

Integrating Asset Management into Official Community Plans

2024

Introduction

All municipalities own, operate, and maintain various infrastructure assets with limited service life. These assets can include road networks, water distribution and sewage collection systems, vehicles and equipment, parks, or municipal buildings. Municipalities should manage their assets to ensure they reach their full-service life and plan for replacement. Local land use planning provides a roadmap linking development with infrastructure and is essential to effectively manage these systems over the short and long term.

Asset Management and Land Use Planning

What is asset management?

Asset management is an integrated business approach involving planning, finance, engineering and operations to effectively manage existing and new infrastructure to maximize benefits, reduce risk and provide satisfactory levels of service to community users in a socially, environmentally and economically sustainable manner.

What does asset management involve?

Asset management involves:

- inventorying your assets;
- determining what stage in the asset's life cycle the asset is in;
- determining when the municipality needs to invest in the asset to ensure full-service life and value;
- whether certain assets should be replaced or decommissioned;
- estimating the cost of replacement; and
- evaluating existing systems against new innovations during replacement.

What should an asset management plan do?

An asset management plan should:

- develop and maintain asset inventories of all infrastructure;
- reduce the overall life cycle costs of infrastructure;
- provide a risk assessment of the infrastructure systems;
- identify critical assets and the impacts of a loss of service;
- maintain/manage infrastructure assets at appropriate service levels;
- monitor standards and service levels to ensure that they meet community goals and objectives;
- establish infrastructure replacement strategies using full life cycle costing principles;
- plan the maintenance of assets to deliver appropriate service levels and extend the useful life of assets;
- establish stable, long-term budgeting to replace, renew or decommission different assets;
- incorporate asset management into other corporate plans, like the official community plan (OCP); and
- report publicly on the status and performance of work related to implementing the asset management policy.

What is land use planning?

Land use planning is the scientific, aesthetic, and orderly use of land, resources, facilities, and services to secure a community's physical, economic and social efficiency, health and well-being. An OCP and zoning bylaw is the tool that provides authority for councils to enforce land use decisions legally.

How does asset management fit in with land use planning?

An OCP is based on community values and assets. To effectively plan, a municipality should inventory its assets and establish what additional assets are needed to support new development. This information allows a municipality to direct and control development consistent with existing and planned infrastructure.

How should I integrate asset management into land use planning?

Asset management plans should help determine planning policy to meet asset strategies. This can be done by determining the most cost-effective locations to extend infrastructure and the level of service most appropriate and affordable for new development areas. If you do not yet have an asset management plan or an OCP, prepare them simultaneously to ensure both are more effective at managing the municipal costs for infrastructure. If you have an asset management plan but no OCP, provide the asset management plan to your planner, and they should ensure the OCP strategies include the asset strategies and practices. If you have an OCP and asset management plan, but they are not reflective of each other, a review should be undertaken to ensure they align.

What resources are available for municipalities preparing an OCP?

Many municipalities are undertaking new official community plans in Saskatchewan and may be able to share their experiences. Reach out to your neighbouring communities to ask how they may address this item. Additional information on official community plans can be found in the [Preparation of an Official Community Plan](#) guide on saskatchewan.ca.

What resources are available for municipalities preparing an Asset Management Plan?

Although asset management is a newer field of work in Canada, there is a growing body of knowledge from professional sectors and various governments. Information on Saskatchewan's municipal experience in asset management is growing, and one source is the [Municipal Information Data Portal](#).

Contact Information

For more information on official community plans, contact the Community Planning branch.

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