

VILLAGE OF CANWOOD

OFFICIAL COMMUNITY PLAN

Prepared for:

THE VILLAGE OF CANWOOD

Prepared by:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING
SASKATOON, SK

JULY 2023

Certified a true copy of bylaw
adopted by Resolution of Council
on the 16th day of Oct 2024

ADMINISTRATOR

VILLAGE OF CANWOOD

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Bylaw No. 2023/01


A Bylaw of the Village of Canwood to adopt an Official Community Plan.

The Council of the Village of Canwood in the Province of Saskatchewan, in open meeting assembled enacts as follows:


- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Village of Canwood hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and 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.
- (4) Bylaw No. 1/1993 as amended shall be repealed upon Bylaw No. 2023/01, the Official Community Plan that shall come into force and effect.

Read a First Time the	21	day of February,	2023
Read a Second Time the	11	day of September,	2024
Read a Third Time the	11	day of September,	2024
Adoption of this Bylaw this	11	day of September,	2024


(Mayor)


(Administrator)

**APPROVED
REGINA, SASK.
OCT 16 2024**



Minister of Government Relations



Certified a True Copy of the Bylaw adopted by Resolution of Council

On the 11 day of September, of the year 2024



THE VILLAGE OF CANWOOD

OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 2023/01
of the Village of Canwood



Mayor Hugh Otterson

Assistant Administrator Lindsey Olson

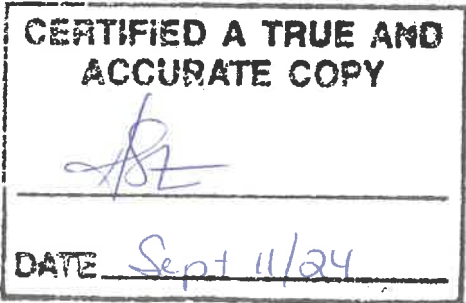
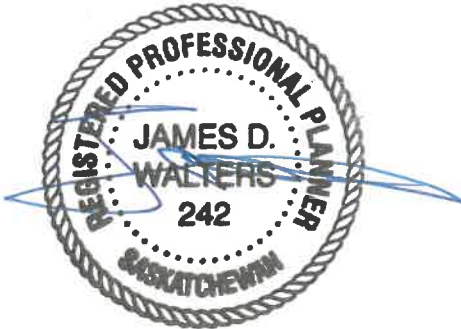


TABLE OF CONTENTS

- 1 INTRODUCTION..... 1
 - 1.1 Authority 1
 - 1.2 Scope and Purpose 2
- 2 VILLAGE TARGETS 3
- 3 OBJECTIVES & POLICIES 4
 - 3.1 Residential..... 4
 - 3.2 Commercial 8
 - 3.4 Transportation & Infrastructure 12
 - 3.5 Economic & Tourism Development 15
 - 3.6 Community Services and Recreation 17
 - 3.7 Amenities and Dedicated Lands..... 19
 - 3.8 Biophysical Considerations & Hazards..... 21
 - 3.9 Intermunicipal & Interjurisdictional Cooperation..... 23
 - 3.10 Agricultural Land & Fringe Areas 25
 - 3.11 Natural and Cultural Heritage Resources..... 27
- 4 IMPLEMENTATION..... 29
 - 4.1 Zoning Bylaw..... 29
 - 4.2 Other Implementation Tools 31
 - 4.3 Other..... 32
- 5 MAPS..... 34

1 INTRODUCTION

1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Village of Canwood has prepared and adopted this Official Community Plan to provide the Village with goals, objectives and policies relating to approximately twenty years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection;
- (7) the means of implementing the Official Community Plan;
- (8) the co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- (9) the provision of municipal reserve for school purposes, including policies that:
 - (a) ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
 - (b) designate the locations of municipal reserve sites to be used for school purposes; and,
 - (c) provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and,
- (10) the management of lands that are in proximity to existing or proposed railway operations.

The Province of Saskatchewan adopted *The Statements of Provincial Interest Regulations* effective 29 March 2012 and amended January 2021 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with *The Statements of Provincial Interest Regulations*.

In general *The Statements of Provincial Interest Regulations* address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development

- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation
- Community Health and Well-Being
- Economic Growth

1.2 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Village of Canwood as well as other matters related to its physical, social and economic development. The policies are intended to provide the Village of Canwood with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Village.

This Plan is intended to guide the growth and development of the Village of Canwood approximately for the next 15-20 years.

All development within the incorporated area of the Village of Canwood shall conform to the objectives and policies contained in this Official Community Plan.

2 VILLAGE TARGETS

The planning targets for the Village of Canwood are as follows:

- (1) To direct the development and growth of Canwood that is sustainable, consistent with the values of the community, in an orderly and cost-efficient manner.
- (2) To ensure that land use planning is fully integrated with the Village's long term strategic, financial, infrastructure, transportation, environmental and asset management planning initiatives.
- (3) To ensure that the Village's current and future infrastructure requirements are planned and developed in a manner that facilitates growth in an environmentally and financially sustainable manner.
- (4) To support tourism and economic development as a means of enhancing the quality of life for the current and future residents of Canwood.
- (5) To protect and promote the significant historical, cultural and heritage resources in the Village of Canwood and in the region.
- (6) To ensure that the Village maintains its commitment to an open, consultative and transparent planning and decision-making process.
- (7) To protect the economic vitality of the commercial core.
- (8) To encourage healthy and active lifestyles among Village residents.
- (9) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.
- (10) To work with other local and senior governments to strengthen regional partnerships and initiatives.
- (11) To enhance the role of the Village as a service center to the surrounding agriculture area
- (12) To engage with neighboring communities to identify and mitigate planning, municipal servicing and growth issues of concern to the Village.
- (13) To support and complement *The Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this plan.

3 OBJECTIVES & POLICIES

3.1 RESIDENTIAL

3.1.1 Residential Findings

- Statistics Canada reports the Village of Canwood had a 2016 population of 332. This represents a decrease of 5.0% from the 2011 population of 348.
- Single detached, semi-detached, and manufactured dwellings are the dominant forms of housing in the Village of Canwood. Rental housing is available through private dwellings.
- The Council of the Village of Canwood recognizes the importance of providing opportunities for a diversity of housing including providing areas for manufactured dwellings and flexibility in the redevelopment of existing residential sites.
- The largest age cohort in the Village is 0 - 14 years, suggesting that young families are moving to the area. The second largest age cohort is individuals aged 60 - 64 years old.
- There are currently a total of 176 developed private dwellings in the Village.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning residential development, which is addressed in the objectives and policies that follow:
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*

3.1.2 Residential Objectives and Policies

Objective 3.1.2.1: Housing Diversity

To provide a variety of housing options to address the needs of residents of the community and to address housing affordability issues.

- Policy (a) The Zoning Bylaw shall contain residential zoning districts that will facilitate a wide range of residential uses. These districts will provide appropriate development standards to address building forms and dwelling unit densities. Certain community facilities will be permitted in all residential districts.
- Policy (b) Supportive housing, such as personal care homes, will be facilitated in all areas of the Village. The Zoning Bylaw will contain development standards for these uses.
- Policy (c) The Village will accommodate affordable and alternative housing opportunities for residents by facilitating the development of secondary suites, garden suites, and garage suites. The Zoning Bylaw will include appropriate standards to ensure that these uses are not detrimental to the residential character of the areas where they are located.

Objective 3.1.2.2: Infill Development

To ensure that infill development supports and enhances existing residential areas within the Village of Canwood.

- Policy (a) In order to enhance the viability of the commercial core area and to optimize the use of existing infrastructure and services, consideration will be given to higher density

residential and mixed use residential/commercial developments in proximity to the Village centre. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

Policy (b) In order to facilitate access to commercial services by seniors or others with mobility constraints, seniors housing, community services and other essential services will be encouraged to locate in close proximity to the commercial core.

Policy (c) In order to provide a variety of housing options and to optimize the use of existing infrastructure and services, consideration may be given to higher density residential developments in appropriate locations in existing neighbourhoods. Proposed developments shall be compatible with nearby land uses and shall be capable of being economically serviced.

Objective 3.1.2.3: Future Residential Land Use

To identify the areas, within Canwood and outside of the Village's current boundaries (if applicable), that are most suitable for future residential development to ensure that there is an adequate supply of developable land.

Policy (a) The Village will ensure that new residential development locates in the areas noted as "**Future Residential**" on the Future Land Use Concept. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long-term use of these areas.

Policy (b) If and when sufficient land is no longer available to accommodate additional residential development, the Village will ensure that new residential development shall locate in the areas noted as "**Potential Residential**" on the Future Land Use Concept. Prior to the build-out of land identified as Potential Residential on the Future Land Use Concept, noted herein, the Village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate residential development for the next 20 years.

Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Residential**" within the corporate limits of the Village through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Village. Those lands that are designated and zoned for future urban development will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

Policy (d) Support residential subdivision development in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.

Objective 3.1.2.4: New Residential Areas

To ensure that new residential areas are designed in a manner that provide a high-quality living environment and a range of housing options.

- Policy (a) New residential areas shall be designed to be pedestrian friendly, walkable, and connected by orienting development to serve pedestrian and cycling traffic, in addition to automobile traffic.
- Policy (b) Residential uses shall be properly buffered from incompatible uses, railways, and major roadways.
- Policy (c) The development of new residential areas should contain a variety of housing forms. Housing form may include single detached dwellings, semi-detached and two unit dwellings, secondary suites, garden suites, garage suites, and multiple unit dwellings, to accommodate a range of users, including seniors.
- Policy (d) Multiple unit dwellings should generally be located with satisfactory access to residential entrance points and should be sited to minimize potential conflicts with other residential uses.

Objective 3.1.2.5: Home-Based Businesses

To facilitate economic development and foster entrepreneurship through home-based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

- Policy (a) Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.
- Policy (b) The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- Policy (c) Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home-based businesses in the Zoning Bylaw and ensuring that these uses are compatible with a residential environment.
- Policy (d) Those types of home-based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.
- Policy (e) The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home-based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

Objective 3.1.2.6: Compatible and Complementary Land Uses

To provide for complementary land uses within residential neighbourhoods.

Policy (a) The predominant use of land within residential areas shall be residential. A range of complementary institutional and community-oriented uses that are compatible with a residential environment shall also be permitted. Examples of complementary uses include places of worship, schools, community centres, public parks and recreation facilities, health services, and neighbourhood convenience commercial. These activities shall be compatible with the use and scale of the residential area, shall provide a needed service, and shall appropriately address issues of transportation, parking, and land use conflicts.

3.2 COMMERCIAL

3.2.1 Commercial Findings

- Commercial development within the Village of Canwood is located primarily along Main Street between 1st Street west and First Street east.
- Commercial development in Canwood includes retail, automotive repair shops, financial services, real estate, trades services, and food establishments.
- The Village of Canwood has a distinct commercial core area and as the Village continues to develop, it is important to continue to enhance and encourage appropriate development in this area, for it to remain the “heart” of the community.
- In addition to commercial development in the commercial core, important community services include hotels, restaurants, cafes, churches, the post office, the Village office, food stores, and card locks, among others. Canwood’s commercial core is also in close proximity to the arena, a location that provides an advantage for businesses and services who benefit from the increased traffic it generates.
- Encouraging new commercial developments in a well-defined core area will ensure the Village of Canwood remains viable and vibrant as the community develops.
- Identification and designation of appropriate areas for both short-term and long-term future commercial development is an important consideration for the Village as it grows.
- Encouraging visual improvements to the core area, including removing or replacing abandoned buildings and properties, improving streetscape and roadway enhancements, and general aesthetic upkeep will help promote the Village as a business-friendly centre.
- Industrial development within the Village is primarily located along the major transportation corridor Highway #55. The primary industrial use within the Village is the operation of grain elevators along Railway Avenue.
- Limited industrial development currently exists within the Village of Canwood. Identification of areas for both short-term and long-term future industrial is needed as the Village moves forward. Providing opportunities for industrial development within Canwood will assist the Village in capitalizing on new and existing economic opportunities in the region.
 - *The Statements of Provincial Interest Regulations* provides the following statement concerning economic development (which is addressed in the objectives and policies that follow):
 - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

3.2.2 Business District Commercial Objectives and Policies

Objective 3.2.2.1: Commercial Core Strength

To promote and enhance the attractive and viable commercial core area of the Village of Canwood, centered around Main Street.

- Policy (a) The commercial core shall continue to be prioritized as a primary location for retail activity, services, government functions and cultural activities in the community.
- Policy (b) The character of the commercial core may be enhanced by:
- encouraging development with minimal front yard setbacks, grade level direct entrances, and clear glazing at street level;
 - encouraging residential / commercial mixed use and small- to mid-scale commercial developments to locate in this area.

- Policy (c) Consideration may be given to the enhancement of the commercial core area through:
- the construction of infrastructure;
 - investment in public buildings;
 - public realm improvements such as public park and greenspace development;
 - encouragement of public - private partnerships;
 - consideration for tax abatement incentives;
 - incentives to promote the use of vacant and underutilised buildings or sites;
 - planning and building permit fee rebates; and
 - the promotion of the Village of Canwood as a place for business development.
- Policy (d) Work towards increasing the opportunities available to re-use vacant or underutilised buildings and sites in Canwood by addressing the constraints that exist for potential developers.
- Policy (e) Support, encourage, and facilitate the creation of a viable and coherent vision for the future development of the commercial core area by continuing to ensure development remains concentrated in its well-defined central location.
- Policy (f) Provide opportunities for increased levels of overall activity in the commercial core by promoting a mix of compatible uses, including community service uses.

Objective 3.2.2.2: Supply of Land

To ensure an available supply of land for commercial core development.

- Policy (a) The Zoning Bylaw will contain a Business District to provide for a wide range of commercial and other compatible uses.
- Policy (b) The Village may undertake, where necessary, to acquire land for additional commercial development in the Business District through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the Business District commercial area, the Village may investigate the possibility of land exchange on a case-by-case basis.

3.2.3 Highway Commercial Objectives and Policies

Objective 3.2.3.1: Highway Commercial Corridors

To enhance the visual and functional quality of the highway commercial corridors in the Village.

- Policy (a) Ensure a standard of landscaping and screening is provided to achieve aesthetically appealing gateways.
- Policy (b) Facilitate the development of visually appealing entry points into the Village along Highway #55 by:
- (i) initiating the preparation of a coordinated highway entry enhancement master plan or strategy;
 - (ii) providing financial support from the implementation of such a master plan or strategy; and

- (iii) establish landscaping requirements and signage standards in highway commercial areas.

Objective 3.2.3.2: Highway Commercial Zoning Districts

Highway commercial development should accommodate uses that by virtue of their scale or locational requirements are not readily suited to a Business District location.

- Policy (a) The Zoning Bylaw shall contain commercial districts that provide for an appropriate range of uses and development standards.

Objective 3.2.3.3: Highway Commercial Land Use

To ensure that sufficient land is designated along Highway #55 for the development of Highway Commercial uses.

- Policy (a) Ensure new Highway Commercial development locates in the areas noted as "**Future Commercial**" on the Future Land Use Concept. Prior to the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for commercial use. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- Policy (b) If and when sufficient land is no longer available to accommodate additional commercial development, new commercial development will be encouraged to locate in the areas noted as "**Potential Commercial**" on the Future Land Use Concept. Prior to the build-out of land identified as Potential Commercial on the Future Land Use Concept, noted herein, the Village shall undertake the necessary studies and analysis to identify the lands necessary to accommodate commercial development which will be required over the next 15-20 years.
- Policy (c) Subject to policies contained in Section 3.9 – Intermunicipal and Interjurisdictional Cooperation, Council will initiate required actions to bring the areas noted as "**Potential Commercial**" within the corporate limits of the Village through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for highway commercial uses and compatible development when they are included within the corporate limits of the Village. Those lands that are designated and zoned for future urban development will be rezoned for highway commercial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

Objective 3.3.2.1: Industrial Land Use

- Policy (a) In order to accommodate a range of economic development opportunities, the Zoning Bylaw will provide for light industrial, limited heavy industrial, and railway industrial development.

Objective 3.3.2.2: Industrial Development Opportunities

To attract new industrial operations to Canwood.

- Policy (a) Ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Village of Canwood. Industrial activities shall be directed to the area located along Highway 55 and Railway Avenue throughout the Village where existing Highway Commercial and Industrial sites are located as identified on Map 1 – Future Land Use Map.

Objective 3.3.2.3: Land Use Conflicts and Development Design

To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing industrial areas.

- Policy (a) Lands identified for industrial development shall be adequately buffered, screened and separated from incompatible land uses.
- Policy (b) Industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources.
- Policy (c) Heavy industrial uses, which may create land use conflicts in the normal course of operations, shall be located in areas which provide appropriate separation from residential areas and from highways and other entrance ways into the Village.
- Policy (d) Visually appealing industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.
- Policy (e) Appropriate buffers shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.

Objective 3.3.2.4: Servicing Capacity

To ensure that the locations and types of industrial development proposed for the Village of Canwood are consistent with capacities of the Village's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

- Policy (a) In the Zoning Bylaw, those industrial uses that have the potential to use significant volumes of water or contribute significant flows to the sanitary sewer system as a result of industrial processing operations will be listed as discretionary uses.
- Policy (b) Prior to the approval of a discretionary use application in for an industrial development in a Highway Commercial zoning district, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such feasibility shall be borne by the applicant.
- Policy (c) All industrial developments will be serviced by water and sanitary sewer and any other appropriate services that are available.

3.4 TRANSPORTATION & INFRASTRUCTURE

3.4.1 Transportation and Infrastructure Findings

- Primary access to Canwood is provided via Provincial Highway #55.
- Stormwater is managed by a ditch and culvert drainage network.
- The Village has received funding to re-build the shelter over the Village of Canwood Curling Rink.
- The Village's lagoon, located directly south of the Village consists of three cells covering nine acres of land with a 10,000,000 gallon capacity.
- Highway 55 Waste Management Corporation provides waste and recycling material pickup from a waste transfer station. Door to door service is provided to residents by the Village of Canwood.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public works and transportation:
 - *The Province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.*
 - *The Province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

3.4.2 Integrated Decision Making

Objective 3.4.2.1 Integrated Infrastructure Planning

To integrate planning, finance and engineering to effectively manage existing and new infrastructure in a sustainable, innovative and cost effective manner.

- Policy (a) The Village will continue to inform their decision making processes by preparing and coordinating strategic planning, financial planning, asset management planning and other similar initiatives.
- Policy (b) The Village will pursue innovative opportunities to enhance municipal service delivery.
- Policy (c) The Village will undertake comprehensive infrastructure studies, as necessary, to plan for changes or improvements to the Village's infrastructure systems, including roads and street systems, to meet current engineering standards, accommodate growth and improve operational efficiency.

Objective 3.4.2.2 Asset Management

To ensure a clear picture of the current state of the Village's municipal infrastructure in order to manage it effectively over the long-term.

- Policy (a) The Village of Canwood will utilize and implement an Asset Management Strategy in order to sustainably provide an appropriate level of service to residents and visitors.
- Policy (b) Ensure consistency between all long-term planning documents going forward including this Official Community Plan, Asset Management Strategies, Long Term Financial Plans, and others.

- Policy (c) Ensure Asset Management Strategies are kept up to date and improved to get the best performance out of municipal assets, realize the greatest return on infrastructure investment and to support infrastructure investment decisions.

3.4.3 Transportation Objectives and Policies

Objective 3.4.3.1: Village of Canwood's Road and Street Network

To provide a safe, efficient, cost effective and convenient road and street network for all users.

- Policy (a) Developments shall be located and designed in a manner that ensures safe and efficient traffic operations.
- Policy (b) New subdivisions shall provide for the expansion of the road and street network beyond the area being subdivided as necessary.
- Policy (c) The Village shall continue to monitor and implement appropriate improvements to ensure that vehicle and pedestrian conflicts are minimized in proximity to schools.
- Policy (d) Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify traffic impacts. The costs associated with preparing the engineering assessment shall be borne by developers. The costs of implementing the necessary road and street network changes or improvements may be negotiated by the Village and the affected developers based on the extent to which the impacts of the proposed development necessitates the need for the improvements.
- Policy (e) Council may, by bylaw, establish or adopt a system relating to vehicle weights or route designation in the municipality.

Objective 3.4.3.2: Active Transportation

To promote land use and development patterns that encourage walking and cycling while ensuring pedestrian and traffic safety.

- Policy (a) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in all land use and development decisions and in the planning and design of street improvements or new roadways.
- Policy (b) Opportunities should be provided for the development of walking and cycling facilities within the Village by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and residential areas. The Village will consider development of a trails committee to actively pursue opportunities for trail development throughout the community and in collaboration with the RM of Canwood, No. 494.

Objective 3.4.3.3: Railways

To ensure railways and rail activity continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.

- Policy (a)** The Village will provide for efficient and effective land use and transportation planning, including consultation with railway companies, in order to reduce the potential for land use conflicts and provide appropriate protection for rail infrastructure.
- Policy (b)** Land use conflicts may be minimized in areas adjacent to railway lines and rail yards through the application of the Federation of Canadian Municipalities and the Railway Association of Canada's *Guidelines for New Development in Proximity to Railway Operations, 2013*.

3.4.4 Infrastructure Objectives and Policies

Objective 3.4.4.1: Infrastructure Costs

To ensure that future development contributes to the cost of infrastructure services in a manner that does not create a burden for existing residents and which does not impede long term growth.

- Policy (a)** The Village will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Village-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.
- Policy (b)** Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Objective 3.4.4.2: Infrastructure Capacities

To optimize the use of existing Village water, sewer, solid waste, and stormwater management infrastructure and capacities, ensuring that future development remains within the area serviceable by the existing system for as long as possible and minimizing municipal costs in the provision of services to areas that pose special servicing problems.

- Policy (a)** The Village will ensure that development can be adequately serviced by infrastructure and utility systems and services by understanding the Village's infrastructure needs and the costs associated with those needs by using the most up to date information available.
- Policy (b)** Continue to monitor population and business growth as it relates to water and wastewater systems.

Objective 3.4.4.3: Stormwater Management

To ensure stormwater management systems within the Village are designed effectively.

- Policy (a)** Stormwater management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.

3.5 TOURISM & ECONOMIC DEVELOPMENT

3.5.1 Economic Development Findings

- The Village of Canwood has a rich history of agricultural and railway development that attracted settlers and homesteaders to the area in the early 1900's.
- The settlement of Canwood was incorporated as a Village in 1916.
- The Village of Canwood is located adjacent to the Canwood Provincial Forest, approximately 60 km north-west of Prince Albert. The Village is surrounded by farmland with agriculture playing a key role to the Village's economic base.
- The Village provides recreation based tourist attractions including the Trans Canada Snowmobile Trail (Route 66), a paintball course, museum and mini golf, skating rink and horse riding stables.
- The Village provides an extensive business directory on the Village of Canwood website that lists businesses within the municipality and surrounding area.
- The Canwood Regional Park is located 4 km east of the Village and plays a key role in attracting tourists to the region. The park hosts a 20-site serviced campground, 3 ball diamonds, playground equipment, a shower house, and food service.
- A number of community organizations exist within the Village providing support and resourcing to the members of their respective organizations. These organizations include The Canwood Sno Blazers, The Canwood Community Pride and Heritage Committee, Canwood Skating Club, Canwood Curling Club and Canwood Legion and Auxiliary Branch #132.
- The Elks community organization have been involved in a variety of large projects including the building of a hall facility, ball diamonds, social center, and a four lane bowling alley. The Elks also provide funding to other groups and projects in the community.
- The Cargill Crop Inputs Retailer in Canwood provides the agricultural industry within the region with access to market for crop producers. Cargill has one grain elevator in operation that serves transportation for agricultural products located adjacent to Highway #55.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning tourism:
 - *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.*
 - *The province has an interest in a strong provincial economy that helps improve the quality of life for all Saskatchewan people.*

3.5.2 Economic & Tourism Development Objectives and Policies

Objective 3.5.2.1

To attract investment and foster economic development and population growth by promoting the benefits of living and working in the Village of Canwood.

- Policy (a) The Village, in partnership with other regional stakeholders, will pursue opportunities to market and promote Canwood's investment properties, events, services, and culture and heritage.
- Policy (b) Where appropriate, the Village will continue to support existing and pursue new Village-wide special events.
- Policy (c) The Village will continue to encourage the maintenance and support of existing businesses in the Village by delivering municipal services in cost effective ways, while continuing to build, maintain and operate Village infrastructure in a manner that is sustainable.

- Policy (d) The Village of Canwood will continue to collaborate in providing tourism amenities and opportunities for the region and seek out mutually beneficial opportunities with other organizations and authorities in the interest of promotion, preservation, and enhancement of tourism in the region.
- Policy (e) The Village of Canwood will continue to support local organizations and will seek out opportunities in forming local boards and committees to address tourism and economic development for the Village and region.

3.6 COMMUNITY SERVICES AND RECREATION

3.6.1 Community Service and Recreation Findings

- The Village provides recreation-based tourist attractions including the Trans Canada Snowmobile Trail (Route 66), a paintball course, museum and mini golf, skating rink and horse riding stables.
- The Canwood Regional Park is located 4 km east of the Village. The park hosts a 20-site serviced campground, 3 ball diamonds, playground equipment, a shower house, and food service.
- A number of community organizations exist within the Village providing support and resourcing to the members of their respective organizations. These organizations include The Canwood Sno-Blazers, The Elks, The Canwood Community Pride and Heritage Committee, Canwood Skating Club, Canwood Curling Club and Canwood Legion and Auxiliary Branch #132.
- The region is served by the Saskatchewan Rivers School Division No. 119 with schools located in both the Village of Canwood and Debden. The Canwood Public School offers Pre-K to Grade 12 classes and provides a number of extracurricular programs to its students.
- The Village of Canwood has three churches, and two public cemeteries located South and North of the Village.
- Whispering Pine Place is a 30-bed Special Care Home in the north-western portion of the Village. There are 29 long-term care beds and 1 respite bed.
- The Canwood District Memorial Arena offers a regulation size skating rink with public skating, ice rentals, competitive and recreational hockey practice and games, and school skating for the Canwood Public School.
- The Canwood Museum is located on 3rd Avenue and offers a historical and cultural amenity as well as a recreational facility with access to a mini-golf course.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning recreation:
 - *The Province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing an actively promoting recreation and tourism opportunities.*

3.6.2 Community Service Objectives and Policies

Objective 3.6.2.1: Community Service Management

To support, encourage and facilitate, where feasible, the development and enhancement of community facilities and programs for the benefit of the residents of the Village and region.

- Policy (a) The Village will continue to support the volunteer organizations that participate in the delivery of services to the community.
- Policy (b) The Village will continue to work with other levels of government in the provision of social, cultural and recreation programs and opportunities.
- Policy (c) The Village will consult with the Saskatchewan Rivers School Division No. 119 with respect to the provision of new schools, school capacity and school expansion issues, and opportunities for joint use facilities.
- Policy (d) Neighbourhood scale community facilities, such as places of worship, schools and day care centres, may be located within residential areas.

Objective 3.6.2.2: Public Service Delivery

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

Policy (a) The Village will encourage extensive participation by service clubs, community and public agencies, developers, the RM of Canwood, No. 494, and other interested groups, in the development of recreation and other community facilities.

Policy (b) The Village will examine, from time to time, the feasibility of expanding or adjusting the types of programs and facilities in the community in accordance with Village demographics and population growth, by monitoring shifts in population structure and shifts in the demands and needs of the population.

Objective 3.6.2.3: Cooperation and Communication

To encourage the coordination and integration of community facilities where appropriate.

Policy (a) The Village will facilitate cooperation and communication between service clubs and groups, community service agencies and other stakeholders in the development or redevelopment of community facilities.

3.7 AMENITIES AND DEDICATED LANDS

3.7.1 Findings

- Parks and green space within Canwood include the Canwood Public School Park located between the school and Canwood Memorial Arena. The park includes a playground, basketball court, open running field.
- The Canwood Park is located across from the Canwood Café on the corner of Main Street and 1st Avenue. The area provides a garden and leisure setting affixed with benches, picnic tables, and garbage cans.
- No formal trail system exists in Canwood; however, the Village continues to work towards ensuring safe walking and cycling throughout the community.
- *The Statements of Provincial Interest Regulations* provides the following statement concerning Saskatchewan's biodiversity, unique landscapes and ecosystems:
 - *The Province has an interest in biodiversity and natural ecosystems for present and future generations.*

3.7.2 Amenities and Dedicated Lands Objectives and Policies

Objective 3.7.2.1

To safeguard and enhance Canwood's green space in order to contribute to the wider objectives of sustainable community development.

- Policy (a) The Village shall adopt appropriate policies to ensure the protection and enhancement of the Village's green and recreation spaces.
- Policy (b) The Village will encourage extensive participation by service clubs, community and public agencies, and other stakeholders in the development of parks, green space and trail systems.
- Policy (c) Natural and scenic areas of significant value, wherever possible, shall be placed in public ownership.
- Policy (d) The integration of natural features, existing vegetation, habitat, and wetland areas in the development of the Village's parks and open space shall be encouraged.
- Policy (e) The Village will continue to ensure that public walking and cycling spaces throughout the community are safe for users.

Objective 3.7.2.2

To ensure municipal land is provided when land is subdivided.

- Policy (a) The following factors shall be considered in making decisions on the provision of municipal reserves:
- (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.

- (ii) In commercial and industrial subdivisions, cash-in-lieu of municipal reserve dedication will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
- (iii) School site needs, as identified by the Saskatchewan Rivers School Division No. 119, ensuring the creation of municipal reserve areas large enough to be used for schools.

Policy (b) Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for a design period of no longer than a twenty-four hour period after a storm event. Areas that are designed to store or retain water for more than twenty-four hours after a storm event shall be classified as storm water management facilities and shall be identified as "utility parcels" on subdivision plans.

Objective 3.7.2.3

To support, encourage and facilitate connectivity and walkability throughout the Village.

Policy (a) The Village will pursue opportunities to link natural areas, parks, and walking and cycling facilities in a continuous open space system.

Policy (b) The Village will facilitate the development of a walkable community, through consideration for the provision of adequate sidewalks, pathways in linear parks and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

3.8 BIOPHYSICAL CONSIDERATIONS & HAZARDS

3.8.1 Findings

- To avoid development in hazardous areas within the Village, policies discouraging development on potentially hazardous land due to flooding and other hazards, such as contamination, erosion, soil subsidence and slope instability, are required.
- The Village of Canwood is located within the East Administrative Boundary of the North Saskatchewan River Watershed. The Village of Canwood retains membership within the North Saskatchewan River Basin Advisory Committee. The North Saskatchewan River Basin Council (NSRBC) has developed a Source Water Protection Plan for this particular watershed.
- A number of private wells have been drilled to serve the Village of Canwood, there are currently two test wells and one withdrawal well within the Village boundaries.
- A bulk water filling station serves the Village of Canwood. The station is owned and operated by the Village.
- The Village of Canwood's sewage lagoon is located in the SW ¼ 36-50-05 W3M to the south of the Village's boundaries. The lagoon consists of three cells with a 10-million-gallon capacity. Water supply is provided by three wells through a four inch supply line to a 70,000 gallon reservoir.
- Sewage lagoons, as per *The Subdivision Regulations*, require a 457-metre setback from residential subdivision.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning public safety and source water protection:
 - *The Province has an interest in ensuring the safety and security of individuals, communities and property from natural and human induced threats.*
 - *The Province has an interest in the protection of water sources that provide safe drinking water.*

3.8.2 Biophysical Constraints Objectives and Policies

Objective 3.8.2.1: Hazard Lands

To discourage inappropriate development in areas with potentially hazardous site conditions and to ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

- Policy (a) Development will be directed to areas believed to be capable of supporting such development.
- Policy (b) The Village will ensure that the subdivision of land or the development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. Any required hazard report shall be prepared by a qualified professional at the cost of the proponent of the proposed development.
- Policy (c) The Zoning Bylaw will contain standards for development on or near hazard lands.
- Policy (d) Environmentally sensitive areas should be used for public open space.
- Policy (e) Future development shall be consistent with the 457 m lagoon setback, as per *The Subdivision Regulations* or a different setback as required by the Ministry of Environment.

Objective 3.8.2.2: Flooding

To protect development against the risks of flooding and other biophysical hazards.

- Policy (a) The Village will work with the Water Security Agency and the RM of Canwood No. 494, as necessary, on potential flood protection issues in the municipality and the broader region.
- Policy (b) As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.
- Policy (c) As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

Objective 3.8.2.3: Source Water Protection

To protect ground and surface water resources from contamination to ensure a safe supply of drinking water.

- Policy (a) Ensure that development does not reduce the quality of water resources in the broader region by protecting Canwood's ground water resources from contamination.
- Policy (b) Continue to work with the Water Security Agency in implementing source water protection strategies.
- Policy (c) Ensure that development protects and sustains important waterbodies, waterways, wetlands, and groundwater systems in the Village and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Village is satisfied that specific development projects will sustain these areas.

Objective 3.8.2.4: Contaminated Sites

To ensure safe development on brownfields and contaminated sites.

- Policy (a) If contaminated sites are identified, ensure they are remediated to a level suitable for the intended use or for site suitability prior to development, to the satisfaction of the Approving Authorities.

Objective 3.8.2.5: Emergency Measures

To ensure public safety during emergency situations.

- Policy (a) The Village of Canwood will continue to work towards additional community preparedness measures for emergency situations by developing an Emergency Management Plan.

3.9 INTERMUNICIPAL & INTERJURISDICTIONAL COOPERATION

3.9.1 Findings

- The Village of Canwood is situated on the North side of Highway #55, southeast of the Village of Debden. Other communities in the region include the Village of Debden, Hamlet of Mont Nebo, Community of Victoire, Village of Shell Lake, and the Town of Shellbrook.
- The Village of Canwood is located in the RM of Canwood No. 494.
- A number of water test and withdrawal wells exist beyond the Village boundaries within the RM of Canwood, No. 494 that provide shared resources between the Village and RM.
- The Canwood Regional Park is jointly supported by the Village and RM of Canwood, No. 494.
- Most recreation facilities within the Village are operated by volunteer boards or groups under the guidance and authority of council or in cooperation with the school board.
- First Nation Reserves in the area include the Ahtahkakoop First Nation Reserve No. 104, Sturgeon Lake First Nation Reserve No. 101, and Big River First Nation Reserve No. 118.
- Many outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As a part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status.
- It is important and will be a benefit to the region as whole, for the Village of Canwood to work collaboratively with its regional neighbours on issues and areas of mutual interest such as the rural-urban fringe and regional transportation corridors.
- In areas adjacent to the Village it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure future growth can occur in an orderly and planned fashion, it is imperative for the Village to identify future development areas outside of current municipal boundaries for long term growth.
- *The Statements of Provincial Interest Regulations* provide the following statement concerning inter-municipal cooperation:
 - *The Province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

3.9.2 Intermunicipal & Interjurisdictional Cooperation Objectives and Policies

Objective 3.9.2.1: Government Cooperation

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Canwood and the region.

- Policy (a) The Village will pursue opportunities to take advantage of federal and provincial programs which will benefit Canwood and the region.

Objective 3.9.2.2: Regional Cooperation

To facilitate intermunicipal and interjurisdictional cooperation on a regional basis.

- Policy (a) The Village will continue to pursue agreements and cooperation with neighbouring municipalities, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.

- Policy (b) The Village will continue to work with regional partners in the delivery of emergency and safety management services.

Objective 3.9.2.3: Urban Reserves

To maintain the financial integrity of the Village, its tax base and its municipal services while ensuring compatible and enforceable land use and development standards in any Urban Reserve that may be established in Canwood.

- Policy (a) Ensure an agreement is sought pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Village and will be based on the objective noted above.

Objective 3.9.2.4: Annexation

To alter the Village limits based on need and to provide for orderly development of land uses and services.

- Policy (a) In order to provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Village boundaries in a manner that will ensure that sufficient lands are available within the Village limits. Sufficient lands are deemed to exist within the Village if they can accommodate future development for a period of twenty years and if they can be serviced in a practical, cost-effective manner.

- Policy (b) The Village will support requests for alteration of Village boundaries that are consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Village.

Objective 3.9.2.5: Communication and Referral Process

To provide greater certainty for land use decisions where impacts cross municipal boundaries.

- Policy (a) The Village shall work collaboratively with the RM of Canwood, No. 494 to develop plans and processes that provide greater clarity for land use decisions in such areas as the rural-urban fringe, regional transportation corridors, lands within the Village that are adjacent to RM boundaries and other areas of mutual interest.

- Policy (b) Council will work with the RM of Canwood, No. 494 when designating or amending future urban growth areas that are located within the RM, on the Village's Future Land Use Concept.

3.10 AGRICULTURAL LAND & FRINGE AREAS

3.10.1 Findings

- The Village of Canwood has a rich history of agricultural and railway development that attracted settlers and homesteaders to the area in the early 1900's.
- The Village of Canwood is surrounded by the Rural Municipality of Canwood No. 494.
- In areas adjacent to the Village, it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. In order to ensure future growth can occur in an orderly and planned fashion, it is imperative for the Village to identify future development areas outside of current municipal boundaries for long term growth.
- The Cargill Crop Inputs Retailer in Canwood provides the agricultural industry within the region with access to market for crop producers. Cargill has one grain elevator in operation that serves transportation for agricultural products located adjacent to Highway #55.
- *The Statements of Provincial Interest Regulations* provide the following statement concerning agriculture and value added agribusiness:
 - *The Province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in agricultural operations and value-added agribusiness.*

3.10.2 Agricultural Land and Fringe Areas Objectives and Policies

Objective 3.10.2.1

To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Village.

Policy (a) The Village shall continue to work with the Rural Municipality of Canwood, No. 494 to address and resolve issues and concerns of mutual interest.

Policy (b) Intensive livestock operations (ILOs) shall not be permitted within the Village.

Objective 3.10.2.2

To safeguard municipal services from incompatible land uses.

Policy (a) The Zoning Bylaw will identify areas suitable for development within the corporate limits of the Village not immediately required for urban development as a "**Future Urban Development**" district and will identify land use restrictions and development standards so as not to jeopardize or otherwise unduly restrict future development.

Objective 3.10.2.3

To protect ground water and other water resources from contamination to ensure a safe supply of drinking water and to maintain the highest possible level of overall water quality in the municipality.

Policy (a) Development shall not deplete or pollute groundwater in the municipality.

Policy (b) Council shall be committed to the protection of ground and surface water, public health, property, and the environment through the use of water management programs that:

- (i) maintain healthy ecosystems; and
- (ii) ensure the provision of safe and reliable drinking water.

- Policy (c)** Developments shall not injuriously affect, and shall be encouraged to protect, sustain, and safely incorporate water bodies, waterways, shore lands, groundwater, wetlands, and riparian areas.
- Policy (d)** Agricultural practices, particularly with regard to manure management and chemical application, shall minimize risks to groundwater and surface water to the greatest extent possible.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed and used with methods that prevent and avoid contamination with aquifers and well heads.
- Policy (f)** The Village shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve the North Saskatchewan River Watershed and its source water resources.
- Policy (g)** Proponents may be required to investigate subsurface soil and groundwater conditions prior to development work to demonstrate the natural or engineered containment will adequately protect groundwater resources. Such work must be carried out by a qualified professional engineer or geoscientist.

3.11 NATURAL AND CULTURAL HERITAGE RESOURCES

3.11.1 Heritage and Natural Resource Findings

- The Village of Canwood is primarily situated within the Boreal Transition Ecoregion of the Boreal Plain Ecozone of Saskatchewan. The municipality lies within the Shellbrook Plain landscape area which is represented in a relatively cool, moist climate encouraging productive forest soils and landscapes characterized by a mix of forest and farmland. Cultivated areas within the ecoregion produce a wide range of forage crops, feed grains, cereals and oilseeds.
- There are currently two unused grain elevators within the Village of Canwood that stand out as notable landmarks when entering the Village via Highway #55.
- The history of the Village of Canwood was largely influenced by railway development that attracted settlers and homesteaders to the area in the early 1900's.
- Historically significant artifacts and items can be viewed at the Canwood Museum. The Village of Canwood's first school house, student desks, books, encyclopedias, farm tools, indigenous artifacts, antiques, and other local history are made available for viewing.
- *The Statements of Provincial Interest Regulations* provides the following statements concerning Saskatchewan's heritage and culture, and biodiversity and natural ecosystems:
 - *The Province has an interest in ensuring that Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.*
 - *The Province has an interest in conserving Saskatchewan's biodiversity and natural ecosystems for present and future generations.*

3.11.2 Heritage Resources Objectives and Policies

Objective 3.11.2.1: Heritage and Culture Resource Protection

To protect the heritage resources within the Village, and where such protection cannot be achieved, to implement appropriate mitigation measures.

- Policy (a) Support the designation of provincial heritage and municipal heritage buildings and sites within the Village, including those owned by the Village, as well as those owned privately.
- Policy (b) Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Resource Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development.
- Policy (c) The Village's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.
- Policy (d) The Village shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.

- Policy (e) Insofar as practical, the Village shall use the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places* to guide protection and conservation efforts of heritage places.
- Policy (f) The Village will continue supporting local organizations, and utilising boards and committees, such as the School Board and Recreation Board, to assist in the protection and promotion of heritage and cultural resources within the Village and region.

Objective 3.11.2.2: Cultural and Heritage Resource Promotion

To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts and trading skills.

- Policy (a) The Village may consider the development of a Municipal Cultural Plan that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- Policy (b) The Village shall continue to support heritage and cultural events.
- Policy (c) The Village shall continue to work with community and culture groups, service clubs, sports and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.
- Policy (d) The Village will build upon its listing of heritage resources, with collaboration from local residents.
- Policy (e) The Village will endeavour to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.

4 IMPLEMENTATION

4.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith.

4.1.1 Purpose

The purpose of the Village's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Village of Canwood.

4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

4.1.3 Amending the Zoning Bylaw

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

4.1.4 Zoning by Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Contract Zoning permits a municipality to manage the use of a site and layout of a specific proposed development that requires rezoning. Council may use a Contract Zone to rezone a site to allow a

proposed development, but may also restrict uses normally allowed in the zoning district through a contract.

- (3) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (4) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) the uses of the land and buildings and the forms of development;
 - (b) the site layout and external design, including parking areas, landscaping and entry- and exit-ways;
 - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (5) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (6) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
 - (a) limiting the uses within a zoning district will avoid land use conflict;
 - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

4.1.5 Use of the Holding Symbol "H"

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

4.1.6 Bonus Provisions

To facilitate a degree of flexibility for optimal site utilization as well as encourage certain desirable elements not normally proposed in the development process, the Zoning Bylaw may provide for adjustments to specific development standards in exchange for commensurate facilities, services or matters as specifically set out in the Zoning Bylaw.

In this regard, the Zoning Bylaw may provide for adjustment to density limits, parking standards, building height, number of principal buildings on a site or other similar standards for the provision of supportive housing units, community facilities which are owned by a non-profit corporation or

public authority, the conservation of important natural areas, the provision of enclosed parking, and the designation of designated heritage properties.

4.2 OTHER IMPLEMENTATION TOOLS

4.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have *unstable or flood-prone areas* set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

4.2.3 Building Bylaw

- (1) Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

4.2.4 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers

within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision.

4.3 OTHER

4.3.1 Updating the Official Community Plan

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

4.3.2 Further Studies

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Village of Canwood.

4.3.3 Community Engagement

In addition to the requirements of *The Act*, provisions for public participation may be initiated which are appropriate to the nature and scope of the planning matter being addressed. Examples of initiatives for which the community engagement process applies includes land use issues, social issues, safety issues, recreation issues and utility services.

For any situation where the community engagement process applies, the Village will consider the following principles:

- Municipal government decisions must be made in a context that is sensitive and responsive to public concerns and values.
- The community engagement process must demonstrate openness, honesty and transparency of purpose, as well as the communication of the results.
- The process must be respectful of decision making protocols.
- The process must demonstrate a commitment to being time-sensitive and cost-effective.

4.3.4 Cooperation and Inter-Jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

4.3.5 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

4.3.6 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended

or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

4.3.7 Binding

Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Village of Canwood, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

4.3.8 Definitions

The Zoning Bylaw definitions shall apply to this Official Community Plan.

5 MAPS

Map 1 – Future Land Use Map

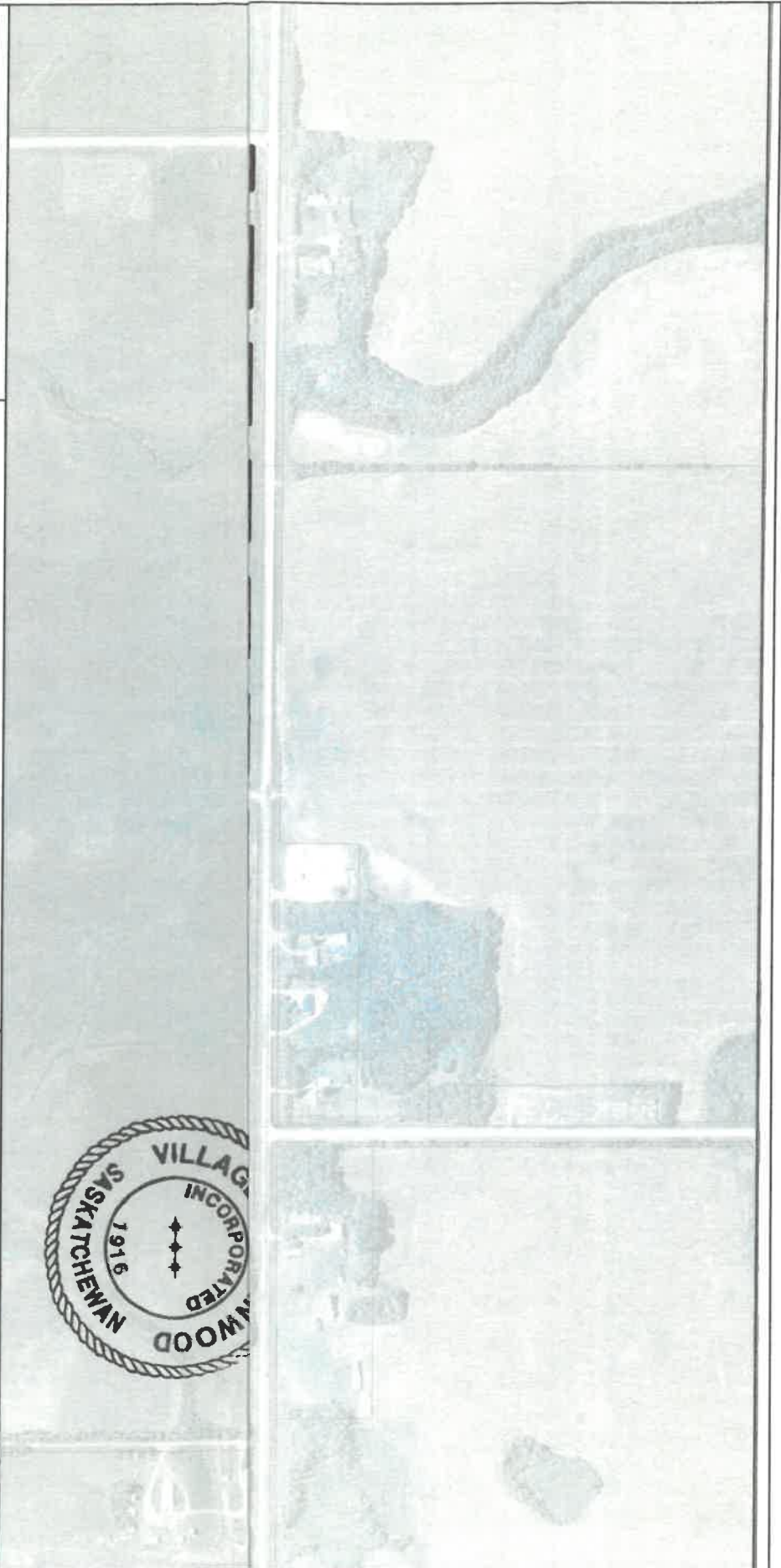
Village of Canwood FUTURE LAND USE MAP

PROJECT NO.: CHA 21044
 RURAL MUNICIPALITY: CANWOOD NO. 494
 MAP PROJECTION: UTM ZONE 13
 HORIZONTAL DATUM: NAD 83 CSRS 98
 DATE: 2022-10-27



LEGEND

- Residential
- Commercial
- Infrastructure
- Park Space
- Community Service
- Future Urban Growth
- Urban Boundary



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& ASSOCIATES**



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