

# Town of Langham Official Community Plan 2042 Bylaw No. 2018-01



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# 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 Town of Langham has prepared and adopted this Official Community Plan to provide the Town with goals, objectives and policies relating to approximately 25 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:

- i. sustainable current and future land use and development in the municipality;
- ii. current and future economic development;
- iii. the general provision of public works;
- iv. the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- v. the management of environmentally sensitive lands;
- vi. source water protection; and
- vii. 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 community values, 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. Community Context



### 2.1 LOCATION

The Town of Langham is located in central Saskatchewan approximately 30 km northwest of Saskatoon and 105 km southeast of North Battleford. Langham is bordered by the RM of Corman Park No. 344. The Town is located on a CN rail line, is situated adjacent to Highway 16, and is approximately 1600 metres southeast of the North Saskatchewan River.

## 2.2 POPULATION

Long range planning requires sufficient flexibility to respond efficiently when there are changes to the population growth. Several factors contribute to population growth in a community which results in estimating population trends for the future by using available historical data. Changes in communities with smaller populations, such as the Town, are more difficult to predict, as a small number of unexpected births, deaths, or migrations can have a larger effect on the percentage changes than they would in a larger centre.

The population of Langham, per the 2016 census, was 1,496. A historical overview of Langham's population is provided in Table 2-1 and population projections are provided in Table 2-2.

An analysis of historical population was done to understand the patterns of growth that have occurred in the Town in the past. Table 2-1 provides the historical population data for the Town based on data available from Statistics Canada based on the Canada Census.

**Table 2-1  
Historic Population Data - Statistics Canada**

Years	Population	Growth Rate
2001	1145	
2006	1120	-2.2
2011	1290	15.2
2016	1496	16.0
<b>15-Year Average Annual Growth Rate (2001-2016)</b>		2.0
<b>10-Year Average Annual Growth Rate (2006-2016)</b>		3.3
<b>5-Year Average Annual Growth Rate (2011-2016)</b>		3.2

The Town is in the third fastest growing economic region in Canada which positions the Town to benefit from the growth of the CMA as a large economic center. The combination of growth within the Saskatoon CMA, a direct transportation corridor via Highway 16 to Saskatoon, and relatively lower housing costs in comparison to the region, provides the opportunity for the Town to establish significant growth rates in the coming years.

Table 2-2 summarizes the projected population and residential growth estimates to 2042 based on a growth rate of 3.0% and 2.6 persons per household .

**Table 2-2  
Growth Projections**

<b>Year</b>	<b>Population</b>	<b>New Residences Required</b>
2020	1725	100
2025	2000	200
2030	2325	330
2035	2700	470
2040	3125	635
2042	3325	713

Canada Census data indicates that the population of the Town increased by 15.2% from the 2006 to 2011, and 16.0% between 2011 to 2016. The population statistics indicate that the average growth rate for the Town since 2001 is 3.1%.

Population projections inform long-range planning and infrastructure investment decision by estimating the opportunity and extent of population growth based on historical population growth, and attempting to make reasonable assumptions to where people will choose to live. Population projections for the OCP have been developed based on a growth rate of 3.0% which was assumed based on historical population growth and to maintain consistency with population projections applied in both the 2015 Water System Assessment, and the 2017 Wastewater Treatment Upgrade reports.

In the event that the actual growth rates are less than projected, the significance of overestimating population projections is the extension of the development horizon beyond the twenty-five-year planning horizon. This may result in constructing oversized infrastructure representing a larger than required financial investment in an infrastructure capital project.

While it is better to plan for additional growth, it is imperative that council review actual population growth in unison with the objectives of the OCP to orderly plan infrastructure improvements in a fiscally responsible manner to meet the needs of the community.

# 3. Opportunities & Constraints

## 3.1 INFRASTRUCTURE

To accommodate projected population growth and address aging infrastructure significant investment and prioritization choices will be required. The Town's water supply, treatment and storage have all been identified for investment and upgrades in the near term such as water source, treatment, storage and distribution.

The waterworks system for the Town consists of two raw water wells that draw water from the Dalmeny aquifer, a water treatment plant (WTP), and a network of distribution mains. The original waterworks utility was installed in 1961 and consisted of two groundwater wells supplying raw water to a filtration and chlorination treatment process. A new storage reservoir was constructed in 1989 to provide additional reserve for the growing community. The original raw water supply and water treatment facility were demolished and decommissioned in 2003-2004 when the new raw water wells and WTP were constructed. According to available records, there are three underground treated water storage reservoirs with a combined total net capacity of 1,245,000 L.



The lagoon has reached capacity which has impacted the Town's ability to proceed with any further subdivision development. The capacity issues facing the lagoon are largely attributed to population growth. The Town plans on constructing a new lagoon which will approximately double the current capacity of the existing lagoon and allow for addition development to occur. The Town currently uses Loraas Disposal for solid waste collection and disposal to the Loraas Northern Landfill. The Town also has a transfer station in the northwest corner where residents can dispose of solid waste materials. On-going maintenance of roads and sidewalks will also require investment.

The significant infrastructure investments facing the Town pose a real challenge given their limited fiscal capacity and an existing perception of high taxation and utility rates within the community. The Town has completed a long-term infrastructure management plan which has a population planning horizon of 3,325.

### 3.2 RESIDENTIAL

There is sufficient land within the existing Town boundaries to accommodate projected population growth under the high growth scenario. Land identified to the southeast of the developed area can accommodate a population upwards of 1,850 additional people. Although all the projected population growth could be accommodated through greenfield development, an increasing portion of residential development should be targeted towards infill development to utilize existing infrastructure. Underdeveloped sites should be identified for new residential through a proactive land use inventory to accommodate potential infill development opportunities. Aggressive policies and incentives along with flexible and adaptive zoning regulations should be implemented to support higher density, infill development and a variety of housing styles.

Where new neighbourhood development does take place a variety of housing types should be supported to meet the Town's target density. New neighbourhood development shall be consistent with the charges outlined in the Town's development bylaw.

### 3.3 COMMERCIAL/INDUSTRIAL

To support and encourage continued investment and development, the Town must be active and responsive to opportunities. Clear policies and incentives need to be in place, identifying and enacting the Town's priorities and support for development. Sufficient land should be identified to be ready for opportunities as they arise including availability, servicing and zoning with time responsive approval processes. Underutilized sites in the downtown, highway commercial, and industrial lands should be identified and pursued for intensification development.

### 3.4 COMMUNITY SERVICES

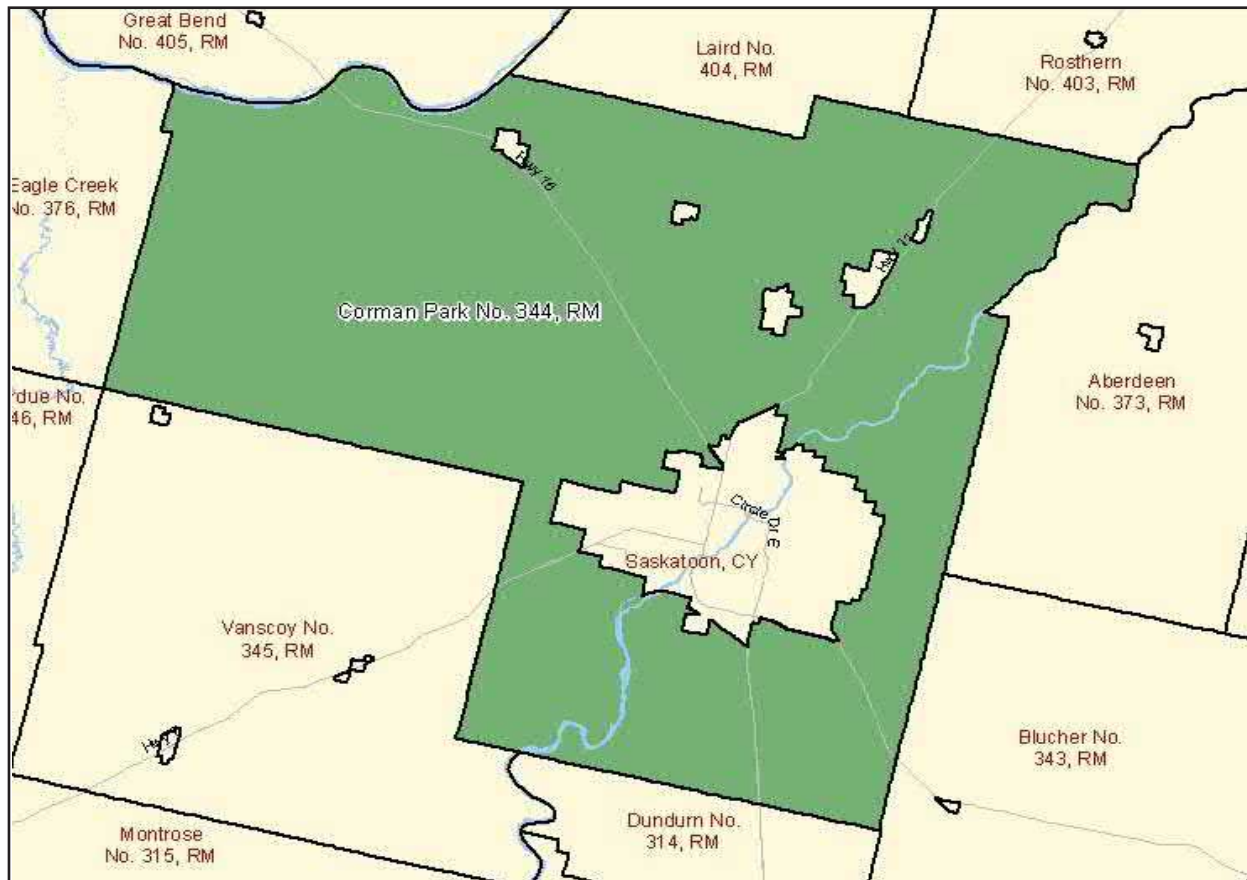
The community recreational facilities and programs are considered well used and sufficient to existing population demands. However, future growth will trigger gaps in the Town's existing facilities capacities and condition/age of its infrastructure. Older facilities such as the Langham Community Centennial Arena will continue to serve the community with routine maintenance and upgrades.

The existing school facilities have capacity to respond to projected growth. The elementary school may require the addition of portables to respond to influxes of students but otherwise there are no significant issues identified with the facilities.



### 3.5 REGIONAL COOPERATION

The Town of Langham and the RM of Corman Park have engaged in regional collaboration through the fire services and support for recreational services. Increased communication and cooperative planning is needed to encourage economic development as well as respond to immediate issues including the lagoon expansion. Engaging in a regional perspective and planning beyond the boundaries of the Town can assist in identifying opportunities for further regional coordination and pooling of resources to provide more cost effective and efficient services.



# 4. Community Values & Goals

## 4.1 COMMUNITY VALUES

Establishing core community values is essential in guiding the future growth for the Town. The following five community values were developed in consultation with community leaders, stakeholders, and through public engagement. These values reflect the community's intentions as they relate to social, physical, environmental, and economic well-being of the Town which will be used to guide the decisions regarding land use and development within the Town.



**Sense of Community**



**Transparency & Engagement**



**Housing Affordability & Choice**



**Small Town Character**



**Natural Environment**

## 4.2 GOALS

1. To direct development and growth of Langham towards a variety of land use activity in a manner that will maintain a positive relationship with the shared community 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 shared community values 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 shared community values.
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 variety of housing types which are affordable for all income levels and allows for Langham to age in place.
7. To ensure the Town of Langham has sufficient land available for development 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, walkable, growing, clean, friendly, and affordable community.
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.
12. To promote and encourage a safe, accessible, and orderly multi-use transportation system throughout Langham to enhance traffic movements.
13. To promote and encourage a variety of open spaces, parks, facilities, and activities that are suitable for the needs and demographics of the community.
14. To protect and promote the Town of Langham’s natural, cultural, and heritage resources as significant community features.

## 4.3 COMMUNITY ENGAGEMENT

Public input into the community planning process is essential to ensure that the OCP reflects the overall community goals and objectives for the municipality. A multi-tiered approach was taken to

engage residents and stakeholders in the community planning process employing a combination of published and on-line materials, supplemented by personal interactions.

The project was initiated through the distribution of a printed newsletter intended to inform property owners of the Town's intention to proceed with the preparation of updating the Official Community Plan and directing them on how they could get involved in the project. Enclosed with the newsletter was a survey intended for the residents to identify and aggregate the priorities and challenges as they relate to current and future development in Langham. Residents were also asked to provide comments on several issues and questions relating to future development of the Town. The survey was the preliminary source of input received from the public which was essential in establishing initial community values, goals, and objectives. A total of 810 surveys were distributed and the survey was also available online via Survey Monkey. A total of 135 surveys were completed. A summary of the survey results is appended to this plan as Appendix B.

A public event was hosted during the Langham Days festival on June 17, 2017, to introduce the basis for updating the OCP to the broader public, confirm the community values as determined by the completed surveys, and to initiate conversations concerning community values. The event was intended to gain the public's perception regarding the future development of the Town including its growth needs, what does growth look like, where they would like to grow, how they would like to grow, and how the community has changed demographically and from a land use perspective.

Various community service providers were contacted regarding the Town's current level of service through telephone interviews. The intention of the interviews was to determine the current capacity of services based upon current populations and to obtain the community service providers perspectives on what amount of community growth would trigger the need for expansion of community facilities or services.

The Town Council was engaged throughout the process and played an instrumental role in informing the community values, goals, objectives, and policies.





# 5. Community Growth

## 5.1 CONTEXT

Growth must be sustainable over the long term so that the quality of life in Langham is maintained for future generations. To address short term demands and facilitate the long-term development of the community, the Town will be proactive in managing and directing growth. To facilitate economic development and population growth over the long-term planning horizon, the Town will designate sufficient land to accommodate projected development for residential, commercial and industrial land uses. Development will proceed in accordance with the Town's ability to provide municipal services and infrastructure.

The Future Land Use Map attached as Appendix A identifies the existing land use pattern and the proposed growth strategy envisioned by the Town and supported by the objectives and policies set out in the Official Community Plan. The location of development shall conform to the Future Land Use Map. When considering an amendment to the Future Land Use Map, a Concept Plan will be required for the proposed area. The Concept Plan shall be consistent with the objectives and policies of the Official Community Plan. Consideration will also be given to the impact of the proposed change on the future development of Langham.



### **5.3 OBJECTIVES**

1. To promote public investment and land use planning opportunities for infill and more compact form development near the downtown core.
2. To identify adequate inventories of suitable land for future development.
3. To take a proactive approach in infrastructure planning and ensure municipal service capacities are available to accommodate additional development.

### **5.4 GENERAL POLICIES**

1. The Town will identify and prioritize vacant and underused sites where infill development can occur and should be encouraged as a priority.
2. The Town will implement phasing techniques to regulate the short-term supply of residential sites and promote higher density development near the downtown core.
3. The Town will encourage innovative approaches to the design and development of new neighbourhoods while maintaining the small-town character.
4. The Town will identify an inventory of serviced and serviceable lands, ready for development to position the Town to capitalize on and respond to investment and development opportunities.
5. Provide clear and accessible information to the public and private sector to guide investment and development.
6. Areas within the Town not immediately required for urban development and where the future use of the land or the timing of development is uncertain will be identified as Potential on the Future Land Use Map.
7. Apply a consistent population planning horizon in determining infrastructure investment and delivery of municipal services.



## 6. Residential

### 6.1 POLICY CONTEXT

The Town of Langham is a desirable place to live and grow. It provides a variety of residential options with the convenience of being in relatively close proximity to the City of Saskatoon. The demand for new residential development is expected to grow following the completion of the Town's new lagoon; however, a balance needs to be achieved between the density of new developments and maintaining the small-town character.



The OCP identifies opportunities for residential development that align with the Town's fiscal capacity to accommodate growth and strengthen the community cohesiveness. The Town recognizes the need for proactive policies and incentives to encourage and prioritize development in support of effective compact growth management in the vicinity of the downtown core area and investment in municipal services and infrastructure. In support of the Town's desire to maintain the small-town character of Langham, residential development of a lower density will be supported in the greenfield development areas. To maintain the existing character of the community, residential development should be integrated with and complement existing development.

### 6.2 OBJECTIVES

1. To ensure an adequate supply of serviced land is available to meet the demand for residential development.
2. To allow for a full range of residential forms and densities which maximize housing accessibility for persons in all socioeconomic groups.
3. To provide locations for modular and prefabricated homes in a specific area of the Town, complementary to other residential uses.
4. To ensure that buildings and lots are constructed and maintained to acceptable standards.
5. 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.

6. To support the development of pedestrian friendly, walkable and connected neighbourhoods.
7. To ensure that future forms of residential development are compatible with existing development, maintaining the character of Langham's residential neighbourhoods.
8. To encourage green development practices which support energy and water efficiency and promote the use of sustainable materials.
9. To accommodate affordable and alternative housing opportunities for the residents of Langham to age in place.
10. To maintain a target density of 12.5 units per gross hectare in new residential developments.

### **6.3 GENERAL POLICIES**

#### *FUTURE LAND USE MAP*

1. 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.
2. When land is no longer available to accommodate additional residential development in the areas noted as "Future Residential" on the Future Land Use Map, new residential development will be encouraged to locate in the areas noted as "Potential Residential" on the Future Land Use Concept. At the time of subdivision, these lands will be zoned, in the Zoning Bylaw, 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.
3. Decisions regarding the addition of new residential development will consider the rate of serviced lot uptake in the preceding three-year period and will seek to ensure a maximum three to five-year supply of serviced lots is available. Council, at its discretion, may relax this requirement where a proposal demonstrates that the proposed additional residential development serves to diversify the range of dwelling types available within the Town.

#### *CONCEPT PLANS*

4. To ensure that new residential developments complement existing and future development in Langham, the Town may require that a Concept Plan be submitted for Council approval prior to consideration of rezoning or a subdivision application. At Council's request this report may, at a minimum, include the following items:
  - i. a general description of the development area including its topography, natural amenities and a summary of surrounding development;
  - ii. the proposed number of lots proposed along with a lot phasing plan where intended;
  - iii. a development concept plan illustrating how the proposal accommodates issues of open

- space, roadways, densities and land use compatibility;
  - iv. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources;
  - v. a written assessment of the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat;
  - vi. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan;
  - vii. evidence of public consultation including documentation of interactions and issues identified along with identification of how the development will seek to respond to these issues; and
  - viii. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein
5. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of Council where local circumstances warrant additional investigation.
  6. Notwithstanding subsection 3, where the proposed development is deemed by the Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practise in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.
  7. Notwithstanding subsection 3, where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan shall be prepared confirming the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.

#### **ZONING BYLAW**

8. A separate zoning district for modular homes and compatible development, will be established in the Zoning Bylaw. Extension of the modular home district into additional areas will be considered on a case-by-case basis, as demand warrants, in conjunction with new residential subdivisions.
9. 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. 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.
10. Council shall, in the Zoning Bylaw, authorize the relaxation of rear yard requirements for corner lots in residential districts, if larger side yards are provided along the flanking street.
11. Subject to compliance with the Zoning Bylaw regulations including confirmation of servicing capacity, the will Town support the development of secondary suites to diversify the range of housing and to assist in encouraging compact development.

12. The Zoning Bylaw shall specify the types of activities and uses to be permitted as home based businesses. Such uses are to be compatible with a residential environment and will not create land use conflicts.
13. 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.
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. 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.
16. 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.

#### ***SUSTAINABLE DEVELOPMENT FORMS***

17. The Town will encourage compact forms of development in the vicinity of the Main Street Business District.
18. New residential neighborhoods shall be designed to reduce the costs related to construction, operation and maintenance of public infrastructure, including community and emergency services.
19. 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.
20. The Town will collaborate with other levels of government and organizations to facilitate housing accessibility.
21. Infill or redevelopment of existing or underutilised residential lots will be encouraged.
22. To promote walkability and the use of alternative transportation modes, residential areas shall be designed to serve pedestrian and cycling traffic as well as automobile traffic, creating safe and efficient linkages to schools, parks, public facilities and other community destinations.

#### ***SERVICING***

23. The Town will encourage subdivision and servicing of land for residential purposes where there is existing available servicing capacity.
24. Building maintenance and upkeep is important to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.



# 7. Commercial

## 7.1 POLICY CONTEXT

The Town recognizes commercial development and investment as a critical element to the health and vibrancy of the community. The Town will seek to support and revitalize the downtown core, incent new commercial investment and be ready and responsive to economic opportunities as they arise.



Two areas have been identified and designated within the Town to direct and accommodate a diverse range of commercial activities and support services. The Downtown Commercial Area is the desired focal point for commercial development catering to specialized retail, goods and service shops, financial, professional and personal services. Future development in the Downtown Commercial Area should support and enhance this form of commercial development, allowing residents to “shop locally” for all their necessary needs.

The highway commercial area acts as the entrance corridor to Langham serving the needs of the traveling public and accommodating large format commercial businesses. Future development in this area should support and enhance the visual image of the community and accessibility of the area.

Vacant or underutilized sites and buildings within the existing commercial development areas provide the opportunity for revitalization, redevelopment and intensification. The Town will explore incentives and work with the property owners to encourage investment into existing developments and support the revitalization in these commercial areas.

## 7.2 OBJECTIVES

### 7.2.1 GENERAL COMMERCIAL

1. To attract investment and foster economic growth.
2. To encourage business and increase employment and residential population within the Town.
3. To accommodate and encourage the redevelopment, demolition, and reclamation of obsolete and underutilized commercial buildings and vacant commercial land into

commercial businesses.

### **7.2.2 DOWNTOWN COMMERCIAL**

1. To focus the community's future commercial growth to the downtown area.
2. To create, maintain, and enhance a healthy, cohesive, viable, and dynamic downtown commercial area.
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 ensure the downtown commercial area and its services are accessible by seniors and all mobility levels.
6. To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.
7. To provide for higher density housing in areas near the downtown.
8. To ensure growth of the downtown does not conflict with adjacent development.

### **7.2.3 HIGHWAY COMMERCIAL**

1. To ensure that sufficient land is designated along Highway 16, for development of highway commercial use.
2. To restrict development of larger format commercial uses to 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.

## **7.3 GENERAL POLICIES**

### *FUTURE LAND USE MAP*

1. Council will consider extending commercial development and subdivision to those areas shown as "Future Commercial" and within the "Main Street Business District", on the Future Land Use Concept, as demand warrants.
2. The areas shown as "Main Street Business District" will be zoned for a mix of commercial, community service and residential uses which would not conflict with the long-term future use of this area.
3. The areas shown as "Existing, Future, and Proposed Commercial" on the Future Land Use Map, that are adjacent to Highway 16, will be zoned for highway commercial uses and compatible development.
4. Council will consider extending highway commercial zoning to those areas shown as "Future

Commercial”, on the Future Land Use Map, 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. When land is no longer available to accommodate additional highway commercial development in the areas noted as “Existing and Future Commercial” along Highway 16 on the Future Land Use Map, new commercial development will be encouraged to locate in the areas noted as “Potential Commercial” on the Future Land Use Map. At the time of subdivision, these lands will be zoned, in the Zoning Bylaw, for 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.

#### **CONCEPT PLANS**

6. To ensure that new commercial developments complement existing and future development in Langham, the Town may require that a Concept Plan be submitted for Council approval prior to consideration of rezoning or a subdivision application. At Council’s request this report may, at a minimum, include the following items:
  - i. a general description of the development area including its topography, natural amenities and a summary of surrounding development;
  - ii. the proposed number of lots proposed along with a lot phasing plan where intended;
  - iii. a development concept plan illustrating how the proposal accommodates issues of open space, roadways, densities and land use compatibility;
  - iv. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources;
  - v. a written assessment of the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat;
  - vi. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan;
  - vii. evidence of public consultation including documentation of interactions and issues identified along with identification of how the development will seek to respond to these issues; and
  - viii. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein
7. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of Council where local circumstances warrant additional investigation.
8. Notwithstanding subsection 3, where the proposed development is deemed by the Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practise in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.
9. Notwithstanding subsection 3, where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan shall be prepared

confirming the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.

10. Building maintenance and upkeep is important to preserve a visually pleasing community.
11. Construction of buildings should be completed and lots landscaped.

#### **7.4 DOWNTOWN 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. Council will continue to promote the Town as a place for new business development.
3. Council shall strive to promote and encourage the revitalization of the Town's downtown 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.
4. Where necessary, the Town will consider the acquisition of land for additional downtown commercial development, to facilitate the further establishment of commercial uses in the Main Street Business District.
5. A land use pattern that reflects higher density residential development (i.e. increased multiple unit developments) in the Main Street Business District, will be encouraged through residential and other zoning designations.
6. To promote the downtown commercial area as a walkable place where people of all ages and mobility levels can stay, play, and shop.

#### **7.5 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. Where necessary, the Town will undertake to acquire land for highway commercial development through purchase or exchange.
4. Industrial uses such as storage, warehousing, or freight and cartage operations may be allowed in highway commercial areas at Council's discretion.
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 and public park development, encouragement of public -private partnerships, tax abatement incentives, incentives to promote the use of vacant and underutilized buildings or sites, and planning and

development permit fee rebates.

6. 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.



## 8. Industrial

### 8.1 POLICY CONTEXT

The Town recognizes industrial development as an opportunity for growth to strengthen its economy. Industrial development and expansion supports a diversified tax base, supports local business and provides for local employment opportunities. Langham has sufficient area of land for industrial development along its western boundary south of the CN Rail line. Industrial lands have been identified in areas that would provide access to major transportation systems and support the clustering of industrial development for efficient service provision and to maintain compatible land use. Industrial development will be encouraged to locate in vacant and underutilized sites prior to initiating new industrial development areas. Where new industrial areas are initiated, they will be encouraged to develop in an organized and efficient manner to most effectively use municipal services and land.

Vacant or underutilized sites and buildings within the existing commercial development areas provide the opportunity for revitalization, redevelopment and intensification. The Town will explore incentives and work with the property owners to encourage investment into existing developments and support the revitalization in these commercial areas.



### 8.2 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 industrial development is consistent with the available 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.

### **8.3 GENERAL POLICIES**

#### *FUTURE LAND USE MAP*

1. The area shown as “Industrial”, on the Future Land Use Concept will be zoned for industrial uses and compatible development.
2. 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 and the relocation and reclamation of the existing lagoon (as identified on the Future Land Use Map), 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.

#### *CONCEPT PLANS*

3. To ensure that new industrial developments complement existing and future development in Langham, the Town may require that a Concept Plan be submitted for Council approval prior to consideration of rezoning or a subdivision application. At Council’s request this report may, at a minimum, include the following items:
  - i. a general description of the development area including its topography, natural amenities and a summary of surrounding development;
  - ii. the proposed number of lots proposed along with a lot phasing plan where intended;
  - iii. a development concept plan illustrating how the proposal accommodates issues of open space, roadways, densities and land use compatibility;
  - iv. written confirmation from the appropriate provincial regulatory body regarding the existence and potential management of local heritage resources;
  - v. a written assessment of the potential impact of the proposed development on local ecologically significant and sensitive wildlife or aquatic habitat;
  - vi. a drainage study and conceptual storm drainage plan prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan;
  - vii. evidence of public consultation including documentation of interactions and issues identified along with identification of how the development will seek to respond to these issues; and
  - viii. a written report identifying specifically how the proposed development complies with the intent of this Plan and the applicable development policies contained herein
4. The preceding list of application requirements is not considered comprehensive and additional investigations may be required at the sole discretion of Council where local circumstances warrant additional investigation.

5. Notwithstanding subsection 3, where the proposed development is deemed by the Council to impact existing municipal roadways, a municipal roadway assessment shall be prepared by a professional engineer duly licensed to practise in the Province of Saskatchewan providing an evaluation and confirmation of the physical and functional capacity of municipal access roads serving the property as well providing recommendations regarding any necessary improvements to the roadway infrastructure required to support the proposed subdivision or development.
6. Notwithstanding subsection 3, where in the opinion of Council, the location of the proposed development exhibits hazardous characteristics including but not limited to a propensity for flooding, a high ground water table or slope instability; a geotechnical report prepared by a professional engineer duly licenced to practice in the Province of Saskatchewan shall be prepared confirming the suitability of the proposed development and its density based upon an assessment of local soil and groundwater conditions. This report should also include recommendations concerning road construction and minimum building foundation construction requirements.

#### **ZONING BYLAW**

7. The Zoning Bylaw will contain an industrial district to provide for a wide range of industrial and other compatible uses.
8. 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 because of industrial processing operations, will be listed as discretionary uses.

#### **SITE DEVELOPMENT REQUIREMENTS**

9. 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.
10. Adequate buffer zones shall be provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.
11. Building maintenance and upkeep is important to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
12. To facilitate and encourage visually appealing development, landscaping requirements and signage standards shall be established in all industrial areas.

#### **BUSINESS DEVELOPMENT**

13. Council will continue to promote the Town as a place for new business development.
14. 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.



## 9. Servicing

### 9.1 POLICY CONTEXT

The Town recognizes the need for proactive infrastructure planning to ensure the adequate provision and maintenance of municipal services. Several significant capital investments have been identified to address aging infrastructure and capacity issues including planned improvements to the Town's water treatment, storage and distribution system and replacement of the Town's current lagoon. The objective of the planned improvements is to accommodate additional growth.

The current site of the Town's water treatment and storage facilities have maximized their spatial extents and therefore, the Town will need to begin exploring suitable locations for these facilities future expansion. In terms of the lagoon, the Town has selected a site for its replacement; however, based on the sites topographical challenges, it is prudent for the Town to consider other adjacent lands to ensure the lagoon is able of accommodating the eventual expansion of the facility. Also, the Town is currently investigating potential ways to divert wastewater for reuse to extend the functional capacity of the new lagoon.

To manage the infrastructure challenges facing Langham, the Town has updated the infrastructure management plan using a consistent population planning horizon and identifying a future land needs assessment to determine growth. The Town will support increased public awareness of infrastructure planning and encourage conservation, recycling and waste reduction.

### 9.2 OBJECTIVES

1. To protect and facilitate the various functions of the provincial highway and municipal road system in Langham 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 to areas where their impact on municipal roads and interactions with pedestrians can be minimized.
5. To optimize use of existing Town water, sewer and solid waste management infrastructure and capacities by adopting a maintenance and rehabilitation strategy.
6. To ensure that future development remains within the area serviceable by the existing

water and sewer system.

7. To encourage future development to align with the logical extension of existing infrastructure so much as feasible to maintain a compact form.
8. To minimize municipal costs in the provision of services to areas which pose special servicing problems.
9. 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.

### **9.3 GENERAL POLICIES**

#### ***SUBDIVISION***

1. Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town.
2. In reviewing subdivision and development applications, the Town will consider the current capacity of municipal water and sewer systems to ensure that existing users are not negatively impacted.
3. 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 a servicing agreement with the Town to establish responsibilities for the financing and construction of new or improvements to existing 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.

#### ***SUSTAINABLE SERVICING***

4. The Town will encourage development that reduces water consumption and encourages water recapture and reuse.
5. The Town will support private and public initiatives and development that enhances energy efficiency, waste reduction, recycling and water conservation.
6. All developments shall be serviced in agreement with the Future Land Use Concept Plan or any future Area Concept Plans. The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers. Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.

#### ***TRANSPORTATION***

7. Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.
8. Subdivision and development proposals shall consider and confirm that sufficient functional capacity exists within municipal and provincial road networks. The Town may require the

proponent to prepare a Traffic Impact Assessment where the existing capacity of these systems is in question or where required by the Ministry of Highways and Infrastructure.

9. Subdivision and development within the vicinity of the CN Rail line shall be required to meet applicable provincial setback requirements, consider and assess the capacity of existing crossings and employ various screening and buffering techniques to promote public safety and mitigate nuisances related to noise and air pollution.

#### **UTILITIES**

10. The Town coordinate with provincial and private agencies to identify and secure land for the extension of utilities.
11. Lands necessary to extend utilities or other public services shall be dedicated at the time of subdivision.

#### **ASSET MANAGEMENT & MASTER PLANNING**

12. The Town will prepare and maintain an Infrastructure Master Plan to inform decisions concerning the orderly extension of services to support future community growth.
13. Developing and maintaining an Asset Management Plan and Infrastructure Master Plan is a priority for the Town to ensure affordability in the long-term to:
  - i. provide baseline information to measure performance,
  - ii. improve efficiency and effectiveness.
  - iii. rank relevant and up- to-date inventory,
  - iv. analyze the systems condition and capacity, and
  - v. budget service life for long term replacement.
14. The progress of the Asset Management Plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables. The Asset Management Plan responds to higher community expectations and greater societal regulations, overcoming obstacles for the community's benefit.





# 10. Community Services

## 10.1 POLICY CONTEXT

The Town of Langham recognizes the importance of providing appropriate community services and facilities to ensure a safe, healthy, and vibrant community. The provision of quality recreational, educational, health, and fire protection services is essential in the retention of community members and the attraction of new residents. The Town's current community service facilities are aging and have required regular maintenance and improvements so they can continue to serve the community. The Town has been actively investigating the opportunities to develop a new multiplex facility to be serve the community.

Langham is also committed to providing adequate emergency protection and response services in collaboration with the surrounding municipalities. Opportunities for further collaboration in the effective and efficient provision of community services will be supported. The joint use of facilities will be encouraged to ensure investment and community benefit is maximized.



## 10.2 OBJECTIVES

1. To provide park space in new residential developments that are accessible and suitable for all residents and mobility levels, recognizing the diversity of Langham's population.
2. To review the demographics of the community and recreational opportunities and, on that basis, adjust recreation program delivery and facility provision based on the review.
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.

### **10.3 GENERAL 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.
6. The Town shall continue to work with community and culture groups, service clubs, and sports and recreation clubs to promote and celebrate the existing and future programs available to residents and visitors alike.



# 11. Public Amenities

## 11.1 POLICY CONTEXT

The Town recognizes the role of parks and recreational facilities in contributing to the health and well-being of Langham. Several parks and recreational facilities are provided throughout the community. The Town will further encourage the multi-use of facilities and involving the public and service agencies in their planning and programming.

The existing park spaces are not fully used as some park spaces remain as bare land; however, once the Town implements plans for these bare land open spaces, it is anticipated the park spaces will be used more regularly. Investment to improve these bare land open spaces will contribute to the health and well-being of Langham.



## 11.2 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 provisions for municipal reserve dedication when land is subdivided subject to The Planning Development Act, 2007.
3. To provide park spaces that are accessible and suitable for all residents and mobility levels.
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, where feasible, the development and enhancement of recreational opportunities for Town residents.

### **11.3 GENERAL 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 and accessibility for all mobility levels.
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.



# 12. Hazard Lands

## 12.1 POLICY CONTEXT

The Town recognizes their role in the protection of future development adjacent to or within hazard lands. The Town will use this plan to ensure development makes due consideration of potentially hazardous sites and environmentally sensitive areas.

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). 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.



## 12.2 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.

## 12.3 GENERAL POLICIES

1. Development will be directed into areas that are not believed to be hazard lands. The areas will need to be capable of supporting development prior to Council support.
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.
4. As per the Statements of Provincial Interest, 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.

5. As per the Statements of Provincial Interest, 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.
6. Where new or intensification of existing development is being proposed, the proponent shall work with the Water Security Agency on flood protection in the Municipality and require subdivision and development permit applicants to consult with the Water Security Agency, in cases of proposed development on potentially hazardous land, to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:100-year flood elevation plus wave and wind run-up or the 1:500-year flood elevation, whichever is greater.
7. Low intensity uses such as open space and recreational activity areas are generally acceptable within hazard areas.



# 13. Intermunicipal Cooperation

## 13.1 POLICY CONTEXT

The Town has an interest in maintaining and strengthening its relationship and collaboration with senior levels of government, First Nations, and the near by municipalities through the implementation of this Plan and for the overall benefit of regional cooperation. The Town of Langham and Rural Municipality of Corman Park currently engage in regional collaboration on fire services and recreational facilities. The Town will seek to further engage in informative dialogue with senior levels of government and regional stakeholders to gain a greater understanding of and coordinate future plans and infrastructure investment requirements. The Town will also be prepared for and pursue economic opportunities as they arise within the region.

The Town has an interest in maintaining and strengthening its relationship and collaboration with the RM in the implementation of this Plan. The Town of Langham and Rural Municipality of Corman Park currently engage in regional collaboration on fire services and recreational facilities. The Town will seek to further engage the RM in open dialogue regarding adjacent agricultural lands and development within the rural and urban fringe to gain a better understanding of and coordinate future plans and infrastructure investment requirements.



## 13.2 OBJECTIVES

1. To maintain the financial integrity of the Town, its tax base and its municipal services, if 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.
5. 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.
6. To encourage orderly development within the Town of Langham's corporate limits based on the Future Land Use Map
7. To ensure that future urban development and servicing needs are not prejudiced by incompatible and premature development.
8. To alter the Town limits based on need and to provide for orderly development of land uses and services.
9. To ensure that land use policies and new development within the rural and urban fringe are compatible and mutually beneficial to both the Town of Langham and the RM of Corman Park No. 344.

### **13.3 GENERAL POLICIES**

#### *FIRST NATIONS*

1. Council will seek 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 the following matters:
  - i. 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;
  - ii. 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;
  - iii. 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;
  - iv. Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and
  - v. 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.

**COOPERATION AND COORDINATION**

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.
4. The Town will work with the RM of Corman Park No. 344 to address and resolve issues and concerns of mutual interest and seek to partner on land servicing and infrastructure maintenance where mutually beneficial to both communities.
5. The Town will work with the RM of Corman Park No. 344 through open dialogue regarding proposed land uses and new development in the rural urban fringe to ensure these uses and developments are compatible and mutually beneficial for both municipalities.

**FUTURE URBAN DEVELOPMENT AREAS**

6. 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.
7. 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.

**BOUNDARY ALTERATION**

8. 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.
9. 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.

**RURAL - URBAN FRINGE**

10. For this plan all land within 3 km (1.8 miles) of the corporate limits of the Town of Langham shall be considered the rural-urban fringe.
11. Any land uses within the rural-urban fringe may be permitted only if they are complementary to the long-term growth strategy of the Town, or if Langham does not clarify its development intentions for the area. The Town will accept and review all development proposals from the RM that are within the rural-urban fringe to provide comments.



# 14. Natural & Cultural Resources

## 14.1 POLICY CONTEXT

The Town recognizes the role natural features play in the quality of life and sustainability of Langham. The Town will seek to protect these natural features through land use planning, development regulations and public education. The Town will encourage environmental stewardship and the integration and linkage of natural features within development areas.

The Town recognizes and celebrates the contribution of culture and heritage in shaping the aesthetic character and vitality of the community. The Town is supportive of community awareness of cultural and heritage resources that exist within the community. The Town is committed to the celebration of the arts and Langham's history and will support community and cultural groups in providing opportunities for experiencing and appreciating them.



## 14.2 OBJECTIVES

1. To protect ground water resources from contamination to ensure a safe supply of drinking water.
2. To protect natural systems, landscapes and features from the cumulative impacts of development.
3. 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.
4. To protect and conserve the culture and heritage resources within the Town of Langham, and where such protection cannot be achieved, to implement appropriate mitigation measures.
5. 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 traditional skills.

### **14.3 GENERAL POLICIES**

#### *WATER QUALITY*

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 using water management programs that:
  - i. maintain healthy ecosystems;
  - ii. provide safe and reliable drinking water; and,
  - iii. provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of their resources.

#### *WETLANDS*

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.

#### *HERITAGE RESOURCES*

5. The Town will support the designation of provincial heritage and municipal heritage buildings and sites within Langham.
6. The Town's land use and development decisions will be sensitive to the conservation of culture and heritage resources.
7. Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Resources Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment on a development site will be the responsibility of the proponent of a proposed development. If the Heritage Conservation Branch of Saskatchewan determines that a project must be moved or that further mitigative measures are needed to protect heritage sites, those costs are also the responsibility of the proponent of the proposed development.
8. The Town shall continue to support heritage and cultural events, including library events, museum events, Langham Days, among others.
9. The Town shall endeavor to create new partnerships with community groups with the intention of fostering support and promoting interest in culture and heritage.
10. The Zoning Bylaw shall contain development standards that will aid in the facilitation and repurposing of historic buildings using contract zoning districts and other potential means.

#### *WILDLIFE AND HABITAT PROTECTION*

11. Council shall promote the protection of rare or endangered species, flora, fauna, natural areas and habitats from incompatible or potentially incompatible land use activity where:
  - i. Rare or endangered species, flora or fauna have received provincial designation and protection;

and

- ii. Sensitive wildlife or aquatic habitat, or ecologically significant areas have been identified.
12. Where rare or endangered species, flora, fauna, natural areas and habitats have been identified, the Town Council will require a Biophysical Impact Assessment to be completed by a qualified person to confirm the presence and recommend mitigative measures for protection of the species. The costs of any required Biophysical Impact Assessment on a development site will be the responsibility of the proponent of a proposed development. Any costs of mitigative measures, as identified through the Biophysical Impact Assessment, needed to protect rare or endangered species, flora, fauna, natural areas and habitats, are also the responsibility of the proponent of the proposed development.
  13. The Town shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.



# 15. Sustainability

## 15.1 POLICY CONTEXT

The Town recognizes the changes that societies are faced with in terms of technology, innovation, and climate. The Town will seek to encourage existing and future developments to integrate technology, innovation, and climate related elements through land use planning, development regulations, and public education.

## 15.2 OBJECTIVES

1. To ensure new development makes consideration of incorporating green technologies during the early planning stages.
2. To ensure new development makes consideration of how changes in the climate may impact the development and how these impacts may be mitigated.
3. To encourage new developments to consider innovative ways to incorporate the four-seasonal months Langham experiences through design and open space areas.
4. To consider the protection of critical infrastructure due to natural and unexpected disaster events.
5. To encourage public participation to be considered as part of the planning and community development process.

## 15.3 GENERAL POLICIES

1. New development should consider making provisions for future renewable power sources such as solar or wind.
2. New development should consider orientating development to take advantage of passive solar opportunities.
3. New developments should consider drainage solutions to prevent pooling of run-off water during larger storm events or spring run-off. Snow piles and storage should not block run-off during the melting seasons.
4. New developments should consider creating four season park and open spaces that can accommodate a variety of active and passive recreational uses.
5. Council will consider developing a disaster management plan that will be used to inform Council, public works, and the public of their roles in the event of a natural and unexpected disaster event.
6. Council will consider formalizing a public participation process consistent with the IAP2 spectrum that recognizes the principles of public participation.



# 16. Plan Implementation

## 16.1 POLICY CONTEXT

The Official Community Plan has established the objectives and policies to meet the anticipated land use demands and needs within the financial and servicing capacity of Langham. The Plan will guide Council and administration by serving as the basis for detailed planning and servicing. The Plan will also function as a communication tool to the public with respect to the direction for comprehensive planning and development.

The Future Land Use Map appended to and forming part of this Plan is meant to graphically represent the Town's strategy for accommodating growth and development while the Zoning Bylaw is intended to translate and implement the objectives and policies of this Plan. The Town's Infrastructure Master Plan, Development Levy Bylaw, and implementation of additional planning tools will support and align with the objectives and policies of the Plan.

## 16.2 ZONING BYLAW

1. 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.
2. 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.
3. 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.
4. R1 - Low Density Residential District
5. 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.

### R2 - Large Lot Residential District

6. 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.

### R3 - Medium Density Residential District

7. 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.

**CS - Community Service District**

8. 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.

**C1 - Community Centre Commercial District**

9. 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.

**C2 - Highway Commercial District**

10. 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.

**MU - Mixed Use District**

11. 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.

**M - Industrial District**

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

**PR - Parks and Recreation District**

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

**FUD - Future Urban Development District**

14. 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.

**R4 - Low Density Residential and Modular Home District**

15. The objective of the R4 - Low Density Residential and Modular Home District is to provide for residential development in the form of single detached dwellings and modular homes as well as other community uses.

### **16.3 AMENDMENT TO 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.

### **16.4 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 accommodating the request, enter an Agreement with the Applicant pursuant to Section 69 of The Act.
2. Section 6.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
3. Council may enter an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - i. The uses of the land and buildings and the forms of development.
  - ii. The site layout and external design, including parking areas, landscaping and entry and exit ways.
  - iii. Any other development standards considered necessary to implement the proposal, if 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.

### **16.5 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.

### **16.6 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.

### **16.7 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.

### **16.8 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.

### **16.9 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.

### **16.10 DEVELOPMENT LEVIES & SERVICING FEES**

1. In accordance with Section 169 of The Act, the Councils may establish, by separate bylaw, development levies for 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 because of new subdivision development for a specified term. Off-site 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.

### **16.11 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:
  - i. 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.
  - ii. Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
  - iii. 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.
2. 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.

### **16.12 OFFICIAL COMMUNITY PLAN UPDATES**

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.

### **16.13 FURTHER STUDIES**

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

### **16.14 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.

**16.15 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.

**16.16 DEFINITIONS**

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

**16.17 EFFECTIVE DATE OF THE BYLAW**

1. This bylaw shall come into force and effect on the date of final approval by the Minister of Government Relations.
2. This bylaw repeals Bylaw No. 2011-09 and all subsequent amendments.
3. Adopted by a majority vote of the Council of the Town of Langham this \_\_\_\_\_ day of \_\_\_\_\_, 2018.
4. Council Readings and Adoption:

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

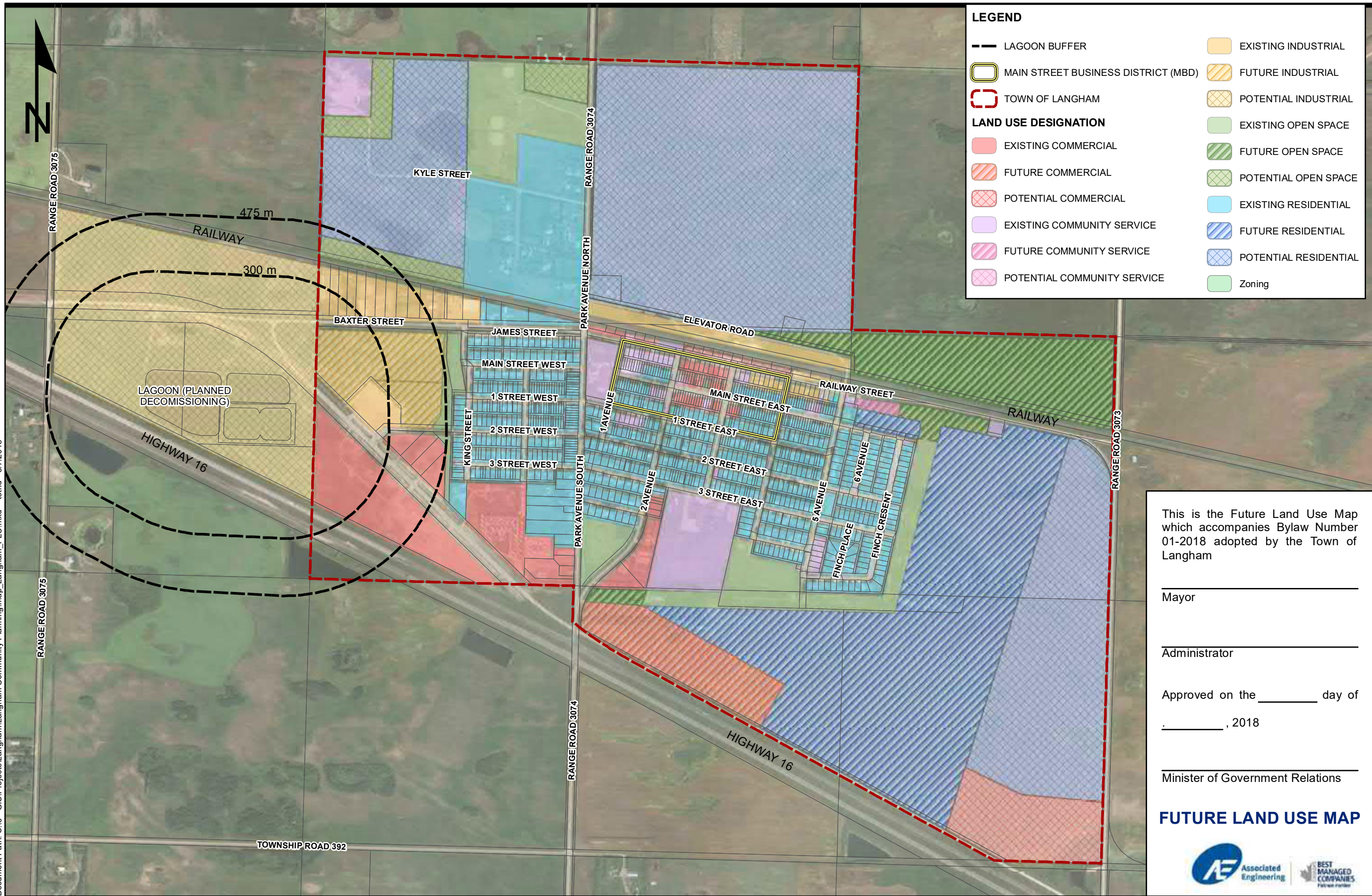
Read a third time this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Administrator

\_\_\_\_\_  
Mike Pawluski, RPP

# Appendix A: Future Land Use Map



**LEGEND**

- LAGOON BUFFER
- MAIN STREET BUSINESS DISTRICT (MBD)
- TOWN OF LANGHAM
- LAND USE DESIGNATION**
- EXISTING COMMERCIAL
- FUTURE COMMERCIAL
- POTENTIAL COMMERCIAL
- EXISTING COMMUNITY SERVICE
- FUTURE COMMUNITY SERVICE
- POTENTIAL COMMUNITY SERVICE
- EXISTING INDUSTRIAL
- FUTURE INDUSTRIAL
- POTENTIAL INDUSTRIAL
- EXISTING OPEN SPACE
- FUTURE OPEN SPACE
- POTENTIAL OPEN SPACE
- EXISTING RESIDENTIAL
- FUTURE RESIDENTIAL
- POTENTIAL RESIDENTIAL
- Zoning

This is the Future Land Use Map which accompanies Bylaw Number 01-2018 adopted by the Town of Langham

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Administrator

Approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Minister of Government Relations

**FUTURE LAND USE MAP**



# Appendix B: Record of Consultation