

Town of Carnduff Official Community Plan



THE TOWN OF CARNDUFF

Official Community Plan BYLAW No. 468-15

1. Pursuant to Section 29 of *The Planning and Development Act, 2007*, the Council of the Town of Carnduff hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this _____ day of _____ 2015

Read a second time this _____ day of _____ 2015

Read a third time and passed this _____ day of _____ 2015

MAYOR

SEAL

ADMINISTRATOR

Lenore Swystun, MCIP, RPP
Professional Planner

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OFFICIAL COMMUNITY PLAN

SCHEDULE “A” to BYLAW NO. 468-15

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Table of Contents

Section 1: The Official Community Plan	3
1.1 Introduction.....	3
1.2 Purpose of the Official Community Plan	4
1.3 Format of the Plan	5
Section 2: Community Voice and Vision	6
2.1 Community Engagement Process	6
2.2 Vision Statement.....	7
2.3 Community Goals.....	8
Section 3: General Development Policies for the Town of Carnduff	9
3.1 General Development Land Use Policies.....	9
3.2 Community Services.....	11
3.3 Public Health and Safety.....	13
3.4 Recreational Amenities	15
3.5 Public Utilities and Facilities	16
3.6 Residential Land Use	18
3.7 Community Economic Development and Tourism	20
3.8 Commercial and Industrial Land Uses	22
3.9 Heritage and Cultural Resources	25
3.10 Natural Resources and Ecological Sensitivities	27
3.11 Municipal and Environmental Reserve, and Green Space	30
3.12 Transportation Networks	31
3.13 Future Urban Development.....	33
Section 4: Administrative Tools.....	34
4.1 Action Planning	34
Section 5: Implementation and Monitoring	35
Appendices.....	39
Appendix “A” – Town of Carnduff Future Land Use Map	40
Appendix “B” – Town of Carnduff Reference Maps	41
Appendix “B1” – Community, Park and Recreational Amenities	41
Appendix “B2” – Health, Safety and Emergency Services	42
Appendix “B3” – Heritage Buildings and Historic Places of Interest	43

Appendix “B4” – Drainage Pathways and Ditches.....	44
Appendix “B5” – Water Distribution System	45
Appendix “B6” – Sewer System	46
Appendix “B7” – Transportation Hierarchy	47
Appendix “C” – Town of Carnduff Infrastructure Capacities	48
Appendix “D” – Town of Carnduff Action Plan Table	49

Section 1: The Official Community Plan

1.1 Introduction

The Town of Carnduff celebrates the completion of its Official Community Plan, hereinafter referred to as the Plan. This Plan is a voluntary effort, used in conjunction with the RM of Mount Pleasant and Town of Carnduff District Plan, formed to assist the Town with growth and development opportunities to sustain and retain current community services and business activities which meet the economic and social needs of current and future population.

The Town of Carnduff is a *community on the move*. The community is located along Highway #18 in south east Saskatchewan and has a 2011 Census population of 1,126.¹ Carnduff is one of the major hubs in the area providing services for community members and visitors. Neighbouring communities include the Town of Oxbow, Villages of Carievale and Gainsborough, Pierson, Manitoba, and Sherwood, North Dakota.



Carnduff is one of the communities that reside in the heart of the Bakken oil formation. There are many services in the Town that contribute to the oil industry. Carnduff provides services for people working in the industry including accommodation, restaurants, grocery, gas, and shopping.

Other prominent services the Town offers includes health care, fire and protective services, education, and recreation. There is a nursing home with 29 suites and 57 beds, the Villa, part-time optometrist, and ambulance service. The Town has a full time physician that serves local and regional residents. The Town has a new fire hall and some new equipment and an RCMP detachment.



There is a newly built Kindergarten to Grade 12 Education Complex that provides a variety of programming and activities for youth. Carnduff also has a daycare, public library, many churches, two campgrounds, a swimming pool, arena, curling rink, community centre and halls, ball diamonds, bowling alley, senior centre, golf course, and theatre.

The community of Carnduff is growing. As more people travel through Town or stay for short and long periods of time, they realize what the community has to offer and want to call Carnduff home. The Town works cooperatively with the RM of Mount Pleasant No. 2 and is participating in a District Planning Commission to achieve the vision, goals, and policies that benefit the District as a whole.

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 Plan outlines the vision, goals, objectives, and policies of the Town of Carnduff. To enable a comprehensive understanding of the future directions of the Town, this Plan and its section should be read in its entirety, and not in isolation from one another.

1.2 Purpose of the Official Community Plan

The purpose of the Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social, and cultural development of the Town of Carnduff.

In addition, this Plan will include procedures for the resolution of land use conflicts and provisions for administration and repeal of the Plan.

1.2.1 Enabling Legislation

The Town of Carnduff Official Community Plan meets the legislative requirements as outlined in *The Planning and Development Act, 2007* and *The Statements of Provincial Interest*. This Plan has been established and adopted in accordance with the provisions of Section 32 of the Act.

The Plan responds to the requirements of the Act by providing policies based upon “Community Goals.” This Plan will reduce uncertainty for both the public and private sectors with respect to future use of land by ensuring development practices are compatible with the land base and environment in the Town and wider district.

The Town will also, in accordance with *The Planning and Development Act, 2007*, adopt a Zoning Bylaw consistent with the policies and provisions of this Plan and the RM of Mount Pleasant and Town of Carnduff District Plan. The Zoning Bylaw is a regulatory tool of the Plan, implementing the policies contained within the Plan and includes site specific regulations.

1.2.2 Beyond Legislative Authority

This Plan is derived from a participatory process with the involvement of many residents and community members. The non-legislative authority for the Official Community Plan is the capacity-building and partnership opportunities that are realized as a correlation to sustainable growth, which is considered a priority by the Town.

1.3 Format of the Plan

The Town of Carnduff Official Community Plan is divided into four major parts:



The **Policies** of the Plan are action statements intended to address particular opportunities and advance the Town towards its vision. Policy implementation should involve appropriate levels of consultation with the public. 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 the 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 Carnduff. The Future Land Use Map attached as 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 man-made features.

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

Action Plan: To achieve the goals set out in this Plan, a clear plan of action or implementation strategy is required. An action plan table for the Town has been included in Appendix “D” to provide a checklist of the key action items to help the Town achieve its goals. Each action item relates to policy statements included in the Plan and will require an Implementation Committee of council or the Planning District to be established to prioritize the action items. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

Section 2: Community Voice and Vision

One of the most valuable sources of information is gained through local wisdom and experience to write local policy. Community engagement played an important role in the creation of the Town of Carnduff Official Community Plan. A number of community members, business owners, and other stakeholders from the local area participated in various meetings and data collection sessions. Information derived from this community engagement helped to inform the Town's vision, goals, objectives, and policies for the community.

2.1 Community Engagement Process

The facilitation and process utilized during this Planning Framework is based on an Appreciative Inquiry model and is intended to ensure time for community capacity building and quality results. The model builds from the positives and asks participants to discuss “best-hopes and goals” for the future of the community.

Community engagement involves a wide range of participants with varying opinions and ideas. The model allows for the creation of open space where everyone can voice their opinions and be heard throughout the process. It guides the community to create a shared vision that everyone can live with.



Roles were shared at the beginning of each session for the facilitative planners and participants, with a common goal for everyone to learn something new, have fun, and share with others the work being done together.

2.1.1 Foundations for Success

Foundations for Success were created with community representatives to ensure successful and productive meetings and process. The Foundations below are important to the community when coming together.

- ❖ Respecting time
- ❖ Direction and leadership
- ❖ An agenda
- ❖ Make things interesting
- ❖ Keep an open mind
- ❖ Humour
- ❖ Refreshments
- ❖ Have fun
- ❖ Discussion
- ❖ Feedback



2.2 Vision Statement

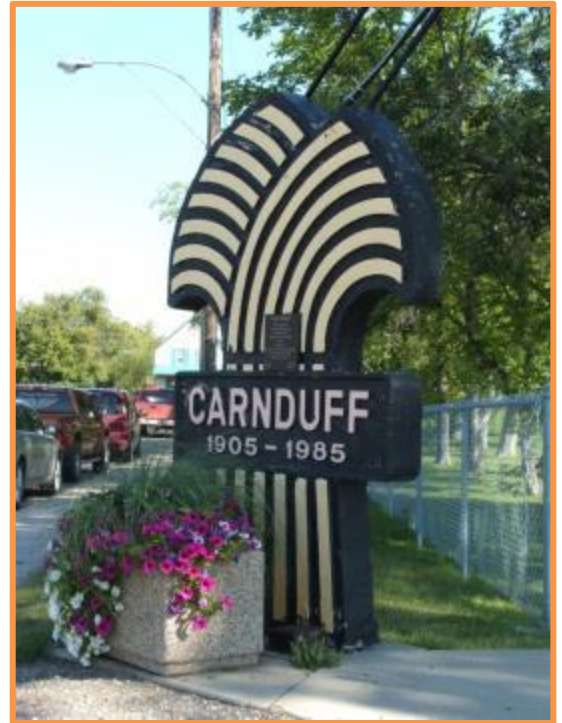
The Vision Statement for the Town of Carnduff was created with community members and stakeholders. The vision is based on the goals and aspirations of the present and is intended to guide future growth and development for the next twenty-five plus years.

In 2040...

The Town of Carnduff is a thriving hub that offers diverse community services and amenities. Our community has grown to support people of all ages and through the life continuum, providing services such as health care, education, businesses, and various residential options.

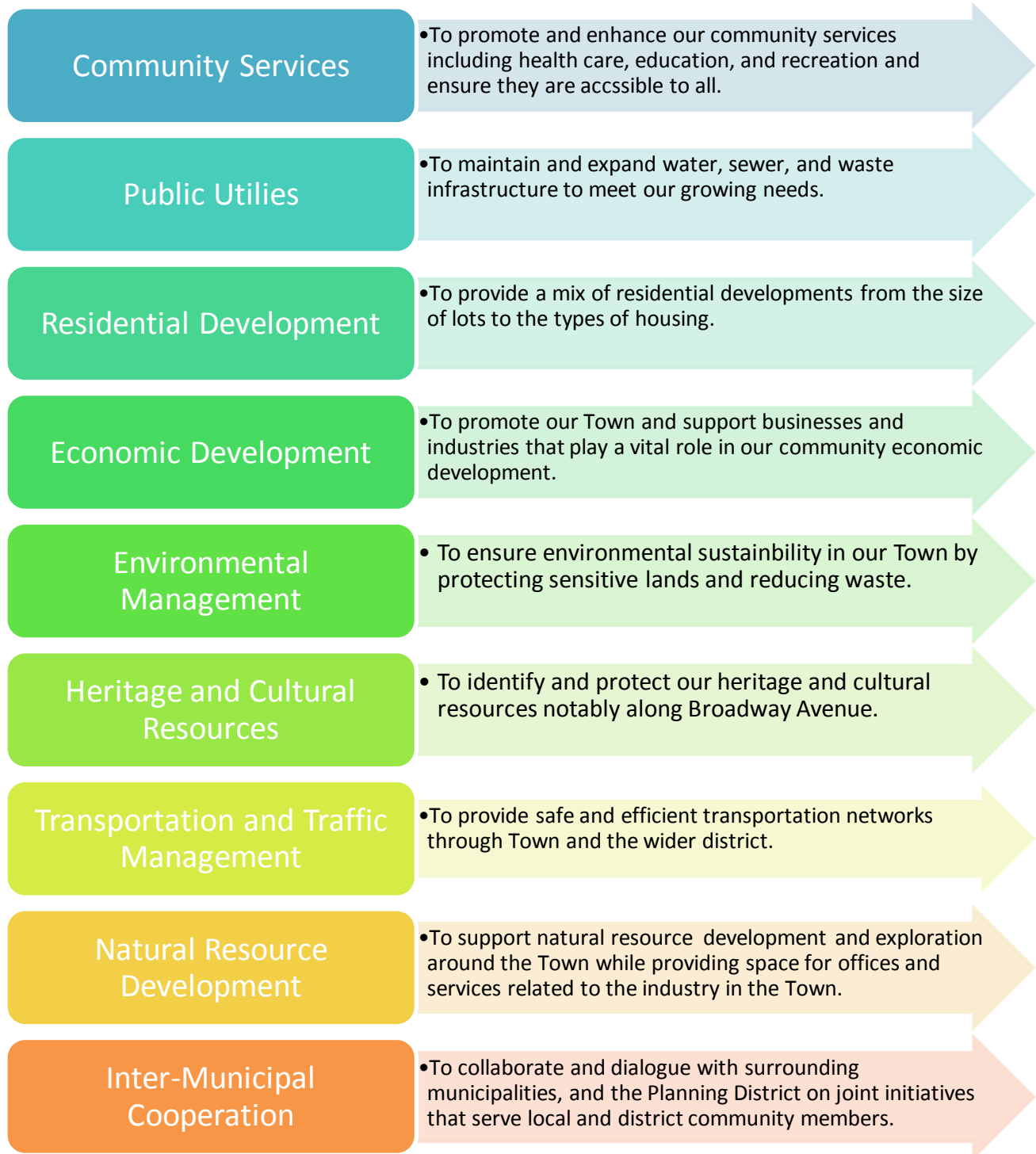
Our infrastructure is maintained and expanded to support our growth. We collaborate with the RM of Mount Pleasant and other surrounding communities on district initiatives and opportunities for cost-sharing of services.

Broadway Street is vibrant and includes a variety of services for community members and attracts new residents and visitors to Carnduff.



2.3 Community Goals

The Town of Carnduff Official Community Plan responds to the requirements of *The Planning and Development Act, 2007* and *The Statements of Provincial Interest*, by providing policies based upon “Community Goals” for the conservation and use of municipal resources. The day-to-day decisions for the municipal Council will be based upon these goals.



Section 3: General Development Policies for the Town of Carnduff

The policies outlined in this section address issues which may arise throughout the Town of Carnduff. In managing change, the Town will undertake comprehensive, integrated, and long-term planning to ensure that development with the landscape quality of the area can be sustained by service levels and meets *The Statements of Provincial Interest*.

3.1 General Development Land Use Policies

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 expand infrastructure services to meet growth needs and demands of the community.
- ❖ To ensure developments are safe and accessible.

General Policies

- .1 The Town shall have a sustainable form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public facilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long-term needs for the community.
- .2 The Town will avoid unplanned development to achieve an orderly and efficient land use pattern which is possible to develop and service in appropriate phases. This Plan will strengthen and maintain the rural and small town character and the livelihood of residents.
- .3 Residential, commercial, recreational, and other land use development and subdivision shall be encouraged to incorporate design features including alternative energy sources, innovation in health, and environmentally responsible practices will be encouraged where they are consistent with the Plan.
- .4 Future development shall integrate into the natural surroundings and complement the community design, landscape, and vegetation. Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, recognize significant features and reduce access connections to provincial roads and highways to minimize disruption to traffic flow.

- .5 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 Plan.
- .6 Developments proposed in a flood way of the 1:500 year flood elevation will be prohibited. Where a development is approved in the flood fringe, flood proofing to 0.5 metres above the elevation will be required. The Town will work with the Saskatchewan Water Security Agency on developments proposed in flood prone areas.
- .7 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, tourism, recreational, commercial, industrial, and institutional uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.
- .8 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 shall minimize the potential impact to drainage, landscape, or other natural conditions and shall be required to mitigate on and off-site impacts.
- .9 The Town shall work with business, agriculture and industry, non-governmental organizations community groups, conservation authorities, educational and economic development agencies, other municipalities and other orders of government to:
 - a) Initiate inter-community cooperation to coordinate the efficient provision of services and infrastructure;
 - b) Promote environmentally and economically sustainable developments;
 - c) Stimulate population growth to support social-economic developments.
- .10 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 away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.
- .11 Sustainable policies and sustainable design criteria such as the use of alternative methods, renewable energy sources, solar orientation, innovative waste water and water reduction strategies should be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs should be encouraged.
- .12 Existing trees and vegetation shall be retained where possible and incorporated into site planning.

3.2 Community Services

Community services in the Town of Carnduff range from health care, educational and recreational facilities to churches and service clubs and organizations. There are a number of services and amenities offered in the Town and there is something for everyone.

The Carnduff Education Complex is an important amenity in the community. The Complex was recently built and has approximately 350 students. It resides within the Southeast Cornerstone public school division. There are many programs and services offered for students including recreation, arts, and drama. Distant post-secondary is also an option in the Town. This is provided through the Southeast Regional College.

Recreational facilities include an arena, ball diamonds, swimming pool, ag grounds, and many more. The Town wants to ensure there is diversity in the community services provided for community members to become involved in their community and attract new residents.

Objectives

- ❖ To continue to support health, education, and recreational amenities in the Town.
- ❖ To support local volunteers and recognize their efforts in community initiatives and events.
- ❖ To encourage community member participation in municipal matters.
- ❖ To maintain our educational facilities and programming.

General Community Service Policies

- .1 The Town shall continue to support and promote current community amenities and services including health care, education, and recreation. Community services will be accessible for all.
- .2 The Town will work with service delivery agencies, other municipalities, and other jurisdictions by:
 - a) Participating in activities enhancing the delivery of services;
 - b) Assisting in site planning for public service uses;
 - c) Ensuring infrastructure development that supports public service uses;
 - d) Supporting, as appropriate, the joint-use of community facilities as a means of providing cost-efficient services to the public;
 - e) Accommodating public service development in appropriate locations in the community compatible with existing land use as may be permitted by the Zoning Bylaw; and
 - f) Entering into collaborative inter-municipal or inter-agency agreements.

- .3 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.
- .4 The Town will ensure that adequate land and buildings are made available to a full range of institutional, public, and community services. The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have joint-use.
- .5 Neighbourhood-orientated institutional uses such as schools, churches, and day care facilities may locate within the area they serve. The Zoning Bylaw provides site regulations for community service uses.
- .6 The Town supports community organizations and committees and should recognize the efforts provided by community members for their volunteerism and community spirit in the delivery of community and district organizations, events, and initiatives.
- .7 Community members shall be invited to participate in Town initiatives and events.

Educational Policies

- .8 The Town supports the Carnduff Education Complex, Little People Playschool, and the Southeast Regional College as vital and integral amenities and programs for the greater community.
- .9 The Carnduff Education Complex should be promoted as a community facility to host Town and district gatherings and events.
- .10 The Town of Carnduff should work together with the Southeast Cornerstone public school division, Southeast Regional College, and other stakeholders to pursue options to expand educational programming.



3.3 Public Health and Safety

Ensuring public health and safety of community members and visitors is important to the Town. Health care and emergency services in Town includes a nursing home with 38 long term care beds, 1 short term care bed, 19 assisted living beds, and 28 Level 1 Suites. The clinic is set up in the same location as the nursing home and other services include ambulance, handi-van, fire hall and volunteer department, and RCMP. The Town also has an Emergency Measures Organization.

The Town works with surrounding municipalities on health and emergency services to provide services out in the rural areas and neighbouring communities. Carnduff and surrounding municipalities also work together on health care personnel recruitment. This is necessary for the maintenance and expansion of their health facilities.



Objectives

- ❖ To work with the Planning District and neighbouring municipalities to maintain and promote on-going health and emergency services in the Town and surrounding areas.
- ❖ To retain and expand current emergency and health services.
- ❖ To work with surrounding municipalities, Sun Country Health Region and other organizations to maintain and attract health professional to the region.
- ❖ To work with the Sun Country Health Region and other organizations to provide health programs and services.
- ❖ To maintain RCMP presence in the community.

General Policies

- .1 Public health and safety requirements shall guide all development. The Town shall work with the Planning District and surrounding municipalities in a shared Emergency Response Plan that it is coordinated with all federal and provincial programs and policies.
- .2 Health and emergency services and amenities shall be maintained in the Town to serve local and district residents. Where there is opportunity to expand services and amenities the Town shall participate.



- .3 The Town will continue to participate in health care personnel retention and recruitment with surrounding municipalities and the Sun Country Health Region.
- .4 Firefighting requirements will be considered as a part of every re-zoning application, subdivision review, and servicing agreement.
- .5 The Town is encouraged to utilize FireSmart² principles for subdivisions planned within and adjacent to fire hazard areas.
- .6 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event occurring. An understood and practiced plan needs to be maintained.
- .7 The Town shall encourage the maintenance and on-going service of the ambulance to the local and regional community members.
- .8 Protective services such as the RCMP are important to the Town. The Town shall advocate for continued and expanded presence in the community.



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

3.4 Recreational Amenities

Recreational amenities in the Town include an arena, community centre, curling rink, ball diamonds, swimming pool, agricultural grounds, golf course, campgrounds, and many parks and open spaces. A number of programs are offered to support the amenities. Recreational amenities are run through a joint Recreation Board that reports to the RM of Mount Pleasant and Town of Carnduff Councils.

Objectives

- ❖ To maintain our current recreational amenities and programs in the Town.
- ❖ To pursue the development of a new recreational centre.
- ❖ To work with surrounding municipalities on joint recreational initiatives and cost-sharing of recreational facilities.
- ❖ To create a walking trail around Town.

Recreational Policies

- .1 The Town shall encourage programs and extracurricular events as a means of promoting activities within the community and area for families and individuals.
- .2 The Town will promote the use of existing community space such as halls, arenas, and school areas as resources to be utilized in the programming of recreational and cultural activities to ensure these amenities are maintained and well utilized.
- .3 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 district for year-round recreational pursuits.
- .4 The Town may consider pursuing opportunities for a multi-purpose complex for community and recreational activities and services.
- .5 Park space will be provided as required to meet public needs in the community. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas and trails shall be encouraged.
- .6 The Town may develop a walking trail around the community. A suggested trail pathway is provided in Appendix “A” on the Future Land Use Map for the Town.



3.5 Public Utilities and Facilities

The Town of Carnduff is committed to providing quality infrastructure for residents, business, and industry. Public utilities currently provided include water, sewer, and waste. Infrastructure capacities are included in Appendix “C.”

It is important to the Town to expand infrastructure services in order to accommodate growth. There is the potential for cost-sharing opportunities to deliver infrastructure services with surrounding communities and potential developers.

Objectives

- ❖ To provide for orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- ❖ To protect our ground water resources.
- ❖ To maintain and expand infrastructure within the Town.
- ❖ To pursue the development of and seek funding for a new lagoon.
- ❖ To work with communication providers to improve services in the Town and area.
- ❖ To reduce waste in the community.

General Policies

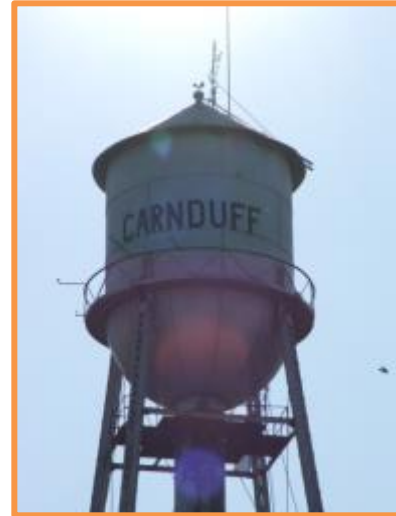
- .1 The Town shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards, and other public utilities.
- .2 In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with policies from the Official Community Plan, to ensure the effective and efficient control of development and public spending.
- .3 In managing growth and change, the Town shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities.
- .4 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.



- .5 The planning, phasing, and development of water and sewer services will be based on:
- a) Conformance with environmental regulations;
 - b) The demand for services and the need for upgrading;
 - c) The financial resources of the Town of Carnduff;
 - d) The logical extension of existing services; and
 - e) Growth trends.

Water and Sewer Policies

- .6 Carnduff in cooperation with surrounding municipalities and proper agencies should investigate options for lagoon expansion to meet growth demands and needs.
- .7 The Town shall budget and seek funding to replace water and sewer main lines within the community. This may be done in a phased approach.
- .8 The Town shall protect groundwater resources are to ensure water quality remains safe for residents' use.



Utility Policies

- .9 The Town will encourage balanced development that effectively utilizes existing utility infrastructure for infill development while exploring new types of renewable utility systems to accommodate future land development.
- .10 The Town shall work with the Planning District, neighbouring municipalities, and agencies to provide utility services in a cost-effective and sustainable manner.
- .11 The Town will work with utility providers to advocate for better internet and cell phone services in the Town and wider district.

Waste Management and Reduction Policies

- .12 The Town encourages waste reduction strategies to promote a sustainable community. The Town shall support the curb side recycling program.



3.6 Residential Land Use

The Town of Carnduff offers a variety of housing styles including single detached, multi-unit, mobile homes, rental, senior housing, and short and long term stay accommodations. The diversity in housing accommodations allows people no matter where they are in the life continuum to make Carnduff home. People have the ability to live in the community all their life. With a lot of traffic from the oil industry there is a need for more affordable housing options and the Town encourages such development.

Objectives

- ❖ To provide a variety of lots sizes to accommodate different types of residential development.
- ❖ To promote residential development where existing infrastructure is available.
- ❖ To expand infrastructure capacities when needed to grow residential development in Town.
- ❖ To promote affordable housing options.

General Policies

- .1 The Future Land Use Map (Appendix “A”) will provide for the development of residential and compatible land uses to accommodate a variety of housing forms provided for within the Zoning Bylaw.
- .2 Redevelopment and infill residential development will be supported to maximize the use of existing infrastructure and services.
- .3 The Town shall provide and work with developers to provide a variety of lot sizes for residential development in order to attract a diversity of housing styles. Infrastructure will be expanded when it is feasible for the Town. In the case of private development, the Town shall work with the developer to enter into a servicing agreement.
- .4 When planning new residential areas or re-zoning portions of land for residential use, the proposed development shall have regard to:
 - a) Compatibility of adjacent land uses;
 - b) Avoidance of environmentally sensitive and/or hazardous areas;
 - c) The ability of the Town to provide cost-effective municipal services;
 - d) The impact on financial and capital planning by the Town;
 - e) Zoning, subdivision design, street layout, and site planning;
 - f) The use of natural topography and drainage patterns to minimize the cost and risks associated with storm; and
 - g) Provision of land for Municipal Reserve pursuant to *The Planning and Development Act, 2007*.

- .5 In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and if possible, to keep important natural and nature-like areas generally intact.
- .6 Residential building construction will be regulated by the Building Bylaw to ensure high quality housing that is consistent with *The National Building Code of Canada*. The safe construction and maintenance of dwellings, along with the certification of modular homes to meet safety standards, will be enforced.
- .7 Ready-to-move (RTM) and modular housing units are suitable within any residential area if constructed to complement neighbourhood dwellings. These newer forms of pre-fabricated dwellings are required to meet the construction standards of *The National Building Code of Canada*.
- .8 Multi-unit dwellings will be encouraged on sites that are considered to be compatible with adjacent residential development, having regard to suitable street and vehicular access and as regulated by the Zoning Bylaw.

Affordable and Rental Housing Policies

- .9 The Town shall support affordable housing by:
 - a) Identifying appropriate locations for its development;
 - b) Assisting in the development review process; and
 - c) Participating in affordable housing projects where appropriate and within financial capabilities.
- .10 Affordable housing will be supported by the Town through investigation of subsidized options or incentives to draw new residents or families to the community.
- .11 Rental housing options will be encouraged to mitigate the present shortage of rental accommodation. The Town may provide an incentive to developers providing this type of housing in the community.

Home-Based Business Policies

- .12 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. The Zoning Bylaw shall specify development standards for home-based businesses.
- .13 Home-based businesses will be required to comply with the Building Bylaw and *The National Building Code of Canada*.

3.7 Community Economic Development and Tourism

The Town of Carnduff is working hard to promote community economic development and tourism in the community and surrounding area. The Town has a part-time community economic development officer who works on a number initiatives ranging from delivering community surveys to receive input on economic development in the Town to working on events and promoting the Town.

Economic development is supported in the community through the business sector. Broadway Street, the recreational amenities and events such as the community wide garage sale, music festival, and many more are something that attracts people to Carnduff.

Objectives

- ❖ To provide services and amenities that contributes to the Town's economy and is available to all ages.
- ❖ To collaborate with the community economic development officer, business owners and other organizations on community economic development initiatives.
- ❖ To maintain businesses on Broadway Avenue and attract new businesses that increase services.
- ❖ To identify unique tourism attractions in the Town and pursue the development of new attractions.

Economic Development Policies

- .1 The Town shall promote economic development competitiveness by providing for an appropriate mix and range of employment including industrial, commercial, and institutional uses by ensuring the necessary infrastructure is provided to support current and projected needs.
- .2 Community developments that contribute to the overall economic viability of the Town should be designed and accessible to people of all ages and backgrounds.
- .3 The sign corridor shall be maintained to promote services offered in the Town.



- .4 Broadway Street shall continue to be promoted. Working with the community economic development officer, business owners, and other organizations to enhance the look and feel of the Town Centre to attract new visitors shall be explored.

- .5 The Town should work with key stakeholders to discuss and implement possible initiatives and incentives for current commercial and industrial businesses and to attract new development.



Tourism Policies

- .6 The preservation of present cultures and traditions through festivals, dances, and other events will be seen as essential to the greater community and shall be maintained and enhanced when opportunities arise.

- .7 Year-round seasonal activities and festivals shall be promoted by the Town including music festival, Town wide garage sale, Canada Day Celebration and others. The incorporation of new events shall be encouraged.

- .8 The Town shall promote current tourism attractions in the community as well as work with surrounding municipalities to expand promotions out in the rural areas.



- .9 Working with the community economic development officer, organizations, and surrounding municipalities, the Town should discuss expansion of tourism opportunities in the region to attract more visitors to the area.

3.8 Commercial and Industrial Land Uses

There are a number of commercial and industrial developments that reside within the Town of Carnduff and serve community and district residents. Carnduff has a locational advantage for larger commercial and industrial developments. The Town is located along the Provincial Highway #18, has an active rail line through Town, and the community is not far from two borders – Manitoba and the United States. The large scale commercial and industrial businesses that exist today are related to agriculture and oil and gas industries.

Broadway Street is the centre of the community where many of the core commercial businesses are located. The street has a historic character as seen from some of the buildings on the street including the pharmacy, theatre, and Avonmore Hotel. Broadway Street is important to the community and residents would like to see more businesses along the street to retain people, promote local businesses, and to attract visitors.

Objectives

- ❖ To promote our current commercial and industrial developments.
- ❖ To provide for a mix of commercial and industrial land uses in Town to foster economic growth.
- ❖ To promote our transportation networks including road, rail, and air to attract commercial and industrial development.
- ❖ To attract new businesses to our Broadway Street that supports the needs of local and district residents.

General Policies

- .1 The Future Land Use Map attached in Appendix “A” shall outline areas of development that are designated for commercial and industrial activities along with compatible land uses.
- .2 Commercial and industrial 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 The Town will promote economic development and competitiveness by providing for an appropriate mix and range of commercial and industrial uses.

Town Centre Commercial Policies

- .4 The core commercial area will be promoted as a hub of central activity in the Town of Carnduff.

- .5 The Town shall consult with individuals, business owners, and organizations to identify initiatives or incentive programs that would encourage businesses and enterprises to locate in the Town core commercial area.
- .6 The Town shall encourage new business development in the Town Centre that expands the services currently offered. Services such as groceries, clothing, and hardware have been identified as a need.
- .7 Historic buildings located in the town centre commercial area should be maintained. Other businesses along Broadway Street will be encouraged to incorporate similar features to enhance the characteristics of the street.



Highway Commercial and Industrial Policies

- .8 Visual appearance standards should include landscaping of all highway commercial and industrial development. Landscaping standards shall be provided in the Zoning Bylaw.
- .9 A wide variety of lot sizes should be provided to ensure the availability of land for a broad range of activities. Highway commercial and industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical, and environmentally sustainable manner.
- .10 The infilling of vacant commercial and industrial land or expansion of the areas should be encouraged.
- .11 Non-compatible land uses shall be avoided or buffered from highway commercial and industrial developments.
- .12 The Town will assist the appropriate agencies to identify contaminated sites that may exist in the community and cooperate in the development of appropriate mitigation for such sites.
- .13 Care shall be taken in situating industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odour, 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.

- .14 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through spatial 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.

Hazardous Use Policies

- .15 Facilities or developments, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:
- a) Hazardous facilities shall not be located closer to dwellings than permitted or recommended by the Saskatchewan Environment;
 - b) Anhydrous ammonia facilities shall be located a minimum of 100 meters from provincial highways and municipal roadways;
 - c) Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and
 - d) In instances where the risk is severe, development may be directed to a suitable rural location.
- .16 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated use or in new industrial parks. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with *The Saskatchewan Fire Code, The Environmental Management and Protection Act, The Dangerous Goods Transportation Act, The Fire Prevention Act, The National Building Code*, and other applicable codes and standards.
- .17 Oil and gas related industries shall be supported and will locate in areas that are suitable for this type of development.



3.9 Heritage and Cultural Resources

Heritage and cultural resources that exist in the Town are most noticeable along Broadway Street. This includes the historic buildings made of stone and brick, and the Carnduff Community Theatre. Another important resource in Town is the cenotaph.

There is a strong community culture within Carnduff. The population is diverse with many different backgrounds that make up the community. Sharing of cultures is supported and becoming more prominent in the Town.

Objectives

- ❖ To identify and protect heritage and cultural resources within the Town and surrounding area.
- ❖ To support the creation of an Arts Council for the Town and wider district.
- ❖ To welcome new residents of all backgrounds to Carnduff.

Heritage and Cultural Policies

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites, and special areas within Carnduff.
- .2 At the request of owners and in accordance with *The Heritage Property Act*, significant historic sites and architectural features shall 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 Heritage buildings on Broadway Street shall be preserved to maintain the historic appearance and character of the community. Existing and new businesses in Carnduff will be encouraged to embrace building characteristics to maintain the look and feel of Carnduff.



.6 The Carnduff Community Theatre is an important heritage and cultural asset in the Town. This facility shall be maintained.

.7 The Town shall continue to encourage the development of arts and cultural programming. There may be a potential to develop an Arts Council to pursue opportunities.

.8 Carnduff shall continue to welcome new residents to the community. In order to integrate and welcome new residents, initiatives such as the “welcome wagon” and other should be provided.

.9 The Town of Carnduff shall celebrate diversity of culture in the community by providing opportunity for culturally related events and gatherings in Town.



3.10 Natural Resources and Ecological Sensitivities

Most of the natural resource development in Carnduff and surrounding area is related to agriculture and oil and gas exploration. Carnduff and region is located within the Bakken oil formation. Natural resource exploration is evident with many oil pumps and fracking units intertwined with crops and fields surrounding the Town. The Town has many support services and offices related to agriculture and oil and gas in the community.

Ecological sensitive areas in the Town include parks and green space. It is important to community members that such areas are not developed nor have encroaching incompatible uses. While there is noted flooding within the surrounding Rural Municipality of Mount Pleasant, the Town has maintained proper drainage systems and infrastructure to alleviate any flooding in the community. Drainage pathways and ditches are highlighted in a Reference Map in Appendix “B.”

Objectives

- ❖ To support agricultural growth, diversification, and value-added agribusiness development within the Town.
- ❖ To sustain natural resources and ecological sensitive areas in the Town and surrounding district.
- ❖ To explore options to utilize energy efficient technologies in the natural resource sector.
- ❖ To protect our ecological sensitive lands from development and incompatible uses.
- ❖ To protect and maintain water quality and resources.
- ❖ To manage ground and source water resources in a manner that would not deprive existing users of their water supply and would not have a detrimental effect on aquifers.

General Policies

- .1 Future development shall integrate in the natural surroundings and shall complement the surrounding community design, landscape, and vegetation.
- .2 Agriculture is an important economic contributor to the Town and its growth, diversification and development of value-added agribusinesses in Town shall be supported and encouraged.
- .3 The Town supports natural resource exploration as it contributes to the overall



economy. Sustaining services and industries related to natural resource development shall be encouraged.

- .4 The Town of Carnduff should collaborate with surrounding municipalities and business and industry stakeholders to explore opportunities to utilize energy efficient technologies in oil and gas development.

- .5 Natural and sensitive environmental areas shall be identified and protected where human activities may create potential stress to the environment.

- .6 Environmentally sensitive lands in Carnduff and area should be protected as Environmental Reserve in accordance with *The Planning and Development Act, 2007*, *The Environmental Assessment Act*, and *The Environmental Management and Protection Act, 2002*.



- .7 When reviewing applications for development, consideration shall be given to the proposal's conformity with these policies. A proposal shall be denied when it is 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.

- .8 Natural areas, linkages and pathways should be maintained, to the greatest extent possible, as an environmental resource with equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails.

- .9 The development shall not deplete or pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water run-off and recharge groundwater.

- .10 Buffer strips should be maintained adjacent to watercourses and water bodies to allow for protection measures against erosion, sediment control and flood hazards, as well as buffering around heavy industrial and oil related activities. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.



- .11 Where an area exhibits potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection can be enjoyed by all members of the community.
- .12 Oil and gas developments shall be managed in an environmentally sustainable manner and placed in areas with like uses and are compatible.

Ground and Source Water Protection Policies

- .13 Development shall not deplete or pollute groundwater resources within the Town. Investigations to assess the impact of development on groundwater resources including drainage may be required to protect aquifers and their supply. Saskatchewan Water Security Agency will be utilized as a source for technical advice.
- .14 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.
- .15 Care must be taken in the storage, handling, manufacture, and use of products on sites within the aquifer area to avoid contamination of the underlying aquifer. 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, plans and standards.

3.11 Municipal and Environmental Reserve, and Green Space

Municipal and environmental lands and green space offer opportunity for shared management, local capacity, and relationship building. Strong emphasis is made towards the placement of Municipal Reserve to protect natural features and to ensure adequate open space for community use. The dedication of lands will ensure these amenities are preserved for future generations.

Objectives

- ❖ To ensure subdivision applications provide the required amount of Municipal Reserve land.
- ❖ To ensure dedication of lands as Environmental Reserve in cases where the land meets requirements set in provincial legislation.
- ❖ To utilize Environmental Reserve lands as community green space.
- ❖ To prohibit any encroachment on Environmental or Municipal Reserve lands, except those permitted under the Dedicated Land Regulations.

General Policies

- .1 Public, Municipal and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages, for natural drainage courses, storm or run-off water retention, or other similar use.
- .2 Public reserve locations that support a combination of parks, green spaces, nature reserves and recreational facilities will be encouraged.
- .3 When dedication of Municipal Reserve is required for subdivision, the Town may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development.
- .4 New subdivisions must include Municipal Reserve linking the area 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 parks and through Town when possible.
- .5 Subdivision applicants may be required to dedicate 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*.

3.12 Transportation Networks

There are a number of transportation networks that provides the ability for people to move within and out of Town. The Provincial Highway # 18 runs east and west through Carnduff, and the # 318 is north of the Town. The Canadian Pacific Railway also runs through the Town and is still active. Public transportation is available through Town including bus services. Locally, the Town provides a handi-van to residents for health services.

There are also a number of local streets and sidewalks and an opportunity to create a walking trail around the Town.

Objectives

- ❖ To work with the Department of Highways and Infrastructure to maintain the highways that are located through the Town.
- ❖ To maintain and improve public transportation options such as bus services.
- ❖ To explore options for other modes of public transit for the Town.
- ❖ To maintain and promote the use of our railway.

Road Policies

- .1 Street classification of local, arterial and collector streets should be established in order to promote orderly, safe, and efficient street systems. Control of access points or provision of service roads may be required in some instances.
- .2 Maintenance of Town roads shall be encouraged in a cost-effective and timely manner to encourage community safety and accessibility. The Town will explore opportunities for funding on maintaining and re-paving road networks.
- .3 The Town will ensure traffic flow on major transportation networks is continuous. Heavy haul truck routes shall be clearly identified by proper signage.
- .4 New roads will be planned and constructed with regard to land use and provision of suitable access. The Town will acquire property for road right-of-ways through dedication or an agreement for purchase at the time of development or redevelopment of property.
- .5 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads, municipal streets, or at existing intersections.

Railway Policies

- .6 The Town will continue to work with the rail line company to ensure the line remains active for the transport of goods and services.
- .7 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.
- .8 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 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.

Public Transit Policies

- .9 Public transportation within the Town shall be encouraged to provide alternative transit options for residents.
- .10 The Town shall advocate for continued bus services in and out of Town for community residents.
- .11 The Carnduff Handi-Van shall continue to be supported and maintained as a public transportation service in the Town.

3.13 Future Urban Development

There is opportunity for the Town to expand and grow. The Town recently, annexed a portion of land from the RM. As the Town grows, it will be important to have district conversations and work with the Rural Municipality of Mount Pleasant on future development.

Objectives

- ❖ To plan for urban expansion including considerations around infrastructure, future land use needs, and other services.
- ❖ To ensure development occurs in a manageable and sustainable manner.
- ❖ To work with the surrounding municipalities and the Planning District on future expansion and development.

General Policies

- .1 Future Urban Development Areas may include:
 - a) Lands which are capable of a full range of utilities, but 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.
- .2 Development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design 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.

Urban/Rural Fringe

- .3 The Town will consult with the Rural Municipality on land use planning matters to support orderly development of neighbouring lands. The Town will seek agreement with the adjacent RM on the use of land in future development priority areas identified by the Town. An agreement between the Town and RM to manage development within these identified future land uses should be explored.
- .4 The Town may undertake initiative to alter its boundaries to ensure that they are able to retain a five-year supply of land or for the purposes of accommodating specific development proposals where Town services are required.

Section 4: Administrative Tools

4.1 Action Planning

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development in action in a variety of contexts over the next twenty-five plus 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.

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" provides geographic references for town 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;
- 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.



The Future is a Shared Responsibility

Communities are successful when all sectors co-operate with their time, effort, and resources to enhance the quality of life in the Town. The Town can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle in the Town.

Section 5: Implementation and Monitoring

Planning Tools

This Section outlines the variety of traditional tools the municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review process to ensure that the Plan is effective over the long term.

Definitions

The definitions contained in the Town of Carnduff Zoning Bylaw shall apply to the RM of Mount Pleasant and Town of Carnduff District Plan and this Official Community Plan and are not contradictory to this Plan or the District Plan. Any amendments to one's Zoning Bylaw definitions shall ensure they do not conflict with other participating Municipality's Zoning Bylaw, Official Community Plan, and District Plan.

Adoption of the Official Community Plan

Adoption of this Official Community Plan by the Town will give it the force of law. 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 RM of Mount Pleasant and Town of Carnduff District Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Town 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 will be achieved.

The application of the Official Community Plan policies is illustrated in the 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 Carnduff. This Map should not be interpreted in isolation without consideration of the balance of the Official Community 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; however, the two most important tools available for guiding the future development of the municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

Adoption of the District Plan

The RM of Mount Pleasant and Town of Carnduff Planning District have adopted the RM of Mount Pleasant and Town of Carnduff District Plan as per the *Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Town of Carnduff 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 District Plan, the municipalities are committed to pursuing a voluntary District Planning Commission status to oversee and implement the District Plan. The District Planning Commission Agreement sets out all the provisions with respect to the District Planning Commission, including boundaries of the District, amendments and others as per *The Planning and Development Act, 2007*.

Contract Zoning

For purposes of accommodating a re-zoning for unique development situations, Council may consider entering into re-zoning agreements pursuant to provisions of *The Planning and Development Act, 2007*, Section 69 for site specific developments along with the following guidelines:

- ❖ The re-zoning 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 re-zoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;
- ❖ The development or re-development of the site for the specific use will be of benefit to the immediate area and the municipality; 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.

Concept Plans

Concept plans 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, and pedestrian and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of an 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 any part of a concept plan that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent.

Comprehensive Development Reviews

A Comprehensive Development Review may be completed by the developer prior to presenting it to Council proposing to re-zone 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 the development of 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).

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.

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 off-site infrastructure where the improvement is designed to serve more than the subject subdivision.

Subdivision Process

The Director of community planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Town of Carnduff. The municipality has input into the subdivision procedure:

- ❖ The municipality provides comments on all subdivision applications within the municipality;
- ❖ 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.

Monitoring Progress

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 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 and the greater community. 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. 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 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 as a whole. 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” – Town of Carnduff Future Land Use Map

Appendix “B” – Town of Carnduff Reference Maps

Appendix “B1” – Community, Park and Recreational Amenities

Appendix “B2” – Health, Safety and Emergency Services

Appendix “B3” – Heritage Buildings and Historic Places of Interest

Appendix “B4” – Drainage Pathways and Ditches

Appendix “B5” – Water Distribution System

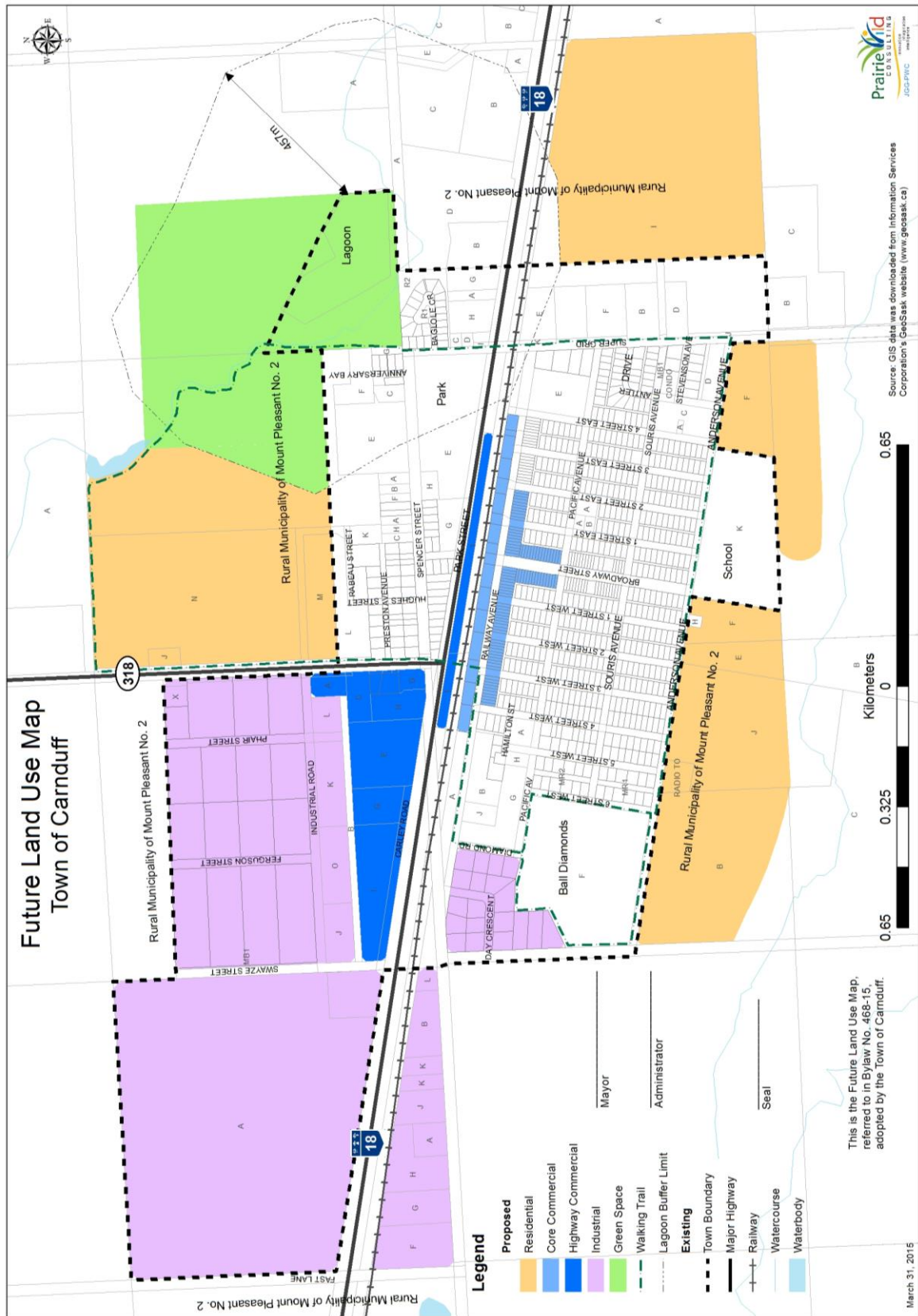
Appendix “B6” – Sewer System

Appendix “B7” – Transportation Hierarchy

Appendix “C” – Town of Carnduff Infrastructure Capacities

Appendix “D” – Town of Carnduff Action Plan Table

Appendix "A" – Town of Carnduff Future Land Use Map

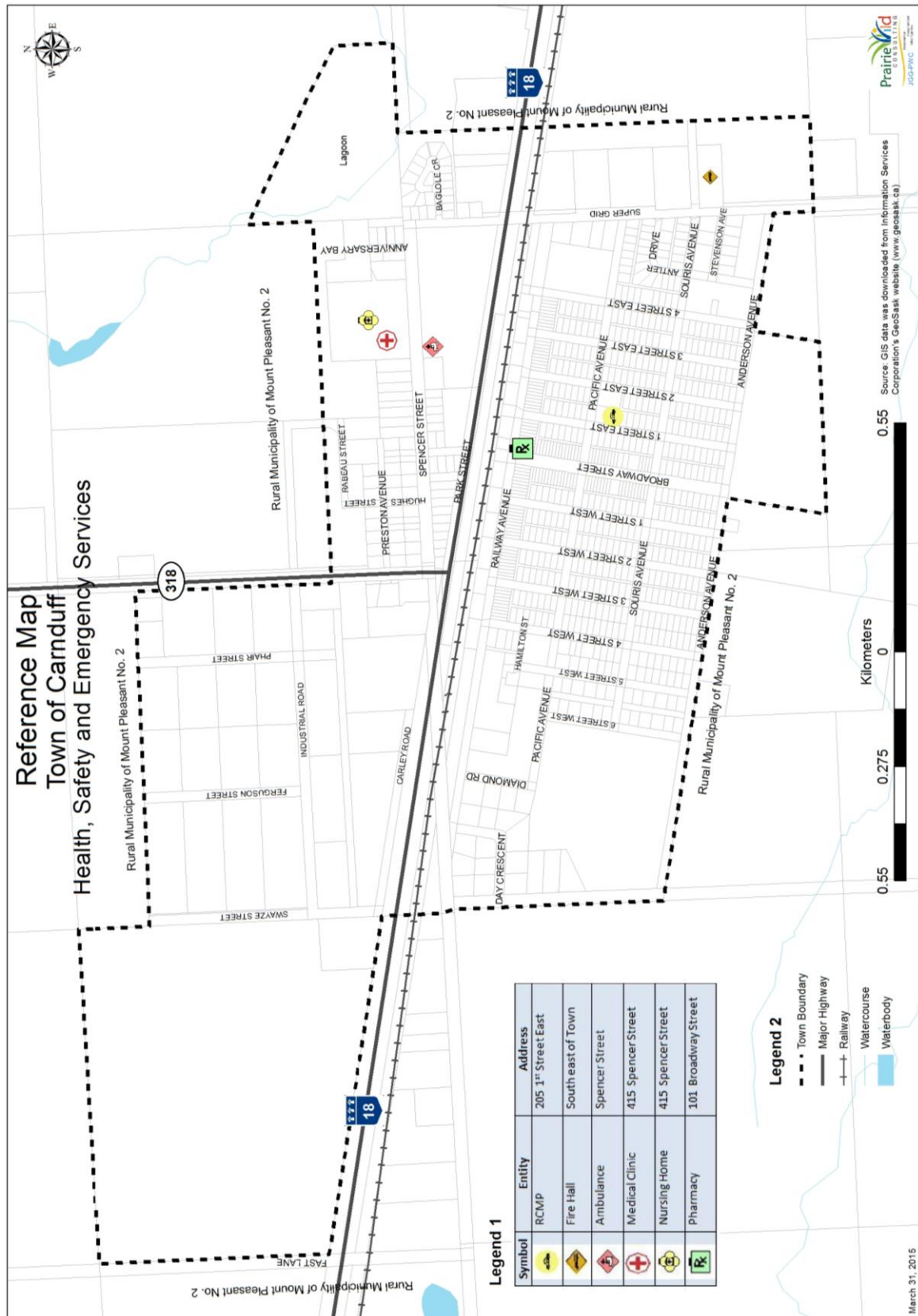


Appendix “B” – Town of Carnduff Reference Maps

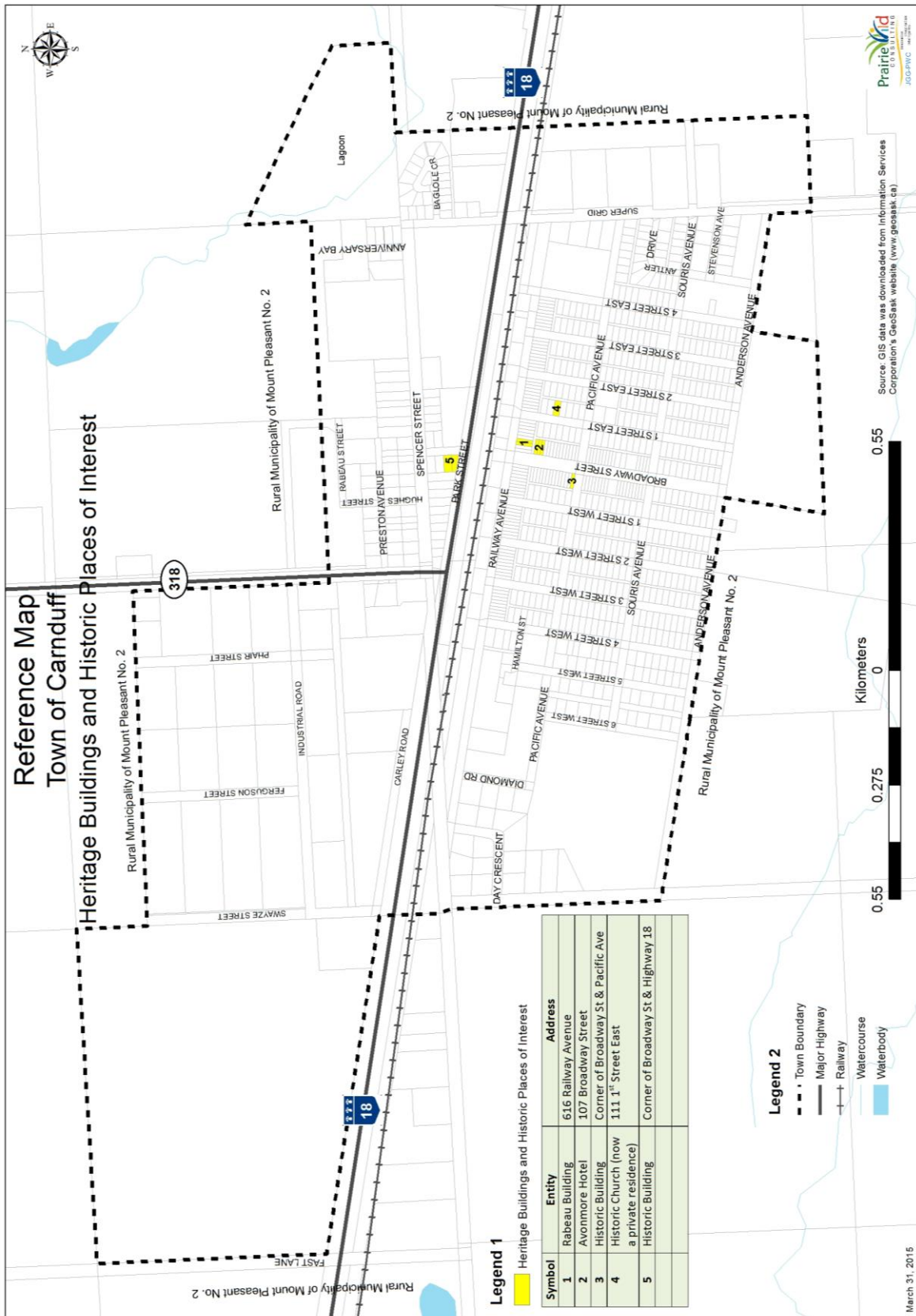
Appendix “B1” – Community, Park and Recreational Amenities



Appendix "B2" – Health, Safety and Emergency Services



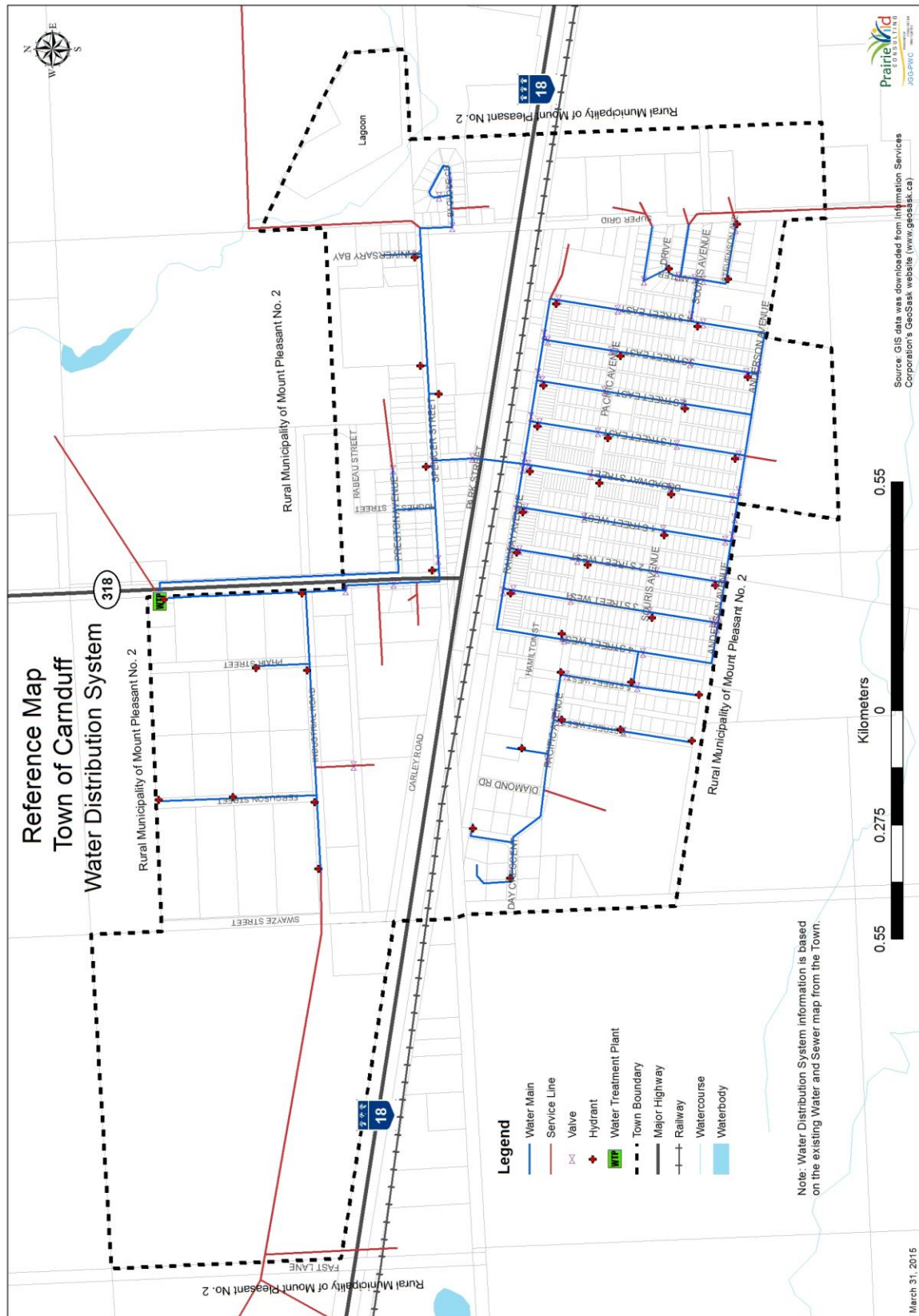
Appendix “B3” – Heritage Buildings and Historic Places of Interest



Appendix "B4" – Drainage Pathways and Ditches



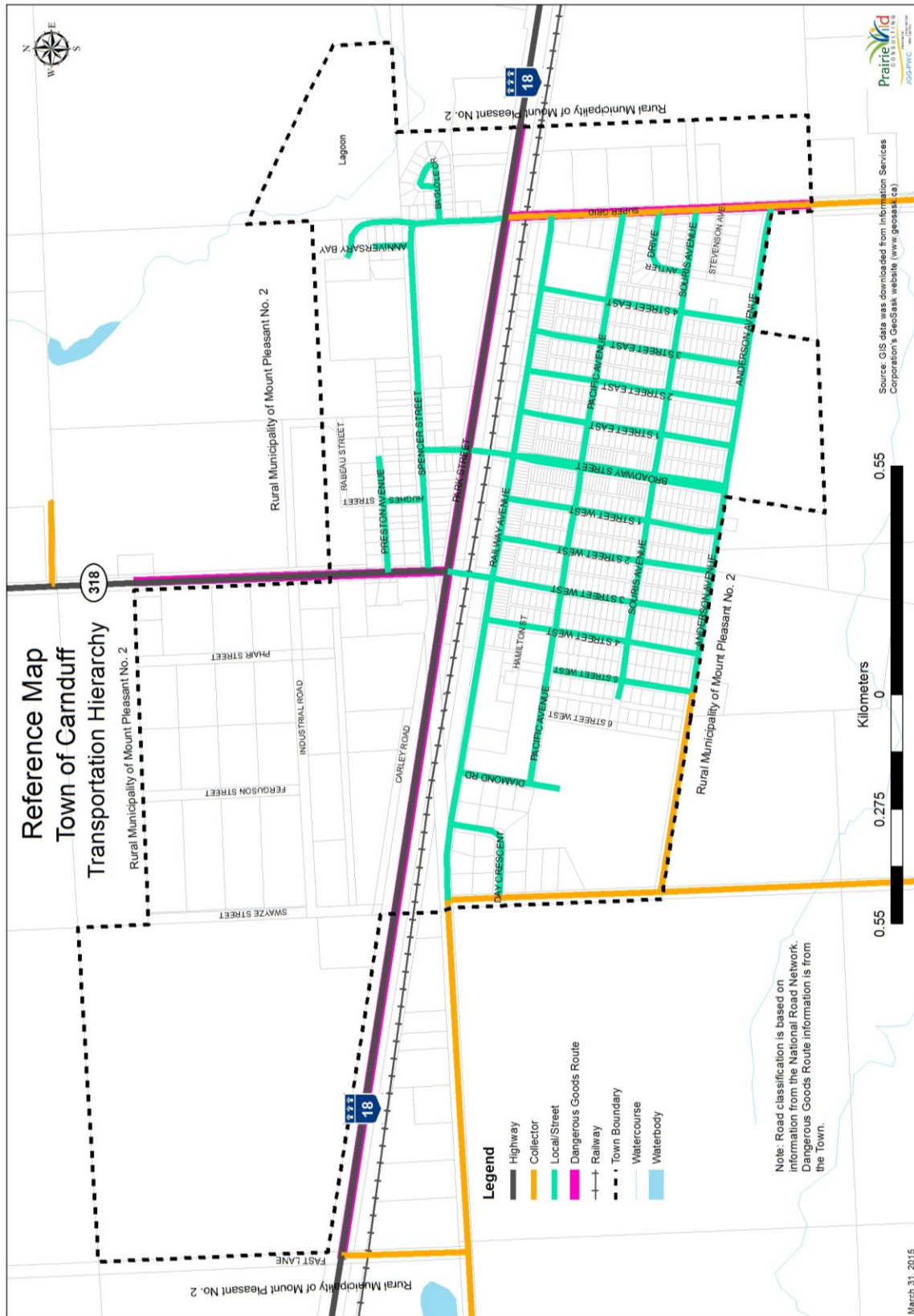
Appendix "B5" – Water Distribution System



Appendix "B6" – Sewer System



Appendix “B7” – Transportation Hierarchy



Appendix “C” – Town of Carnduff Infrastructure Capacities

POPULATION (2011)	1,126
WATER CONNECTIONS	Distribution pump
WATER SUPPLY	Two groundwater wells 700 m North of the Water Treatment Plant
SURPLUS CAPACITY(PERCENTAGE / POPULATION)	18.94 L/s 869,200 Litres (191,300 Gallons)
ANNUAL WATER TREATMENT	Water Treatment Plant 3.0 L/s 15.0 L/s Backwash Pressure 21.2 L/s
SEPTIC TREATMENT	Lagoon
SURPLUS CAPACITY(PERCENTAGE / POPULATION)	
SOLID WASTE MANAGEMENT(TRANSFER STATION or LANDFILL life expectancy)	
CURRENT ENGINEERING STUDY(YES/NO; YEAR)	Yes – Waterworks System Assessment for the Town of Carnduff – July 2011
PUBLIC WELLS OR WELL-HEADS	
WATER LINES / UTILITIES	Yes
LAGOONS	Yes
CEMETERY	Yes

Appendix “D” – Town of Carnduff Action Plan Table

Policy Section/ Action	Performance Goal/Aim	Policy Section	Priority Timeline i.e. immediate, mid- term, 10+ years	Current Status	Reporting Period Status Update Typically annually for most
General		P 9			
Community Services		P 11			

Public Health and Safety		P 13			
Recreational Amenities		P 15			

Public Utilities and Facilities		P 16			
Residential Land Use		P 18			
Community Economic Development and Tourism		P 20			

Commercial and Industrial Land Uses		P 22			

Heritage and Cultural Resources		P 25			
Natural Resources and Ecological Sensitivities		P 27			

Municipal and Environmental Reserve and Green Space		P 30			
Transportation Networks		P 31			

Future Urban Development		P 33			
Other					

