

TOWN OF LANGHAM

OFFICIAL COMMUNITY PLAN

PREPARED FOR:

THE TOWN OF LANGHAM

PREPARED BY:

CROSBY HANNA & ASSOCIATES  
LANDSCAPE ARCHITECTURE AND PLANNING  
SASKATOON, SK

August 2011

**The Town of Langham**

Bylaw No. \_\_\_\_\_

A Bylaw of the Town of Langham to adopt an Official Community Plan.

The Council of the Town of Langham, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 of *The Planning and Development Act, 2007* the Council of the Town of Langham hereby adopts the Town of Langham 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- (3) Bylaw No. 4-87, the Town of Langham Basic Planning Statement, and all amendments thereto, are hereby repealed.
- (3) This bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_,

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_,

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_,

Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_,

SEAL

\_\_\_\_\_

(Mayor)

\_\_\_\_\_

(Town Administrator)

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

On the \_\_\_\_\_ Day of \_\_\_\_\_, of the year \_\_\_\_\_

(signature) \_\_\_\_\_, (date) \_\_\_\_\_

A Commissioner for Oaths in the Province of Saskatchewan

My appointment expires \_\_\_\_\_

**THE TOWN OF LANGHAM**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. \_\_\_\_\_  
of the Town of Langham

\_\_\_\_\_  
(Mayor)

SEAL

\_\_\_\_\_  
(Town Administrator)

# CONTENTS

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1.	INTRODUCTION .....	1
1.1	AUTHORITY .....	1
1.2	SCOPE .....	1
1.3	PURPOSE .....	1
2.	VISION & GOALS .....	2
3.	OBJECTIVES AND POLICIES .....	4
3.1	RESIDENTIAL .....	4
3.2	COMMERCIAL .....	9
3.3	INDUSTRIAL .....	14
3.5	COMMUNITY SERVICES .....	20
3.6	AMENITIES AND DEDICATED LANDS .....	22
3.7	BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT .....	25
3.8	INTER-MUNICIPAL AND INTERGOVERNMENTAL COOPERATION .....	26
3.9	AGRICULTURAL LAND AND FRINGE AREAS .....	28
3.10	NATURAL RESOURCES .....	30
4.	IMPLEMENTATION .....	32
4.1	ZONING BYLAW .....	32
4.2	OTHER IMPLEMENTATION TOOLS .....	36
4.3	OTHER .....	39
5.	MAPS .....	40
6.	CONCEPT PLANS .....	42

# 1. INTRODUCTION

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## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007* (The Act), the Council of the Town of Langham has prepared and adopted this Official Community Plan to provide the Town with goals, objectives and policies relating to approximately 20 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:

- (a) sustainable current and future land use and development in the municipality;
- (b) current and future economic development;
- (c) the general provision of public works;
- (d) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (e) the management of environmentally sensitive lands;
- (f) source water protection; and
- (g) the means of implementing the Official Community Plan.

## 1.2 SCOPE

The policies of this Official Community Plan shall apply to the incorporated area of the Town. Policies which address the future development of areas outside the current limits of the Town will take effect on annexation of those areas to the Town, or in conjunction with the Council of the Rural Municipality. All development shall conform to the objectives and policies contained in this Official Community Plan.

## 1.3 PURPOSE

This Official Community Plan is intended to serve as a statement of the goals, objectives and policies of the Town of Langham relating to the future growth and development of the community. The policies are intended to provide Council with direction in establishing other bylaws and programs to guide the future growth and establish guidelines for formulating decisions on future land use and development proposals.

## 2. VISION & GOALS

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### 2.1 VISION

The Town of Langham, safe, clean and friendly, strives to maintain its small town atmosphere. Providing convenience in its location, the community offers an affordable place to raise a family, with quality educational facilities, new opportunities for development and quality infrastructure. Looking ahead, a positive future for Langham is about promoting and creating a community that people want to live in by continuing to enhance, support and provide opportunities for:

- a strong basic business core;
- recreation, arts, cultural and social activities;
- affordable, mixed housing with an emphasis on seniors housing;
- a clean and attractive community; and
- the provision of basic services.

### 2.1 GOALS

- (1) To direct development and growth of Langham towards a diversification of land use activity in a manner that will maintain a positive relationship with environmental values, resource capabilities, community strengths and the broader region.
- (2) To protect the “small town” atmosphere of Langham, while allowing land owners to develop suitable portions of their land, in an orderly, cost-efficient and appropriate way, consistent with the purpose and within financial capability of the community.
- (3) To promote and encourage innovative and sustainable development within the community, enhancing residents’ quality of life while conserving natural and financial resources.
- (4) To encourage commercial and industrial business development that is compatible with the Town of Langham’s character and environmental values, providing new employment opportunities and contributing to tax revenues.
- (5) To promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.

- (6) To encourage a diversity of housing types.
- (7) To provide for an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.
- (8) To pursue partnerships and opportunities on economic development and other areas such as infrastructure and service delivery.
- (9) To market and promote the Town of Langham as a safe, affordable place to live.
- (10) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan where such realization is consistent with the protection and maintenance of federal and provincial interest.
- (11) To support and complement the Statements of Provincial Interests.

## 3. OBJECTIVES AND POLICIES

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### 3.1 RESIDENTIAL

#### 3.1.1 Findings

- (1) Langham, with a (2006) Statistics Canada population of 1,120, experienced a very modest population growth of 1.4% over the last 10 years. Although only a very small amount of growth is evident in the 2006 Statistics Canada Census, the data understates what is actually occurring in Langham. Population projections, as well as increases in dwelling unit building permits over the last three years suggest continued growth into the future, with the Town's population projected to reach between 1,774 to 1,936 by 2026. Based on population projections and average household size, new residential development could reasonably be expected to require an additional 31 - 47 acres (12.5 - 19 acres) of land within the next twenty years. Areas need to be identified for long-term future annexation to accommodate future residential development.
- (2) As of the summer of 2010, there were 60 serviced, undeveloped residential lots in the Town. Areas need to be identified for future residential development in the medium and long term future.
- (3) Responses to the community survey as well as stakeholder representatives have indicated strong support for additional residential development in the Town, including a diversity of housing types. Stakeholder representatives have indicated that there is a need for a mix of housing, particularly affordable housing that caters to the senior population and to young families, contributing to the long term growth and stability of the Town of Langham.
- (4) The community of Langham is dominated by single detached dwellings. Other forms of residential development include semi-detached dwellings, mobile homes and multiple unit dwellings in the form of an apartment building and townhouse style development. Acreage style development also exists in the Town of Langham.
- (5) Development of the hydrometallurgical processing facility east of the Town of Langham, as announced in 2009, will increase the need for additional residential development within the community.



### **3.1.2 Objectives**

- (1) To provide adequate land for future residential development.
- (2) To identify the areas, within Langham and outside of the Town's current boundaries, that are most suitable for future residential development.
- (3) To allow for the development of a full range of residential uses including single-detached, semi-detached, duplex, and multiple-unit dwellings within the corporate limits of the Town.
- (4) To provide locations for mobile homes and prefabricated homes in a specific area of the Town, complementary to other residential uses.
- (5) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (6) 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.
- (7) To support the development of pedestrian friendly, walkable and connected neighbourhoods.
- (8) To ensure that future forms of residential development are compatible with existing development, maintaining the character of Langham's residential neighbourhoods.
- (9) To encourage energy efficiency by promoting the use of passive and active solar strategies.
- (10) To accommodate affordable and alternative housing opportunities for the citizens of Langham, including garden and secondary suites.

### **3.1.3 Policies**

- (1) Infill of existing residential lots will be encouraged.
- (2) Initially, new residential development will be encouraged to locate 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.

- (3) The Town will encourage subdivision and servicing of land for residential purposes where there are insufficient lots to meet demand.
- (4) Additional residential subdivision development will be supported by Council only in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding three 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.
- (5) If and when sufficient land is no longer available to accommodate additional residential development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas), new residential development will be encouraged to locate in the areas noted as "Potential Residential" on the Future Land Use Concept. Subject to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Residential" within the corporate limits of the Town 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 Town. 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.
- (6) A separate mobile home district, for mobile home and compatible development, will be established in the Zoning Bylaw. Extension of the mobile home district into additional areas will be considered on a case-by-case basis, as demand warrants, in conjunction with new residential subdivisions.
- (7) A series of residential districts will be provided for a full range of residential uses. These districts will provide varying levels of restrictions on residential types and dwelling unit densities. Single detached dwellings and certain community facilities will be permitted in all residential districts except the mobile home district. Higher density residential uses and, at Council's discretion, other potential compatible uses will be allowed in only those areas in which increased residential densities and a wider range of compatible uses are determined to be appropriate.

- (8) Council shall, in the Zoning Bylaw, authorize the relaxation of rear yard requirements for corner lots in residential districts, provided that larger side yards are provided along the flanking street.
- (9) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (10) Council may promote and advertise the Town, and the associated high quality of life and amenities in the Town, to encourage individuals and families to locate their residences in Langham.
- (11) Home based businesses shall be accommodated, provided they are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment.
- (12) Home based businesses shall be compatible with nearby residential properties and shall preserve the amenity of the overall residential environment. Home based businesses shall not generate traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- (13) The Zoning Bylaw shall specify the types of activities to be fully permitted as home based businesses. Such uses are to be compatible with a residential environment and will not create land use conflicts.
- (14) 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.
- (15) 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.
- (16) To promote walkability and the use of alternative transportation modes, residential areas shall be oriented to serve pedestrian and cycling traffic as well as automobile traffic.

- (17) To ensure that new residential neighbourhoods connect to and complement existing and future development in Langham, the Town will require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivisions applications.

## 3.2 COMMERCIAL

### 3.2.1 Findings

- (1) Commercial land uses in Langham are focussed on Main Street, as well as at the entrance into the Town from Highway #16. The Town's commercial base is well rounded for a community of its size and in proximity to an urban centre. The Town's retail and service sector caters to residents' basic needs, however, stakeholder representatives have indicated there is a need for a grocery store and an improvement in the amount of basic services offered in the Town.
- (2) In addition to commercial services with a street front business, many commercial ventures operating in Langham are run out of the home as home based businesses.
- (3) The Town of Langham has a distinct town centre (Main Street). As the Town of Langham continues to grow, the need for serviced, developable commercial land will increase. Policies are required to identify future commercial areas within the Town and/or in association with a future annexation. Stakeholder representatives have indicated a strong desire to maintain and enhance the downtown area as the core of the community.
- (4) As of June 2010, an inventory of 5 serviced, but undeveloped commercial lots were available in Town. Areas need to be identified for future commercial development in both the short-term and long-term.
- (5) Stakeholder representatives have indicated that visual improvements need to be done to Main Street, including removing or replacing abandoned buildings and properties.
- (6) Responses to the community survey indicate strong support for additional commercial development within the Town.
- (7) Development of a hydrometallurgical processing facility east of the Town of Langham may provide opportunities for additional commercial development within the Town's boundaries.
- (8) Opportunities exist in the Town for infill commercial development to occur on unused and underutilised sites on Main Street as well as on Railway Street.

### 3.2.2 Objectives

#### a. **General Commercial**

- (1) To promote the allocation of compatible and appropriate commercial development in new residential areas.

- (2) To attract investment and foster economic growth.
- (3) To encourage business and increase employment and residential population within the Town.
- (4) To accommodate and encourage the recycling of obsolete and underutilised commercial buildings, as well as vacant land, into vital enterprises.

**b. Community Centre Commercial**

- (1) To maintain and enhance a cohesive, viable and dynamic downtown commercial area.
- (2) To create a healthy and vibrant downtown.
- (3) To encourage the development of new commercial enterprises in downtown Langham.
- (4) To ensure an available supply of land for downtown commercial development.
- (5) To facilitate access to downtown commercial services by seniors or others with mobility constraints, and to provide opportunity for increased levels of overall activity in the downtown.
- (6) To allow for existing non-commercial uses in the downtown area, providing they do not hamper or conflict with commercial development in the core.
- (7) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.
- (8) To provide for higher density housing in areas near the downtown.
- (9) To ensure growth of the downtown does not conflict with adjacent development.
- (10) To create a healthy and vibrant downtown.

**c. Highway Commercial**

- (1) To ensure that sufficient land is designated along Highway #16, for development of highway commercial use.
- (2) To restrict development of non-highway commercial use in the designated highway commercial areas.

- (3) To promote the expansion of existing highway commercial operations and encourage new development in the existing highway commercial area.
- (4) To encourage and facilitate visually appealing entries to the Town through existing and future highway commercial areas.
- (5) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards

### **3.2.3 General Commercial Policies**

- (1) Council will consider the provision of appropriate and compatible commercial sites in new residential areas. Possible uses may include neighbourhood convenience stores, professional offices, personal service trades, and retail stores.
- (2) To ensure that new commercial developments connect to and complement existing and future development in Langham, the Town may require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.
- (3) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.

### **3.2.4 Community Centre Commercial Policies**

- (1) The Zoning Bylaw will contain a downtown commercial district to provide for a wide range of downtown commercial and other compatible uses.
- (2) The area shown as "Community Centre Commercial" on the Future Land Use Concept will be zoned in the Zoning Bylaw, for downtown commercial uses and other compatible development.
- (3) Council will consider extending downtown commercial zoning to those areas shown as "Future Community Centre Commercial", on the Future Land Use Concept, as demand warrants. The areas shown as "Future Community Centre Commercial" will be zoned for a mix of commercial, institutional and multi-unit residential uses which would not conflict with the long term future use of this area.
- (4) Council will continue to promote the Town as a place for new business development.
- (5) Council shall strive to promote and encourage the revitalization of the Town's community centre commercial area and may use such actions and tools, including

but not limited to: the construction of infrastructure; investment in public buildings and public realm improvements such as streetscapes and public park development; encouragement of public - private partnerships; tax abatement incentives; incentives to promote the use of vacant and underutilised buildings or sites; and planning and building permit fee rebates.

- (6) Where necessary, the Town will undertake to acquire land for additional downtown commercial development, through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, Council will investigate the possibility of land exchange on a case-by-case basis.
- (7) Generally speaking, a land use pattern that reflects higher density residential development (i.e. increased multiple unit developments) in proximity to the downtown commercial area, will be encouraged through residential and other zoning designations.

### **3.2.5 Highway Commercial Policies**

- (1) The Zoning Bylaw will contain a highway commercial district to provide for a wide range of highway commercial and other compatible uses.
- (2) To ensure a viable and dynamic downtown commercial area, the highway commercial district will only provide for commercial uses that are oriented to the highway, encouraging non-highway commercial uses to locate downtown.
- (3) The area shown as "Highway Commercial" on the Future Land Use Concept will be zoned for highway commercial uses and compatible development.
- (4) Council will consider extending highway commercial zoning to those areas shown as "Future Highway Commercial", on the Future Land Use Concept, as demand warrants. Prior to such re-zoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- (5) If and when sufficient land is no longer available to accommodate additional highway commercial development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas), new highway commercial development will be encouraged to locate in the areas noted as "Potential Highway Commercial" on the Future Land Use Concept. Subject to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Highway Commercial" within the corporate limits of the Town 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 Town. 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.

- (6) Where necessary, the Town will undertake to acquire land for highway commercial development through purchase or exchange.
- (7) Industrial uses such as storage, warehousing, or freight and cartage operations may be allowed in highway commercial areas at Council's discretion.
- (8) Council may by resolution, adopt policies that provide business incentives and may use such actions and tools, including but not limited to, the construction of infrastructure, investment in public buildings and public realm improvements such as streetscapes and public park development, encouragement of public - private partnerships, tax abatement incentives, incentives to promote the use of vacant and underutilised buildings or sites, and planning and development permit fee rebates.
- (9) To facilitate development of visually appealing entry points into the Town along Highway #16, Council may:
  - (i) initiate the preparation of a coordinated highway entry enhancement master plan or strategy;
  - (ii) provide financial support for the implementation of such a master plan or strategy; and
  - (iii) establish landscaping requirements and signage standards in highway commercial areas.

## 3.3 INDUSTRIAL

### 3.3.1 Findings

- (1) The Town of Langham has a well developed industrial area along Railway and Baxter Streets.
- (2) Responses to the community survey generally indicate strong support for additional industrial development within the Town.
- (3) Stakeholder representatives have indicated a need to remove, replace or clean up abandoned industrial buildings and properties located along Railway Street.
- (4) Development of a hydrometallurgical processing facility east of the Town of Langham may provide opportunities for additional light industrial development to locate within the Town's boundaries.
- (5) As of June 2010, an inventory of zero serviced, undeveloped industrial lots were available in Town. It is important that the Town identify appropriate industrial areas for both the short-term and long-term future.
- (6) Opportunities exist in the Town for infill industrial development to occur on unused and underutilised sites on Railway Street.

### 3.3.2 Objectives

- (1) To attract new industrial operations to Langham.
- (2) To identify areas for the development of industrial operations which will minimize conflicts with other land uses.
- (3) To ensure that industrial development and sites are adequately buffered, screened and separated from incompatible land uses.
- (4) To encourage and facilitate visually appealing industrial development areas.
- (5) To ensure that the locations and types industrial development are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.
- (6) To ensure that industrial buildings and sites are constructed and maintained to acceptable standards.

### **3.3.3 Policies**

- (1) The Zoning Bylaw will contain an industrial district to provide for a wide range of industrial and other compatible uses.
- (2) The area shown as "Industrial", on the Future Land Use Concept will be zoned for industrial uses and compatible development.
- (3) If and when sufficient land is no longer available to accommodate additional industrial development (pursuant to policies contained in Section 3.9.3 - Agricultural Land and Fringe Area), new industrial development will be encouraged to locate in the areas noted as "Potential Industrial" on the Future Land Use Concept. Subject to policies contained in Section 3.9.3 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Industrial" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for industrial 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.
- (4) Council will continue to promote the Town as a place for new business development.
- (5) Council may by resolution, adopt policies that provide business incentives and may use such actions and tools, including but not limited to: the construction of infrastructure, investment in public buildings and public realm improvements such as streetscapes; encouragement of public - private partnerships; tax abatement incentives, incentives to promote the use of vacant and underutilised buildings or sites; and planning and development permit fee rebates.
- (6) In the Zoning Bylaw, those industrial uses which have the potential to use significant volumes of water and/or contribute significant flows to the sanitary sewer system as a result of industrial processing operations, will be listed as discretionary uses.
- (7) Prior to the approval of a discretionary use application in the industrial 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 servicing feasibility, will be borne by the applicant.
- (8) Adequate buffer zones shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.

- (9) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (10) To facilitate and encourage visually appealing development, landscaping requirements and signage standards shall be established in all industrial areas.
- (11) To ensure that new industrial developments connect to and complement existing and future development in Langham, the Town may require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.

## 3.4 TRANSPORTATION, INFRASTRUCTURE & MUNICIPAL SERVICES

### 3.4.1 Findings

- (1) Access to the Town of Langham is provided via Provincial Highway #16.
- (2) Langham lies within the CN Railway and there is currently one elevator located in the Town along the railway. Depending on location, future development and transportation networks may need to have regard to the railway (e.g. crossings, buffers).
- (3) The Town's sewage lagoon is located less than 600 metres from the Town of Langham. Depending on location, future development will need to have regard to this buffer distance. Expansion of the current lagoon is constrained at its current location due to this required setback, as well as the Highway #16 right-of-way, existing development, and the presence of sandy, wet soils at the current location.
- (4) Town representatives have indicated that the lagoon will be relocated in the near future and its location will be dependent on the construction of a hydrometallurgical processing facility, east of the Town of Langham. The processing facility may choose to use the Town's waste water system and this decision will guide the lagoon relocation.
- (5) Two lift stations are located in the Town. Lift station #1 was built in 1961 to service a population of 660 people (482 less than the current population of 1,120). Lift station #2 was built in 1981 to service the lots of 4th Street East and most of the area east of 5th Avenue (or a population of 453 people). A new lift station is planned to replace lift station #1, however, the construction is on hold due to the pending decision of the hydrometallurgical processing facility using the Town's waste water.
- (6) The Town has an available water storage capacity for a population of 1,779 people. The distribution pumping capacity can support a population of 1,679 people, however, upgrades are needed to improve fire flows to the dead end, north of James Street.
- (7) The Water Treatment Plant, constructed in 2004, has a capacity to service 1,700 people based on a reduction of backwash times and volumes.
- (8) A roadmap for stormwater drainage for all future developments (on the east side of Langham), was developed by Associated Engineering in 2007. The plan should

be referenced in all future subdivision agreements and the Town should require development to meet or exceed the requirements presented in the study.

- (9) The Town of Langham has a recycling depot, located on Main Street. While seen as a positive service provided by the Town, stakeholder representatives have indicated that re-locating the depot from the downtown area would create a more visually appealing downtown area. It was felt, however, that if the recycling depot were relocated it should still continue to be in a central location to facilitate access by seniors as well as to continue to encourage its use by locating it in close proximity to the Town's main activity centre, the downtown.

### **3.4.2 Objectives**

- (1) To protect and facilitate the various functions of the provincial highway and municipal road system in Langham in order to maintain safe and efficient traffic movement.
- (2) To promote land use and development patterns that ensure pedestrian and traffic safety.
- (3) To minimize the costs of constructing, improving and maintaining roadways.
- (4) To direct land uses associated with heavy truck traffic away from pedestrians and to areas where their impact on municipal roads will be minimized.
- (5) To optimize use of existing Town water, sewer and solid waste management infrastructure and capacities.
- (6) To ensure that future development remains within the area serviceable by the existing water and sewer system for as long as possible.
- (7) To minimize municipal costs in the provision of services to areas which pose special servicing problems.
- (8) To provide opportunities for the development of walking and cycling facilities within the Town of Langham, exploring linkages and connections between existing commercial areas (i.e. the downtown and along the service road); existing green spaces and destination sites within the community (e.g. community hall, rinks, schools, etc.); and existing and future residential areas within the community.

### 3.4.3 Policies

- (1) The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.
- (2) 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 Town 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.
- (3) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.
- (4) The Town of Langham will move the sewage lagoon to an appropriate location, giving consideration to the current site's limited capabilities and to future development opportunities.
- (5) The Town will encourage the creation of a healthy and vibrant downtown by moving the recycling depot from Main Street to a new location. Consideration will be given to continuing to keep the depot in a central location, still facilitating convenience and access for residents, while mitigating the visual impacts. Council may consider fencing and landscaping and other appropriate visual mitigation measures for the recycling depot.

## 3.5 COMMUNITY SERVICES

### 3.5.1 Findings

- (1) The Town of Langham provides its residents with a selection of recreational facilities including: arenas; churches; sports grounds; a soccer pitch; community hall; museum; library; parks; school facilities; and a bike track. Two miles outside of the Town of Langham, on the North Saskatchewan River Valley, is the Riverhills Golf and Ski Club.
- (2) Responses to the community survey indicate that residents generally agree that there is a need for additional recreational programming and facilities for all age groups within the community, with the strongest focus needed on the youth demographic.
- (3) Fire protection is provided by the Langham Fire Department. Intermunicipal agreements are in place between Langham, Martensville, Dalmeny, Warman, Osler, Asquith and Hepburn. Protective services are provided to the northern portion of the Rural Municipality of Corman Park. Police protection is provided by the Saskatoon Detachment of the RCMP, and bylaw enforcement is provided by the Town of Dalmeny municipal policing. The perception of community members, based on the community survey and stakeholder consultations, is that the Town of Langham is a safe community.
- (4) Other community services located in the Town include, a seniors' care facility, massage therapy, chiropractic and a part-time medical doctor.
- (5) The Town of Langham has two schools; the Langham Elementary (K - G5) and Walter W. Brown High School (G6 - G12).

### 3.5.2 Objectives

- (1) To continue to provide park space suitable for community needs, recognizing the diversity of Langham's population.
- (2) To monitor shifts in population structure and types of recreation demands and, on that basis, adjust recreation program delivery and facility provision on the basis of these shifts.
- (3) To support public service delivery agencies in the provision of services and, where appropriate, to assist in programming of services to the public.
- (4) To encourage the coordination and integration of community facilities where appropriate.



### **3.5.3 Policies**

- (1) The Zoning Bylaw will contain a community service district to provide for a wide range of community service and other compatible uses.
- (2) The areas shown as "Community Service" on the Future Land Use Concept will be zoned for community service and compatible development.
- (3) Council will, from time to time, and in conjunction with the Recreation and Parks Board, examine the feasibility of expanding the types of recreational programs and facilities in the community in accordance with town demographics and population growth.
- (4) The Town will encourage extensive participation by service clubs, community and public agencies, developers and other interested groups, in the development of community facilities.
- (5) Before supporting any subdivision applications for new residential development, Council may consult with the Prairie Spirit School Division No. 206 to ensure that any requirements for new schools have been satisfactorily addressed in the proposed subdivision plan.

## 3.6 AMENITIES AND DEDICATED LANDS

### 3.6.1 Findings

- (1) Responses to the community survey indicate that residents wish to see the development of Lion's Park with such amenities as a swimming pool or splash/spray park, additional landscaping, benches, play equipment for small children and picnic tables.
- (2) Responses to the community survey, as well as stakeholder representatives, indicated that Langham's "small town atmosphere" was seen as one of its greatest draws.
- (3) Responses to the community survey indicate that residents feel there is not sufficient park space in the Town of Langham.
- (4) Stakeholder representatives have indicated that some of the Town of Langham's strengths include its paved streets, sidewalk to sidewalk paving in new areas, street trees, large lots, being close to the river, maintenance and parks/playgrounds.

### 3.6.2 Objectives

- (1) To recognize the natural and scenic significance of surrounding natural areas and to promote their conservation and preservation in order that these resources may be preserved and managed to benefit wildlife, vegetation and people in the Town of Langham.
- (2) To make provision for municipal reserves when land is subdivided.
- (3) To provide park spaces suitable for all community needs.
- (4) To support, encourage and facilitate connectivity and walkability throughout the Town, with consideration given to the important linkages between the Town's destination areas, residential areas and existing pedestrian amenities.
- (5) To support, encourage and facilitate the creation of a viable and coherent vision for the future development of the downtown commercial area.
- (6) To support, encourage and facilitate, where feasible, the development and enhancement of recreational opportunities for Town residents.
- (7) To support the equitable access of community parks and open spaces to all residents.

### 3.6.3 Policies

- (1) A parks and recreation zoning district will be established in the Zoning Bylaw for the purposes of delineating those areas in which only parks, recreation uses, resource conservation uses and compatible development will be permitted.
- (2) The area shown as "Open Space" on the Future Land Use Concept will be zoned for parks, recreation uses, resource conservation uses and compatible development.
- (3) In the Zoning Bylaw, parks and playgrounds within open space will be permitted uses in all zoning districts.
- (4) Council will consider the following factors 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 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.
- (5) The Town will encourage extensive participation by service clubs, community and public agencies and other interested groups in the development of parks, green space and recreation facilities.
- (6) To facilitate development of visually appealing entry points into the Town along Highway #16, Council may:
  - (i) provide financial support for the development of gateway features and corridor enhancement; and
  - (ii) establish landscaping requirements in highway commercial areas.
- (7) Wherever possible, natural and scenic areas of significant value shall be placed in public ownership.
- (8) To facilitate development of a walkable community, Council will consider the provision of adequate sidewalks, pathways in linear parks and adequate lighting. The development of pedestrian amenities shall be done in a manner that promotes public safety.

- (9) 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 no longer than a 24 hour period after a storm event. Areas that store or retain water for more than 24 hours after a storm event shall be classified as storm water management facilities and shall be identified as "utility parcels" on subdivision plans.
- (10) Where possible, the Town will encourage the linkage of natural areas and parks in a continuous open space system.

## 3.7 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

### 3.7.1 Findings

- (1) The only known biophysical constraint on development in and around Langham is the "flatness" of the land, which can cause issues with stormwater drainage and spring runoff, as well as adding to the cost of providing municipal sanitary sewer services (i.e. the need for more lift stations). Policies are required to avoid drainage and flooding issues in the Town.
- (2) Stakeholder representatives have indicated that there are portions of the Town that experience drainage issues due to spring run-off as well as high volumes of rainfall.
- (3) The Town of Langham has a Storm Water Management Master Plan for the east side of the community, where new subdivisions are currently being built.

### 3.7.2 Objectives

- (1) To discourage inappropriate development in areas with potentially hazardous site conditions, including flood prone lands and contaminated sites without appropriate mitigative measures.
- (2) To ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

### 3.7.3 Policies

- (1) Urban development will be directed into areas believed to be capable of supporting such development.
- (2) The Zoning Bylaw will contain development standards for development on or near hazard lands.
- (3) Environmentally sensitive and flood hazard areas shall be used for public open space.

## 3.8 INTER-MUNICIPAL AND INTERGOVERNMENTAL COOPERATION

### **3.8.1 Findings**

- (1) Many of the 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 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. Such lands are known as "Urban Development Centres".
- (2) When lands within urban municipalities convert to reserve status, they become exempted from paying municipal tax and school levies.
- (3) As a condition of reserve status, Article 8 of the Framework Agreement requires First Nations and urban municipalities to negotiate an agreement which addresses:
  - Compensation for loss of taxes, levies or grants to urban municipalities. Compensation options include sale of municipal services to Urban Development Centres or receipt of a grant or other type of payment.
  - Compatibility of municipal bylaws and Urban Development Centre bylaws and their application and enforcement.
  - How disputes will be resolved.
- (4) If a First Nation and an affected urban municipality jointly elect not to enter into an agreement addressing the above points, they may choose to enter into any agreement which meets their respective objectives and needs. In the event an agreement cannot be reached, the matter may be settled by an arbitration board.

### **3.8.2 Objectives**

- (1) To maintain the financial integrity of the Town, its tax base and its municipal services, in the event that a First Nation desires to establish an Urban Reserve.
- (2) To ensure compatible and enforceable land use and development standards in any Urban Reserve that may be established in Langham.
- (3) To facilitate inter-municipal / jurisdictional cooperation in providing municipal services that are more cost effective and efficiently delivered on a regional basis.

- (4) To pursue agreements, with neighbouring municipalities and First Nations, that will address joint planning, future growth directions and joint delivery of services, based on common interests of the region as a whole.

### **3.8.3 Policies**

- (1) In all cases Council will see an agreement 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 Town, and will be based on the objectives noted above.
- (2) The Agreement will consist of any or all of the following matters:
- (a) Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self-Government;
  - (b) Bylaw Compatibility clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nation's Bylaws should be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced and changed;
  - (c) Tax Loss Compensation clauses, which recognize that after the new Centre has been created as an Indian Reserve, the First Nation will be exempt from paying Town taxes (which pay for municipal services), describe how the Town will be compensated for loss of these taxes, recognize the types of and costs for those Town services which the First Nation plans for the new Centre and describe the responsibility for collection and the procedures and timing of payments;
  - (d) Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and
  - (e) Other Issues, which may include but are not limited to, regular meetings of the Band and Town Councils, procedures for sharing information between the Administrators of each party and between the Elected Councils of each party, incentives, exemptions, rebates and abatements of servicing costs, etc., access to property for maintenance, repairs etc..
- (3) Where appropriate, Council will pursue cooperation with neighbouring communities in the provision of municipal services, in the interests of improving and providing them on a more cost effective basis.

## 3.9 AGRICULTURAL LAND AND FRINGE AREAS

### 3.9.1 Findings

- (1) The Town of Langham is surrounded by the Rural Municipality of Corman Park No. 344.
- (2) In areas adjacent to the Town it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. Intensive livestock operations, anhydrous ammonia depots or construction of farm buildings could interfere with future urban land requirements. Policies are required to identify future development areas outside of current Town boundaries (if required).

### 3.9.2 Objectives

- (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 Town.
- (2) To encourage orderly development in the area surrounding the Town to ensure that future urban development or servicing needs are not prejudiced.
- (3) Where required, to alter the Town limits based on need and to provide for orderly development of land uses and services.
- (4) To safeguard municipal services from incompatible land uses.

### 3.9.3 Policies

- (1) The Town will work with the R.M. of Corman Park No. 344 to address and resolve issues and concerns of mutual interest.
- (2) Areas suitable for development within the corporate limits of the Town not immediately required for urban development will be designated, in the Zoning Bylaw, as a "Future Urban Development" district.
- (3) The Zoning Bylaw will contain provisions to ensure that land use and development in the Future Urban Development district does not jeopardize or otherwise unduly restrict such future development.
- (4) Council will support any request for alteration of Town boundaries when such alteration is consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Town.



- (5) 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 Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they should accommodate future development for a period of ten (10) to twenty (20) years and they can be serviced in a practical, cost-effective manner.

## 3.10 NATURAL RESOURCES

### 3.10.1 Findings

- (1) The Town of Langham is located in the North Saskatchewan River Watershed. In 2008, A Source Water Protection Plan was completed by the Saskatchewan Watershed Authority - North Saskatchewan River Basin Council. Recommendations and key actions have been identified respecting water conservation, climate change, ground water protection, surface water quality, apportionment of inter provincial water flows, surface water quality and protection of natural habitat. The approved watershed plans are now being implemented by all participating agencies.

### 3.10.2 Objectives

- (1) To protect ground water resources from contamination to ensure a safe supply of drinking water.
- (2) To support the implementation and evolution of the North Saskatchewan Watershed Source Water Protection Plan (NSWSWPP) consistent with the principles, objectives and land use policies of this Official Community Plan.

### 3.10.3 Policies

- (1) Development shall not deplete or reduce the quality of water resources in the broader region.
- (2) The Town of Langham will commit to protection of ground and surface water, public health, property and the environment through the use of water management programs that:
  - (a) maintain healthy ecosystems;
  - (b) provide safe and reliable drinking water; and,
  - (c) provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of their resources.
- (3) Development shall ensure that waterbodies, waterways, wetlands, groundwater and riparian systems are protected and sustained.
- (4) The Town of Langham may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies and wetlands. They may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until the affected Council is satisfied that specific development projects will sustain these

areas. Site-specific plans may result in limiting or prohibiting development in these areas.

## 4. IMPLEMENTATION

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### 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

- (1) The purpose of the Town'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 Town.

#### 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, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

- (1) **R1** - Low Density Residential District

The objective of the **R1** - Low Density Residential District is to provide for residential development in the form of single detached dwellings, semi-detached, two-unit dwellings and for other compatible uses.

- (2) **R2** - Large Lot Residential District

The objective of the **R2** - Large Lot Residential District is to accommodate single detached residential dwellings on large “acreage style” lots and for other compatible uses.

- (3) **R3** - Medium Density Residential District

The objective of the **R3** - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, street townhouses, dwelling groups and for other compatible uses.

(4) **RMH** - Mobile Home Residential District

The objective of the **RMH** - Mobile Home Residential District is to provide for residential development in the form of mobile homes and other compatible uses.

(5) **CS** - Community Service District

The objective of the **CS** - Community Service District is to provide for development in the form of a range of community services and other compatible uses.

(6) **C1** - Community Centre Commercial District

The objective of the **C1** - Community Centre Commercial District is to provide for development in the form of a range of downtown commercial / community centre commercial and other compatible uses.

(7) **C2** - Highway Commercial District

The objective of the **C2** - Highway Commercial District is to provide for development in the form of a range of highway commercial and other compatible uses.

(8) **MU** - Mixed Use District

The objective of the **MU** - Mixed Use District is to provide for a mix of land uses, including higher density residential uses, a range of downtown commercial uses, and other compatible uses, in proximity to the downtown area or other community centre.

(9) **M** - Industrial District

The objective of the **M** - Industrial District is to provide for development in the form of a range of industrial and other compatible uses.

(10) **PR** - Parks and Recreation District

The objective of the **PR** - Parks and Recreation District is to provide for parks and recreation development and for other compatible uses.

(11) **FUD** - Future Urban Development District

The objective of the **FUD** - Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

#### **4.1.3 Amendment of 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 Contract Zoning**

- (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) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) 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.

- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.

## 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 Municipal Land Banking

- (1) Where private development of land for urban purposes is not occurring to meet the Town's land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.

### 4.2.4 Land Exchange and Purchase

- (1) To facilitate the relocation of non-conforming uses, Council may consider a program for acquiring such sites, or for exchanging municipally owned land in an appropriate area of the Town for the relocation of those uses.

### 4.2.5 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.

#### **4.2.6 Development Levies and Servicing Fees**

- (1) In accordance with Section 169 of The Act, the Councils 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 existing subdivided areas. 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 phasing of associated public works.
- (2) In accordance with Section 172 of The Act, the municipality may establish, by Council resolution, a schedule of development specifications and servicing fees to be used by the municipality as the basis for the negotiation of servicing agreements with proponents of new subdivision development. Such servicing specifications will provide a consistent set of development standards for provision of direct services by developers in new subdivision development. The schedule of fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. Offsite service fees for individual developments will be established based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

#### **4.2.7 Concept Plans**

- (1) In the interests of ensuring a comprehensive and planned approach to development, a developer may be required to prepare a concept plan for an entire area that will ultimately be developed for residential, commercial or industrial purposes and submit supporting documentation, where appropriate, as follows:
  - (a) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, including potential site contamination, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
  - (b) Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.

- (c) The initial concept plan shall provide an integrated layout for the total development as envisioned, showing road layout and access to external public roads, phasing of development, and dedicated lands. Connectivity from the development area to existing areas of the Town for pedestrians as well as vehicles will be an important consideration by Council. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without approval of a revised concept plan.

Council may adopt concept plans, and agreed upon amendments to concept plans, as part of Section 6 of this Official Community Plan, pursuant to Section 44 of The Act.

## 4.3 OTHER

### 4.3.1 **Update of Official Community Plan**

- (1) 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**

- (1) As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of Langham.

### 4.3.3 **Cooperation and Inter-jurisdictional Consideration**

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

### 4.3.4 **Programs**

- (1) 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.

### 4.3.5 **Provincial Land Use Policies and Interests**

- (1) 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.

### 4.3.6 **Binding**

- (1) Subject to Section 40 of *The Planning and Development Act, 2007*, the Official Community Plan shall be binding on the Town, 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.

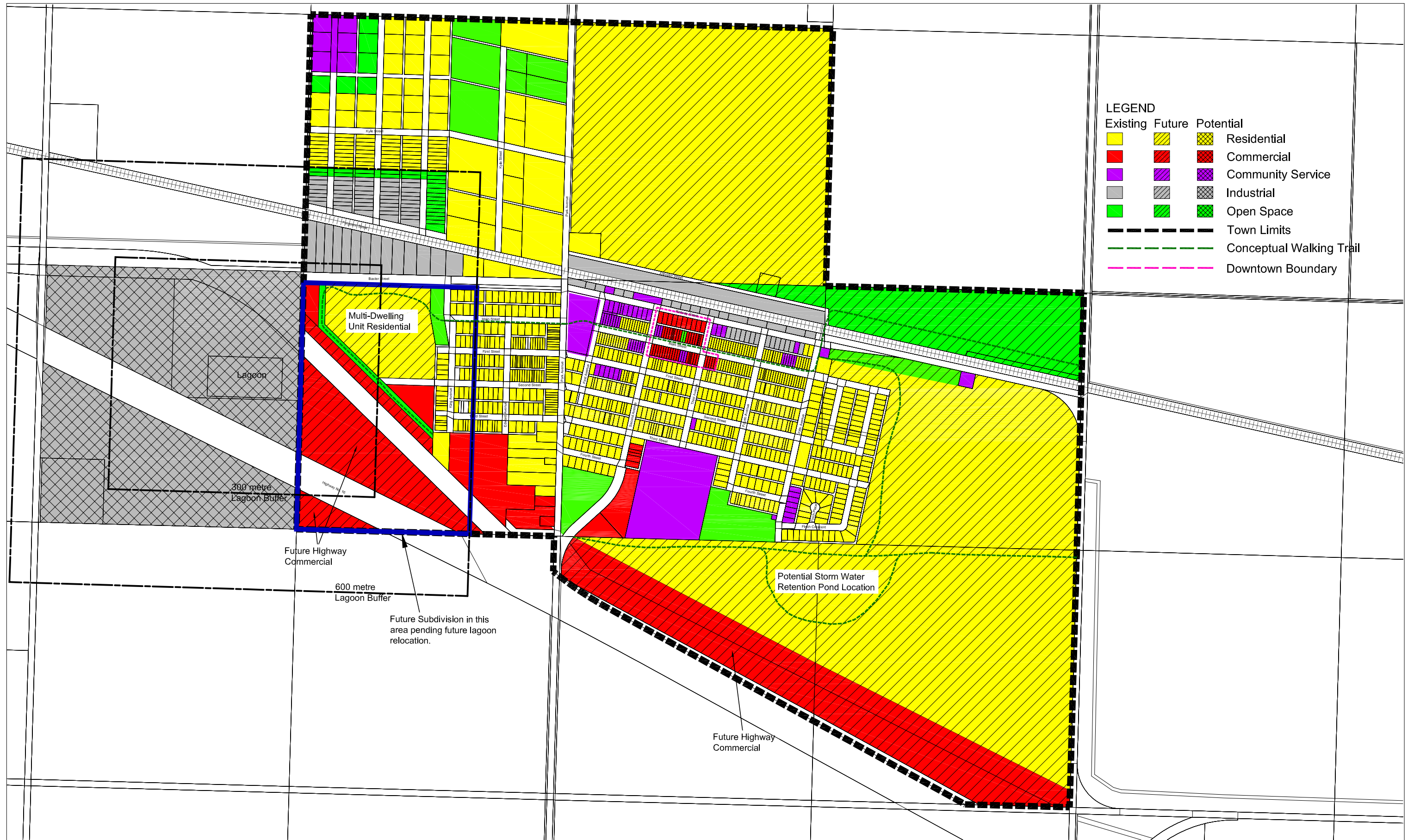
### 4.3.7 **Definitions**

- (1) The Zoning Bylaw definitions shall apply to this Official Community Plan.

## 5. MAPS

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1. Future Land Use Concept



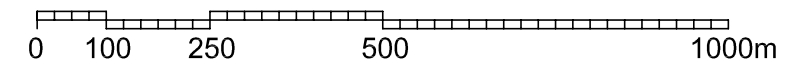
**LEGEND**

Existing	Future	Potential	
			Residential
			Commercial
			Community Service
			Industrial
			Open Space
			Town Limits
			Conceptual Walking Trail
			Downtown Boundary

# Town of Langham Official Community Plan

Map 1 - Future Land Use Concept

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



11/08/10

## 6. CONCEPT PLANS

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