar has three (3) water wells that can supply up to 875,000 gallons per day to the Town's water treatment plant. The average daily water consumption for the Town runs between 250,000 gallons per day or 91,000,000 gallons to 100,000,000 gallons per annum. The town also has three (3) other water wells that supply raw water to a malting industry. The latter three wells have supplied over 250,000,000 gallons of raw water per year to the malting industry which represents an average of almost 685,000 gallons per day.

The Town has a water treatment plant that can produce an estimated 650,000 to 700,000 gallons per day or 237,000,000 to 355,000,000 gallons per annum of treated water for domestic purposes. The Town also has treated water storage of 1,050,000 for domestic purposes. This has been achieved by the construction of a new concrete reservoir of 500,000 gallons.

Waste Management - Recycled Wastewater

The Town has a sewage treatment plant which consists of two (2) oxidation ditches and four (4) clarifiers. The plant handles over 355,000,000 gallons of wastewater per annum. The treated water leaves the sewage treatment plant and is held in wastewater holding ponds. This treated wastewater is pumped under pressure to a manifold where five (5) quarters of land are irrigated by a local Hutterite Colony under an irrigation agreement.

Landfill

The Town of Biggar has a landfill located on the east side of the town and is open on Mondays, Wednesdays, Fridays and Saturdays. The hours are dependent on the season. The landfill accepts most types of waste material and charges tipping fees. Additional charges are incurred for deep freezers, refrigerators, and AC units with Freon.

Recycling

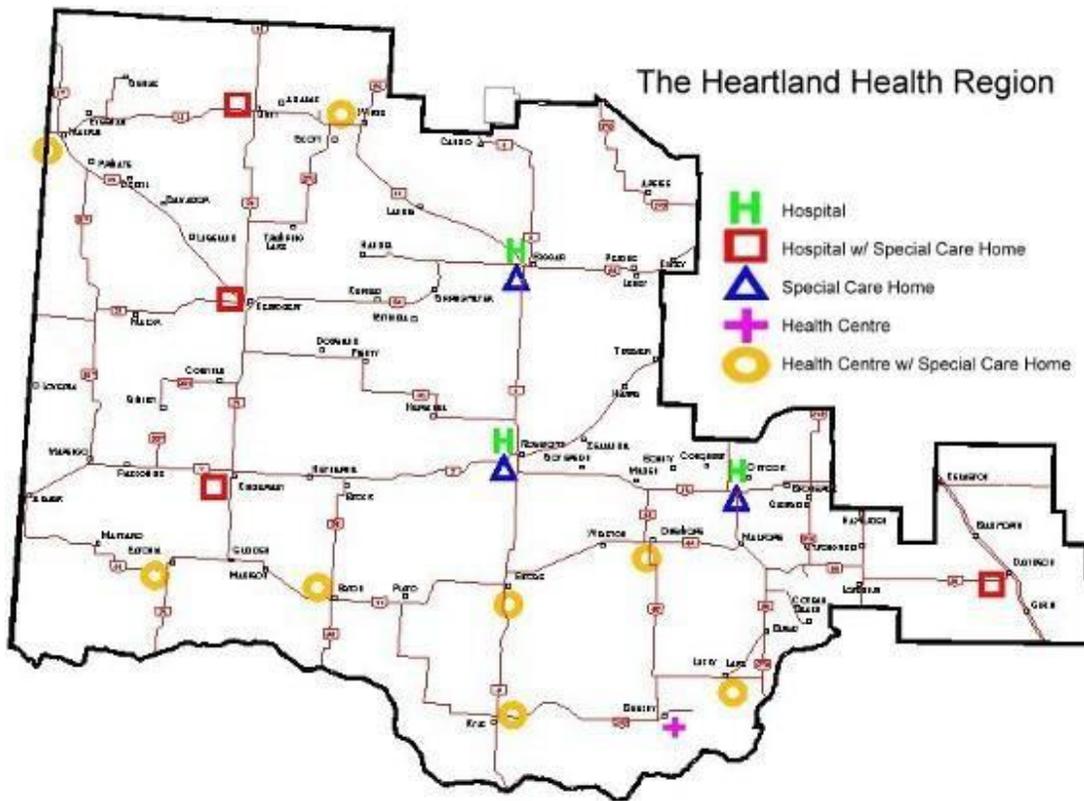
The Town of Biggar has entered into a 3 year recycling contract with Loraas Environmental Services Ltd. The Town of Biggar also has a Sarcan Recycling outlet that accepts tin, glass, recyclable plastics, electronics and oil.

HEALTH

Heartland Health Region

Located in west-central Saskatchewan, the Heartland Health Region provides health care services to a population of 44,567 people over an area of 41,770 square kilometres. Its major boundary landmarks include the South Saskatchewan River to the south and the province of Alberta boundary to the west. There are 57 towns and villages, 44 rural municipalities and 20 Hutterite Colonies located in the region.

Heartland Health Region Coverage Map



Biggar Health Care Facilities

The Town of Biggar offers a hospital, long term care facility, independent medical clinic, personal care homes, optical services, dental services, chiropractic services, massage therapy services and physiotherapy services. For advanced medical services, Biggar is conveniently located less than an hour's drive from three major hospitals in Saskatoon and one in North Battleford.

Biggar & District Health Centre



The Health Centre houses the hospital and the long term care facility. The hospital offers a variety of services including acute care, laboratory, x-ray, counselling, occupational therapy, and psychiatric therapy. The hospital also has a Public Health Department that provides information on communicable disease control, immunization programs, and the services of an addictions counsellor and Public Health nurses.



The brand new \$23 million long term care facility opened its doors in March of 2015. The facility is divided into four wings, and can provide care to 54 residents. The long term care facility offers full nursing care with regular doctor visits. Activities are provided within the facility and through excursions using a locally owned special van.

Home Care

Biggar Home Care operates under the Heartland Regional Health Board. They provide basic medical care to approximately 140 clients. Meals on Wheels is also available to many seniors in the community for a small fee.

Personal Care Homes

Biggar is also serviced by two private personal care homes:

- Almost Home Care Home
- Sunshine Family Care Home

Saskatchewan Health Care

- There are no personal premiums or personal charges for basic and needed health services
- Employers do not pay premiums for provincial health care costs for their employees
- Saskatchewan has been a leader in health care for almost 50 years
- Saskatchewan is now concentrating on the “wellness” model, promoting preventive care and innovative service delivery with a system of health care regions across the province.
- The provincial and federal governments fund health care in Saskatchewan



Biggar Medical Clinic



The Biggar Medical Clinic has three doctors operating out of their office. These doctors have a general practice and have full hospital privileges.

EMERGENCY SERVICES

Emergency Medical Services



Emergency Services are provided by professional health care staff. These services include the initial assessment and triage of all outpatients, stabilization and transfer to appropriate emergency service, thrombolytic therapy, observation and stabilization.

STARS



STARS is a provincial based comprehensive and responsive emergency medical system made up of several components. Their flight crews, air medical crews, and communications specialists work in concert to ensure that patients receive the best care available in the shortest period of time possible. Having STARS in the air ensures patients have access to the specialized medical care they need, even if they are far away from a critical care centre.

Police Services

Biggar R.C.M.P. Detachment



Biggar and area is policed by the Royal Canadian Mounted Police. The staff consists of 6 members with a Sergeant in charge.

Fire Protection

Biggar Fire Hall



The Fire Department consists of a Fire Chief, Deputy Fire Chief and 32 volunteer firefighters. The Town equipment consists of 1 - 1050 gpm pumper and a 100 foot aerial ladder truck with a 1,025 gpm pump. The R.M. equipment consists of 1 - 625 gpm pumper staffed by volunteer fire fighters. In addition, the Department has a Rescue truck, two quads, and one side-by-side. A four bay fire hall was built in 1990 with an addition put on in 2001.

EDUCATION

School Divisions

The BCS2000 Public School is in the Sun West School Division and St. Gabriel's Catholic School is part of the Greater Saskatoon Catholic School Division.

Sun West School Division

The Sun West School Division covers approximately 25,600 square kilometers. On its east side, the Division includes schools in Davidson and Kenaston, whose attendance areas include students on the east side of Highway 11. The Alberta border serves as the Division's limits on the west, with the South Saskatchewan River providing its most southerly border. The Division extends as far North as Landis and Biggar.

The School Division administers 39 schools; of these 13 are Kindergarten to Grade 12 schools, 7 are elementary schools, 3 are high schools and 16 are Hutterite Colony Schools.

Greater Saskatoon Catholic School Division

The Greater Saskatoon Catholic School Division is Saskatchewan's largest Catholic school division. The Greater Saskatoon Catholic School Division has approximately 15,000 students in 45 schools – 37 elementary schools, 6 high schools, and 2 associate schools – located in Saskatoon and surrounding rural districts.

School Facilities

Biggar Central School 2000



BCS2000 was officially opened in February 2000. It combines grades Pre K - 12 into one building. This new building has incorporated the Great Plains Community College which offers academic programs as well as specific job related and technical training. The new school features a Wellness Centre operated by Heartland Regional Health. The student capacity of BCS2000 is 450.

St. Gabriel Roman Catholic School



The St. Gabriel Roman Catholic School offers kindergarten to grade 9. The student capacity of St. Gabriel is 270.

Great Plains Community College



Great Plains College is part of the Saskatchewan regional college system. The Biggar Program Centre, which is one of six Great Plains College locations, offers English Language Training, Adult Basic Education, Continuing Care Assistant, Electrician, Practical Nursing and Skill & Safety Training. The Certificate in Health, Safety & Environmental Processes and the Diploma in Safety, Health & Environmental Management can be accessed through online learning opportunities.

Students enrolled in the post-secondary Electrician and Practical Nursing program have access to a health and dental plan and entrance scholarships.

Skills & Safety Training is available at the college or clients can arrange customized training at the workplace.

Visit greatplainscollege.ca for a complete list of certificate, diploma and degree programs and Skills & Safety Training courses.

PARKS & RECREATION

Biggar has five local parks, one regional park, and is a short drive to four additional provincial and regional parks.

Buckingham Park



Buckingham Park is located on 3rd Avenue East. Its new playground structure was installed in 2013, and is accompanied by picnic areas, washrooms, and horseshoe pits.

Lloyd Hock Park



Lloyd Hock Park is located on Turnbull Avenue and has plenty of playground equipment, picnic areas and a mix of shaded and open areas. In 2014, a new slide and fire truck structure were installed.

Little Apple Park



Little Apple Park is located at the corner of 4th Avenue West and 8th Avenue West. Little Apple Park was built in 2011 and the playground area has swings, seesaws, and other play equipment for small children.

Downtown Park



Downtown Park is located on 224 Main Street and was constructed in 2012. The location makes it easy for the employees of various businesses in the Town of Biggar to enjoy an outdoor picnic. The Downtown Park provides a place to enjoy the comings and goings of Main Street Biggar.

Sandra Schmirler Olympic Gold Park



Sandra Schmirler Olympic Gold Park surrounds Biggar Central School 2000. It was constructed to honor the achievements of Biggar curler Sandra Schmirler who passed away in March 2000. The park houses a gazebo, walking path, playground equipment, a Memorial Wall, and a Wall of Fame.

Biggar Regional Park



Biggar Regional Park is located in a scenic valley ½ kilometre north of Biggar. It has a picnic area, recreation area and serviced and un-serviced overnight camping facilities.

The Battlefords Provincial Park



The Battlefords Provincial Park is located on Jackfish Lake 45 minutes north of North Battleford and 90 minutes north of Biggar.

Recreational activities include sailing, boating and fishing. There are three golf courses on Jackfish Lake. One is in the park, one on the north end of Jackfish Lake at Aquadeo, and one at Meota.

Saskatchewan Landing Provincial Park



Saskatchewan Landing Provincial Park is located 100 minutes south of Biggar on Highway #4.

This ruggedly beautiful park of steep hills, razorback ridges, wooded ravines and native prairie celebrates an historic crossing on the South Saskatchewan River.

Danielson & Douglas Provincial Parks



Danielson Provincial Park is located on the north end of Lake Diefenbaker and Douglas Provincial Park is located on the Qu'Appelle arm of Lake Diefenbaker and is 90 minutes south of Biggar on Highway #4.

Recreational activities include sailing, boating, fishing and camping. There is an 18 golf course in association with the campground.

Pike Lake Provincial Park



Pike Lake Provincial Park is located 20 minutes south of Saskatoon and is 80 minutes from Biggar.

Pike Lake is a recreation park characterized by aspen, poplar and Manitoba maple groves; manicured lawns with two picnic areas close to the main beach; desert-like sand dunes a short hike away and a popular outdoor pool with a waterslide.

Hunting

In the fall, Biggar and the surrounding area host hunters who congregate for the annual goose, duck and deer seasons.

Hanson Buck



Famous symbols of Biggar are Milo Hanson and the Hanson Buck. The Hanson Buck is the world record typical White Tailed Deer. It was shot November 23, 1993 and the official Boone and Crockett score is 213 1/8.

Fishing

For fishing enthusiasts, Jackfish Lake, Murray Lake, Saskatchewan River Landing, and Diefenbaker Lake provide an easy catch of walleye, pickerel, jackfish, perch and other species. Saskatchewan is home to thousands of freshwater lakes.

Argo Bush

It provides countless miles of cross country skiing and outdoor wildlife experience. Argo Bush is located a short distance southwest of Biggar and was developed by community residents.

Recreational Facilities

A complete range of indoor and outdoor recreational opportunities are available in Biggar.

Recreation Complex



The Recreation Complex was built in 1983. Within the complex are many different areas. There are two fastball diamonds (one with a red shale infield), and one baseball diamond. The ball fields are complimented by the concession/washroom facilities and batting cages.

On the west edge of the complex is a football/soccer field which is surrounded by a black rock running track and jumping pits for track and field events. A paved walking path encloses the entire complex. Adjacent to BCS2000 School is a stand-alone regulation size soccer field.

Biggar Rec Valley



Located North on Highway #4, the Rec Valley hosts many recreational activities throughout the year including barrel racing and an annual rodeo.

Biggar Jubilee Stadium



Jubilee Stadium opened to the public in 1955. The rink offers artificial ice, seating for 600, and has four dressing rooms with showers. The ice surface is 190 feet by 85 feet. The rink boards were redone in 2015, rejuvenating the ice surface.

Jubilee Stadium plays host to a variety of events and community groups throughout the year. In the winter months the stadium is home to senior hockey, minor hockey (both girls and boys), recreation hockey, old timer hockey, power skating, and figure skating. In the summer, the stadium is home for the Biggar Integrated Day Camp and many other social events.

Mark Edwards Memorial Hall

Mark Edwards Memorial Hall is located above the lobby of the Jubilee Stadium. The hall is home to the Biggar Air Cadets. With a view of Jubilee Stadium's ice surface, it makes for a great place for social events.

Biggar Curling Rink

The Biggar Curling Rink was built in 1961. It has four sheets of artificial ice, a concession area, and a licensed lounge. It offers a men's curling league, a mixed curling league, a junior program, and hosts several bonspiels throughout the year.

Biggar Aquatic Centre



Biggar Aquatic Centre opened in 1987. This outdoor pool is 25m x 12m with depths of 0.15m in the shallow end and 3.7m in the deep end. The Aquatic Centre is home to the Biggar Barracuda Swim Club. In 2015, a shaded seating area was constructed underneath the solar panels complete with bleachers, picnic tables, an additional storage shed and concession booth. With plenty of spectator seating, picnic and sunbathing areas, a visit to the Aquatic Centre makes for a great family outing.

Waterslide at the Biggar Aquatic Centre



Biggar Tennis Courts

The tennis courts were built in 1987. This outdoor facility features two paved courts and doubles as outdoor basketball courts.

Biggar School of Dance

Biggar School of Dance has its own dance facilities and hosts a dance festival every year.

Biggar Bowl

Biggar Bowl has 6 lanes for 5 pin bowling and runs leagues throughout the year.

Diamond Gym & New U Fitness

These facilities are located in Town and feature an array of fitness and training equipment.

Biggar & District Golf Course



The local golf course is part of the Biggar Regional Park. Located 2 kms north of Biggar is a nine hole, grass green course. With two tees on every hole, a challenging and scenic 18 hole course appears. The clubhouse has a lounge and concession. Throughout the season, the course hosts several tournaments and has weekly men's and ladies' nights.

Perdue Oasis Golf Course

As of 2004, there is an 18 hole golf course in Perdue, only 20 minutes east of Biggar.

Biggar New Horizons Project



This senior citizen activity centre is located downtown, and provides a wide range of leisure and social activities. It also provides limited, local courtesy car service for members.

Biggar Community Hall



The Biggar Community Hall, located at 319 1st Avenue East has a capacity of 600, with seating for 400 people. This facility is utilized by many community organizations and is one of the largest facilities in the area for:

- Weddings
- Reunions
- Anniversaries
- Celebrations
- Banquets
- Dances
- Funerals

Recreation Clubs & Organizations

Biggar has a variety of clubs and organizations that provide recreational opportunities for the community. They include:

- Biggar Minor Hockey
- Biggar Minor Ball
- Biggar Minor Soccer
- Biggar Skating Club
- Biggar Barracuda Swim Club
- Biggar Gymnastics Club
- Biggar Recreation Valley
- 4H Club
- Karate
- Tae Kwon Do
- Adult Volleyball
- Walking Club
- Saturday Night Dance Club

ARTS & CULTURE

Majestic Theatre



Biggar has a thriving arts community encompassing both visual and performing arts. Live theatre is housed in the Majestic Theatre. This facility, located at the corner of 4th Avenue and Main Street has been a landmark in the town since it was first built and started operating in 1911.

The original building was enlarged substantially in 1916 and was again enlarged and renovated to its present size and appearance in 1929. It was closed in 1986 and sat unused until 1991 when a non-profit corporation, the Biggar and District Theatre Project, was formed to purchase and renovate the building. A two level addition at the rear of the theatre was built to provide space for meeting rooms and a kitchen.

The theatre reopened in 1995 and offers bi-weekly movies, live theatre performances, Arts Council presentations, music festivals, carol festivals and school programs. In 2013, further renovations were completed including a new digital projector and sound system.

Biggar Museum & Gallery



Open year round, the Biggar Museum & Gallery is a very busy place. The colorful history of Biggar is preserved in the Royden Donahue Exhibit Gallery. There is a tribute to the famous Olympic Gold Medal Curler, Sandra Schmirler, who lived in Biggar and is accompanied by a letter from the "Great" Wayne Gretzky speaking of his meeting with Sandra. Biggar's secret society, the KKK from the 30's, the bravery of Biggar's volunteer firefighters and the original player piano from the Majestic Theatre 1911 to present are just a few of the sights found inside.

The Credit Union Gallery hosts temporary displays of Biggar's history, art by Saskatchewan artists, art by local groups, and art by the students of Biggar.

The Museum hosts many events for the community including: Christmas Magic Silent Auction, barbeques, Valentine pie sales, pancake breakfasts, and Christmas Cookie sales.

The Biggar Museum is also the place for Tourist Information all year round!

Lionel A. Jones Library



The library is part of the Wheatland Regional Library System. It has many volumes in its collection used by patrons from Biggar and the surrounding area. The Library sponsors programs of interest to people of all ages, co-ordinates inter-library loans, talking books, cassettes, story hour, etc. The Library also offers access to the internet and video rental.

Religious Worship

Biggar has a wide variety of religious worship locations.

Associated Gospel Church



312 8th Ave West, Telephone: 306-948-3424

Church of God



320 6th Ave East, Telephone: 306-948-2936

Jehovah's Witness Kingdom Hall



422 Main Street, Telephone: 306-948-3885

Mighty Rushing Winds Ministries



239 3rd Avenue East, Telephone: 306-948-5450

Redeemer Lutheran Church



319 7th Ave East, Telephone: 306-948-3731

St. Gabriel Roman Catholic Church



109 7th Ave West, Telephone: 306-948-3330

Masses are held every Monday, Tuesday, Thursday and Friday at 9:00 am and Sundays at 11 am. Confessions occur on Saturdays at 6:30 pm. St. Gabriel's hosts several annual events including: pancake breakfasts, Irish stew supper, family picnic, and fall suppers. In addition, the Catholic Women's League hosts a seniors' Christmas party and a biannual Clothing Drive and Garage Sale.

St. Paul's Anglican Church



202 4th Ave East, Telephone: 306-948-3460

PALS (Presbyterians, Anglicans and Lutherans in Service) meets weekly for worship services on Sunday mornings at 10:30am. The services take place at Redeemer Lutheran Church and at St Paul's Anglican Church, on a monthly rotating schedule. PALS ministries include a vibrant Sunday School program; annually making quilts for those in need; refugee support; outreach barbecues; St Paul's annual Fall Supper; Anglican Church Women's spring and fall teas; and

much more. Presently, the community is engaged in making worship more accessible, especially for those who did not grow up in the traditions which gave rise to this collective.

United Church



907 Quebec St, Telephone: 306-948-2280

ANNUAL EVENTS

Organizations in Biggar host a variety of annual events. These events include: Fair Days, Culture Days, Town-wide garage sale, musicals, concerts, hockey tournaments, golf tournaments, fall suppers, Kids' Cabaret, Fire Prevention Week, pool carnival, Festival of Lights, dances and much more!

LOCAL MEDIA & COMMUNICATIONS

Newspaper:

- The Independent – Biggar’s weekly paper
- Saskatoon Star Phoenix – daily

Radio:

- CJNB 1050 AM North Battleford - Country
- VF2413 88.9 FM North Battleford - Community Radio
- CJHD-FM 93.3 FM North Battleford - Active Rock
- CJLR-FM-6 95.5 FM North Battleford - First Nations Community Radio
- CBKF-FM-5 96.9 FM North Battleford - Public News/Talk (French)
- CJCQ-FM 97.9 FM North Battleford - Adult Contemporary
- CBK-FM-5 99.9 FM North Battleford - CBC Radio 2 Public Music
- CHBT-FM 100.5 FM North Battleford Battlefords - Tourist Information
- CJYM 1330 AM Rosetown - Classic Hits
- CJWW 600 AM Saskatoon Saskatoon - Country
- CKOM 650 AM Saskatoon - News/Talk
- CBKF-2 860 AM Saskatoon - News/Talk (French)
- CKSB-FM-2 88.7 FM Saskatoon - Music (French)
- CFCR-FM 90.5 FM Saskatoon - Community Radio
- CITT-FM 91.7 FM Saskatoon - Tourist Information
- CKBL-FM 92.9 FM Saskatoon - Country
- CBK-1-FM 94.1 FM Saskatoon - CBC Radio One Public News/Talk
- CFMC-FM 95.1 FM Saskatoon – Adult Contemporary
- CFWD-FM 96.3 FM Saskatoon - Adult Hits
- CJMK-FM 98.3 FM Saskatoon - Adult Contemporary
- CFAQ-FM 100.3 FM Saskatoon - Christian Radio
- CJDJ-FM 102.1 FM Saskatoon - Active Rock
- CIRN-FM 104.1 FM Saskatoon - First Nations Community Radio
- CBKS-FM 105.5 FM Saskatoon - CBC Radio 2 Public Music

Cable & Satellite Television:

- Access TV
- Bell TV
- Shaw Direct

BIGGAR & REGION

The surrounding area offers a wide variety of geography and many scenic attractions.

Rural Municipalities

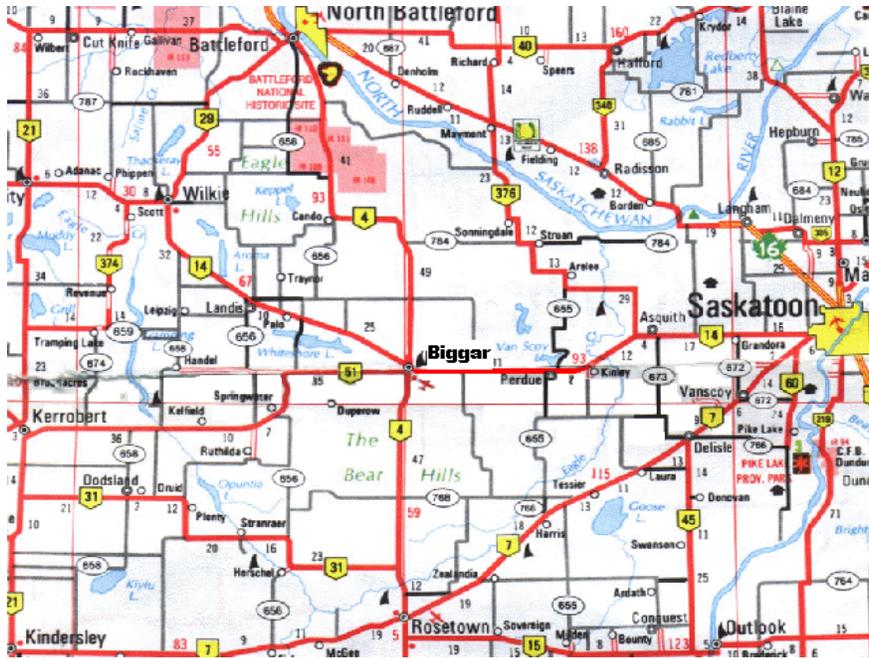
- R.M. of Mountain View No. 318
- R.M. of Winslow No. 319
- R.M. of Perdue No. 346
- R.M. of Biggar No. 347
- R.M. of Grandview No. 349
- R.M. of Eagle Creek No. 376
- R.M. of Glenside No. 377
- R.M. of Rosemount No. 378

Urban Municipalities

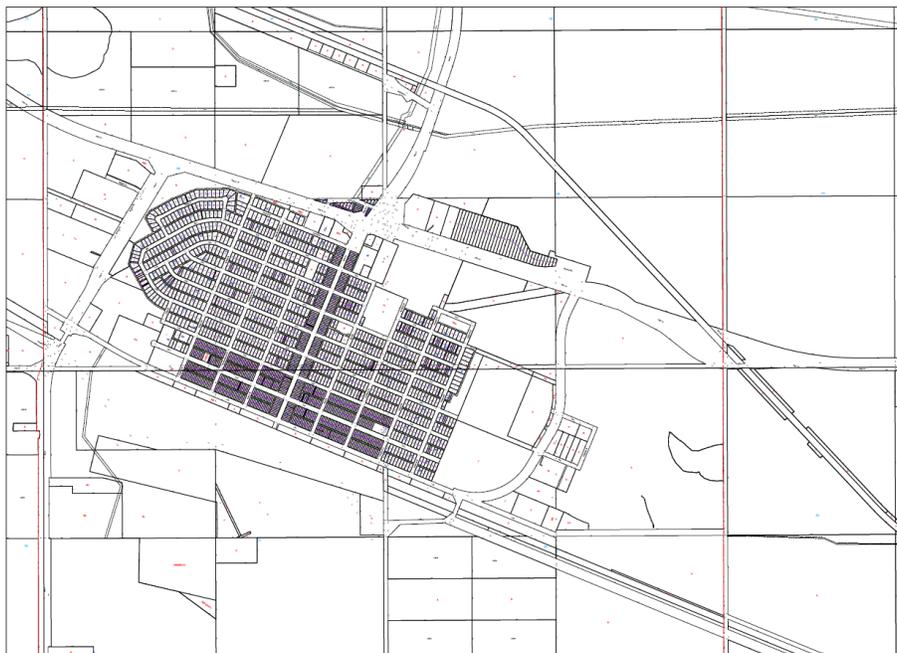
- Arlee
- Village of Plenty
- Herschel
- Handel
- Village of Kinley
- Village of Doddsland
- Village of Perdue
- Springwater
- Kelfield
- Cando

MAPS

Surrounding Area



Compiled Map of Biggar



APPENDIX A. Biggar and Area Business Listings

Biggar, Saskatchewan

Company Name	Phone Number
4D Transport	306-948-2482 or 1-866-934-6675
4K Fuels Ltd. (Petro Canada)	306-948-2435
A.C.E. Irrigation	306-948-3457
AGI Envirotank	306-948-5262
Alley Katz Bowl & Fun Centre	303-948-2255
Almost Home Care Home	306-948-3615 or 306-951-8300
Anderson Accounting	306-948-2022
Angie's Hair Salon & Barber Shop	306-948-3696
APA Innovations Inc.	306-948-5101
Aurora Construction	306-658-3004 or 306-951-7667
Baum's Paint	306-948-1773
Bear Hills Rural Development Corporation	306-948-2295
Beeson Barber Shop	306-948-2616
Big Medicine Custom Fencing	306-948-2808
Biggar & District Credit Union	306-948-3352
Biggar & District Daycare Project	306-948-3616
Biggar & District Family Centre	306-951-7860
Biggar Ark Mobile Welding	306-948-2414
Biggar Bus Depot	306-948-3301
Biggar Chamber of Commerce	306-948-2295
Biggar Community Connections	306-948-3402
Biggar Courier	306-948-7524
Biggar Dental Clinic	306-948-3408
Biggar Electrical Services	306-948-5291
Biggar Flower & Gift Shop	306-948-2616
Biggar Golf Club	306-948-5488
Biggar Greenhouse	306-948-3350
Biggar Homestead Restaurant	306-948-3301
Biggar Insurance Services	306-948-2469
Biggar Leisure Centre Ltd.	306-948-2266
Biggar Medical Clinic	306-948-5060
Biggar Museum & Gallery	306-948-3451
Biggar New Horizons Projects	306-948-5115
Biggar Salvage & Repair	306-948-5666
Biggar Sand & Gravel	306-948-5445
Biggar Sausages & More	306-948-2284
Biggar Sparkle Carwash	306-948-3335

Biggar Subway	306-948-2232
Biggar Super A Foods	306-948-3337
Biggar Supported Employment Program	
Biggar Transport	306-948-3309 or 306-242-9393
Biggar Veterinary Clinic	306-948-3392
Biggar Water & Well Drilling	
Biggar Weight Loss & Wellness Centre	306-948-7274
Bourassa & Associates Rehab Centre	306-948-4808 or 1-866-340-0109
Buckberger, Baerg & Partners LLB	306-948-5133
Burnt Orange Solutions	1-866-403-2298
Busse Law Office	306-948-3346
C & G Laundromat	306-948-5600
Campbell Accounting Services	306-948-4430 or 306-948-4460
Canada Post Corporation	306-948-3946
Canadian Imperial Bank of Commerce (CIBC)	306-948-3200
Canadian Scholarship Trust Plan (C.S.T.)	306-948-2445 or 1-877-333-7377
Cargill Ltd - Prairie Malt	306-948-3500
Carter's Plumbing & Heating	306-948-2624
Chase 14 Welding Ltd.	306-948-7117
Chico's Auto Works	306-948-5077
Co-operators Insurance Services	306-948-3926
Color Me Red	306-948-7661
Country Clipper Dog Grooming	306-948-2010
Crop Production Services	306-948-1753
CRT Welding Company Inc.	306-948-2401
Custom Livestock Fencing	306-948-3662
Custom Signs & Design	306-948-2578
D Spot Hair Salon and Esthetics	306-948-2578
Delainey Service	306-948-2747
de Moissac Jewellers	306-948-2452
Design Goddess	306-948-3702
Designs by Ann	306-948-3666
Devon McBee Construction	306-948-1408
Diamond Gym	306-948-5600
DMH Electric	306-948-2657 or 306-948-9136
Doctors Vision Care	1-855-651-3311
Dorosh Painting	306-948-2463
Duperow Co-op Association	306-948-2706
Dusty Dan Detailing	306-948-6927 or 306-567-3140
DW Upholstery	306-948-5678
E & J Catering	306-948-2211
E-Kay Enterprises Ltd.	306-948-2544

Elmer Dove, Chartered Accountant	306-948-2222
Esso 414 Ltd.	306-948-3600
Fick's Small Engine Repair	306-948-5255
First Avenue Collision Center Ltd.	306-948-3356
Goldenview Signs	306-948-3312
Grape Moments	306-948-3344
Great Plains College	306-948-3363
Green Gables Gallery	306-948-7274
Grondin Funeral Services	306-948-2669
H & R Block	306-948-2183
Hammond Realty	306-948-5053
Handyman (John Smith)	306-948-3856
Hannigans Restaurant	306-948-3335
Haynes Angus	306-948-2563 or 306-948-7624
Home Hardware	306-948-3712
Independent Printers	306-948-3344
Integra Tire Ltd.	306-948-3376
Ivan Young Tree Services	306-948-3381
JDL Underground Services	306-948-2298
Jiricka Transport	306-948-2835
Karen's Catering	306-948-2343
Kelly's Kitchen	306-948-5355
KRF Automotive Detail Centre	306-948-1722
Kurulak Investment & Insurance Corp.	306-948-5200
Leslie's Drugstore	306-948-3397
Lighthouse Consulting Inc.	306-948-2596
Liquor Board Store	306-948-3575
Living Books Distributor	306-948-3427
Lynda's Hair Design	306-948-3775
M & N Repair	306-948-3996
Mane Essence	306-948-2712
Madge Contracting	306-948-5453
Majestic Theatre	306-948-5404
Martin's Bobcat Service	306-948-2191
Master Handyman (Craig Polowick)	306-948-5450
McCarty Construction	306-948-2911
McNulty's Mobile Seed Cleaning	306-948-5627
Meszaros Chiropractic Clinic	306-948-5044
Midwest Therapeutic Massage	306-948-2202
Modern Look Home Renovations & Stucco	306-716-4021
Monarch Meats	306-948-3384
Mundt's Mobile Custom Grain Cleaning	306-948-5678

NAPA Auto Parts	306-948-2700
NCM Home Maintenance	306-948-3325
Nevada's Cutting Room	306-948-5155
New U Fitness	306-948-2208
Nick's Plumbing	306-948-1777
Nodwell's Bison Ranch	306-948-3492
North American Lumber Co.	306-948-2248
Northland Paint, Sandblasting & Spray Foam	306-948-3865
O'Hair Salon	306-948-3865
O.K. Tire Centre	306-948-2426
One Stop Hardware	306-948-5626
Parrish & Heimbecker	306-948-1990
Partylite Gifts	306-948-3894
Pharmasave #415	306-948-3315
Phillips Electric	306-948-5393 or 306-221-6888
Phillips Floors & More	306-948-1773
Phillips Radio Shop	306-948-2442
Photos by Jocelyn	306-948-7267
Pizzeria Adria	306-948-4800
Plaza Mobile Home Park	306-948-2554 or 306-948-7161
Pollock Brick & Tile	306-948-2555
Prairie Boyz Vinyl Fencing	306-951-7666 or 306-948-2953
Quick Stop Convenience Store	306-948-5494
Rack Petroleum Ltd.	306-948-1800
RBC Royal Bank	306-948-5001
Rebel Landscaping	306-948-2879
Red Apple	306-948-3849
Red Apple Administrative Services	306-948-7402
REDlick Ink	306-948-2395
Remax Realty	306-948-8055
Rob's Welding Ltd.	306-948-5608
Rock-N-C Tub Grinders	306-948-3422
Roe & Peszko Law Office	306-948-5352 or 306-244-9865
Sagon Catering	306-948-3613
Sarcen Recycling	306-948-2168
Shop Easy Foods	306-948-5144
Silver Eagle Excavating & Contracting	306-948-2651
Snow White Family Restaurant	306-948-2861
Spyder Autobody	306-948-2044
Style Station & Spa	306-948-1711
Sunshine Care Home	306-948-3644
TND Plumbing	306-948-3389

Ter Shel Carpentry	306-948-5320 or 306-948-6882
Thuro-Janitorial Services	306-948-5600
Town & Country Restaurant	306-948-5300
Town of Biggar	306-948-3317
Trading Post	306-948-9503
TWH Financial	306-948-5377
Ty's Eavestroughing	306-948-7022
Versa Farms Inc.	306-948-3491
Viterra	306-948-2643
We Halr Ent	306-948-7948
Weazie's Gourmet Blends	306-948-1795
Wells Homes & Construction	306-951-0060
Western Sales (1986) Ltd.	306-948-4141
Westwinds Motor Hotel	306-948-3301
WTSL Mobile Grain Cleaning	306-948-2461
Wylie's Seed Cleaning	306-948-5394
YH Truck & Trailer Repair	306-948-2109
Your Dollar Mart	306-948-3990
Zidko Hay & Cattle Hauling	306-948-2037

