

Concept Plans



What is a Concept Plan?

A Concept Plan is a detailed plan to implement the Official Community Plan policies for growth and development within a specific area, generally equivalent to a single neighbourhood unit. Once approved and adopted, the Concept Plan forms the basis for future subdivision and rezoning applications.

Legislative Authority.

Section 4.2.1 of the City of Moose Jaw Official Community Plan outlines the extent of the City's existing policy on Concept Plans, under section 44 of the Planning and Development Act. Concept Plans are required for new residential neighborhoods which exceed 15 hectares in size, or have more than 20% multi-unit housing, and shall be adopted as an amendment to the Official Community Plan Future Land Use Map. Concept Plans may also be required for large-scale commercial and industrial development.

Submission Requirements

Generally, a Concept Plan must conform with all applicable policies and objectives contained within the Official Community Plan and will include background studies (traffic studies, servicing feasibility, environmental, biophysical, and heritage screening). It will also include but not limited to a detailed land use plan, including proposed density and population, parcel layout, servicing, road network, stormwater and park features, phasing of development, solar orientation of lots for energy conservation, pedestrian access to schools, parks, public transit, or minor neighbourhood commercial uses, preservation / enhancement of natural features, such as drainage patterns, proposed needs and efficiencies for municipal servicing, etc.

The development of a Concept Plan should include public and stakeholder engagement including community service providers, utilities and landowners.

City of Regina Development Standards can be used as a reference beyond what the City of Moose Jaw has provided for standards.

Timing and Cost

A \$500 base application fee is required for the processing of Concept Plans. Any additional expenses relating to advertising, open houses, agreement preparation, etc. are the sole cost of the applicant.

A minimum of 2 weeks is required for administration to review a draft Concept Plan submission. Once the applicant and City Administration are satisfied with the Concept Plan, a report will be brought forward to City Council requesting authorization to proceed with the OCP Amendment. There is a minimum 4 week advertising period for such amendments, before the amendment bylaw can be brought forward for Council's consideration. Additional time is

required for Ministerial Approval of the OCP amendment through the Ministry of Government Relations.

For more information contact City of Moose Jaw Planning and Development at 694-4443, or planning@moosejaw.ca.