

Town of Langham

Official Community Plan 2042

Bylaw No. 2018-03



Table of Contents

1. Introduction	5
1.1 Authority	5
1.2 Scope	5
1.3 Purpose	5
2. Community Context	6
2.1 Location	6
2.2 Population	6
3. Opportunities & Constraints	9
3.1 Infrastructure	9
3.2 Residential	10
3.3 Commercial/Industrial	10
3.4 Community Services	10
3.5 Regional Cooperation	11
4. Community Values & Goals	12
4.1 Community Values	12
4.2 Goals	13
4.3 Community Engagement	13
5.1 Context	15
5. Community Growth	15
5.3 Objectives	16
5.4 General Policies	16
6.1 Policy Context	17
6.2 Objectives	17
6. Residential	17
6.3 General Policies	18
7.1 Policy Context	21
7.2 Objectives	21
7.2.1 General Commercial	21
7. Commercial	21
7.3 General Policies	22
7.2.2 Downtown Commercial	22
7.2.3 Highway Commercial	22
7.4 Downtown Commercial Policies	24
7.5 Highway Commercial Policies	24

8.1 Policy Context	26
8.2 Objectives	26
8. Industrial	26
8.3 General Policies	27
9.1 Policy Context	29
9.2 Objectives	29
9. Servicing	29
9.3 General Policies	30
10.1 Policy Context	32
10.2 Objectives	32
10. Community Services	32
10.3 General Policies	33
11.1 Policy Context	34
11.2 Objectives	34
11. Public Amenities	34
11.3 General Policies	35
12.1 Policy Context	36
12.2 Objectives	36
12.3 General Policies	36
12. Hazard Lands	36
13.1 Policy Context	38
13.2 Objectives	38
13. Intermunicipal Cooperation	38
13.3 General Policies	39
14.1 Policy Context	41
14.2 Objectives	41
14. Natural & Cultural Resources	41
14.3 General Policies	42
15.1 Policy Context	44
15.2 Objectives	44
15.3 General Policies	44
15. Sustainability	44
16.1 Policy Context	45
16.2 Zoning Bylaw	45
16. Plan Implementation	45
16.3 Amendment to the Zoning Bylaw	47
16.4 Contract Zoning	47

16.5 Subdivision Application Review	47
16.6 Dedicated Lands	48
16.7 Municipal Land Banking	48
16.8 Land Exchange and Purchase	48
16.9 Building Bylaw	48
16.10 Development Levies & Servicing Fees	48
16.11 Concept Plans	49
16.12 Official Community Plan Updates	49
16.13 Further Studies	49
16.14 Provincial Land Use Policies and Interests	49
16.15 Binding	50
16.16 Definitions	50
Appendix A: Future Land Use Map	51
Appendix B: Record of Consultation	53

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
15-Year Average Annual Growth Rate (2001-2016)		2.0
10-Year Average Annual Growth Rate (2006-2016)		3.3
5-Year Average Annual Growth Rate (2011-2016)		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**

Year	Population	New Residences Required
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

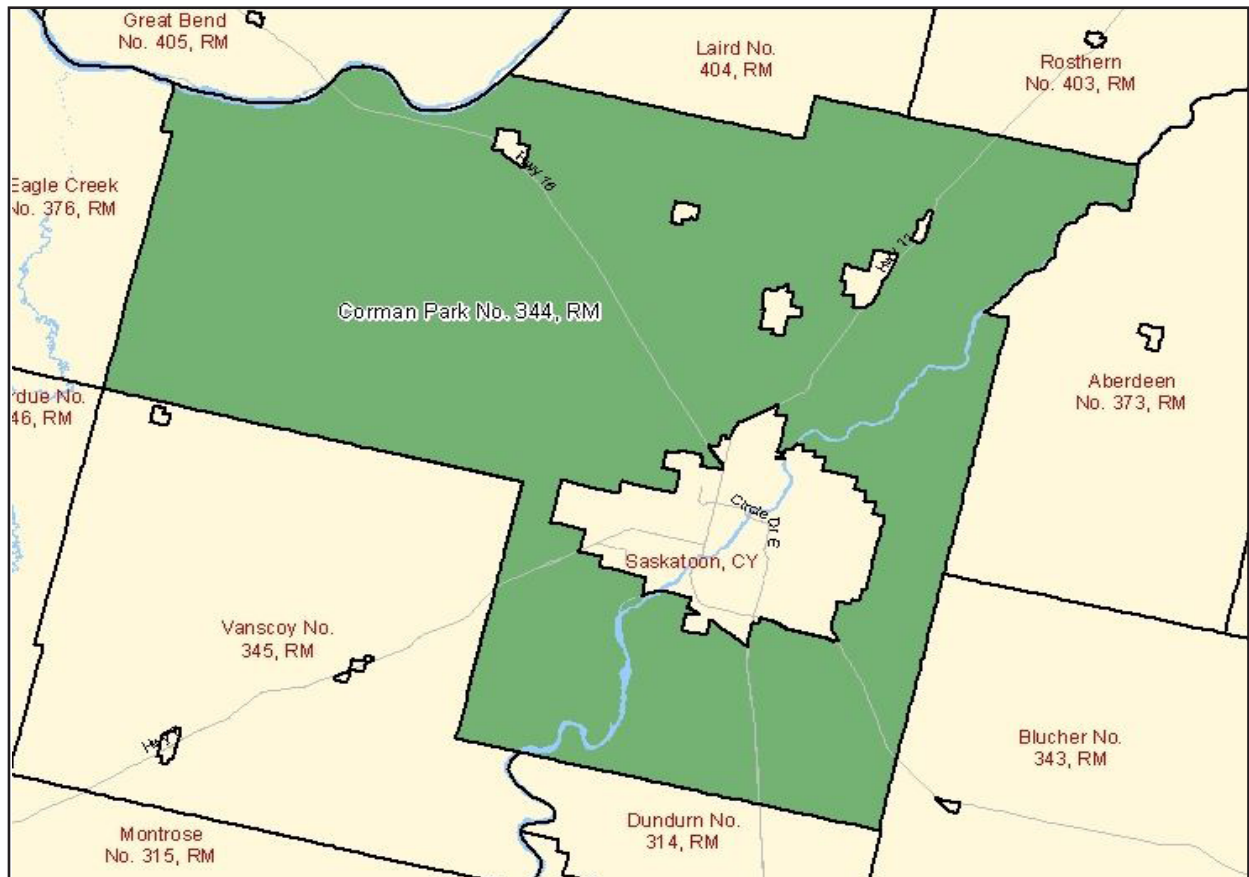
The community recreational facilities and programs are considered well used and sufficient to existing population demands. However, future growth will trigger gaps in the Town's existing facilities capacities and condition/age of its infrastructure. Older facilities such as the Langham Community Centennial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



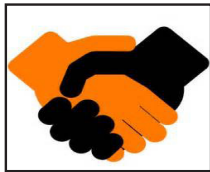
4. Community Values & Goals

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.



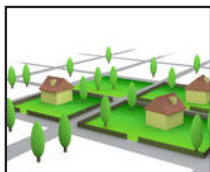
Sense of Community



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.



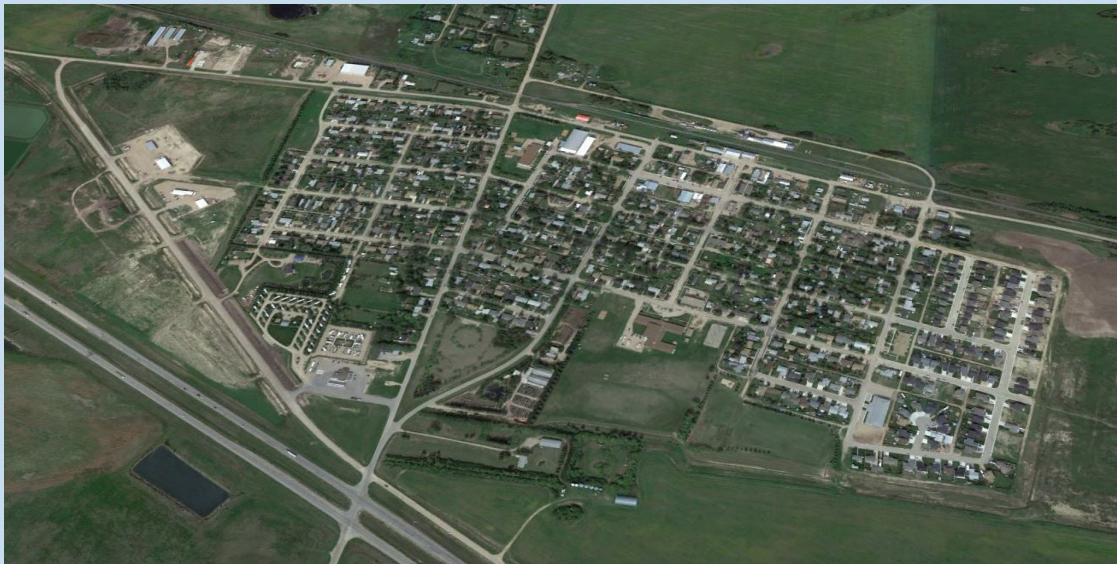


5. Community Growth

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

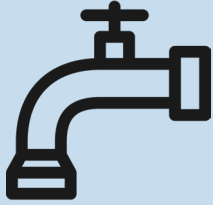
7. The Zoning Bylaw will contain an industrial district to provide for a wide range of industrial and other compatible uses.
8. In the Zoning Bylaw, those industrial uses which have the potential to use significant volumes of water and/or contribute significant flows to the sanitary sewer system because 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.

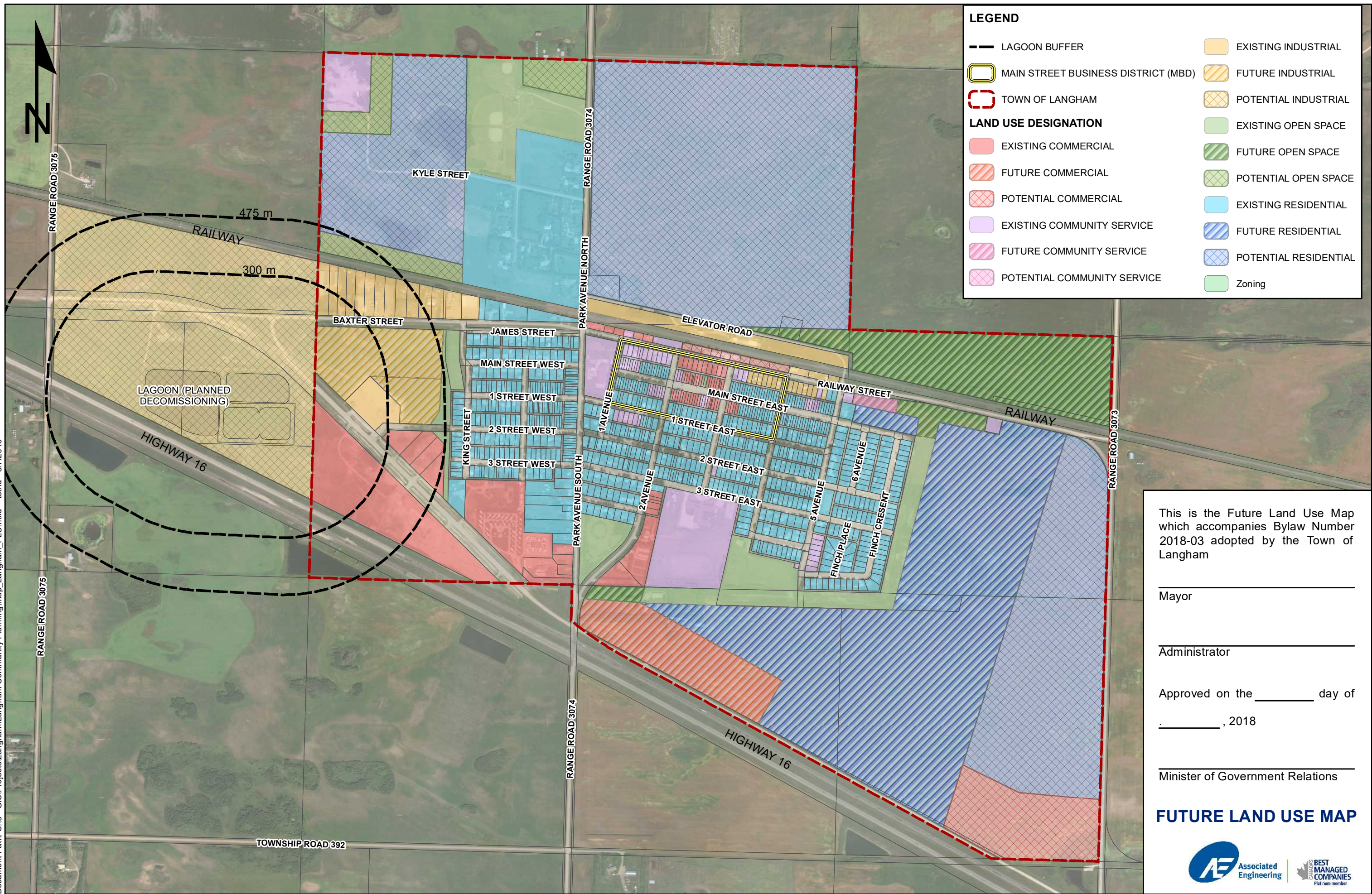
Read a third time this _____ day of _____, 2018.

Mayor

Administrator

Mike Pawluski, RPP

Appendix A: Future Land Use Map



Appendix B: Record of Consultation

RECORD OF CONSULTATION

Town of Langham Official Community Plan & Infrastructure Master Plan Update

1 Surveys

1.1 INTRODUCTION

In May of 2017, Associated Engineering Ltd. (AE) distributed a “Survey of Residents Concerns and Issues”, on behalf of the Town of Langham, as part of the Town’s community planning public consultation process. The actual questionnaire is attached to this report as “Appendix A”. Approximately 810 surveys were distributed to mail boxes within the Town and the survey was also made available online. A total of 135 responses were received with 14 of these responses originating from rural residents from areas surrounding the community. This equates to a participation rate of 16.7%. The goal of the survey was to identify and aggregate the priorities and challenges perceived by residents 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. We note that the content of the surveys was consistent with the survey circulated during the preparation of the previous OCP, allowing AE to establish context for community change.

1.2 DATA

This sample of data (130 of 810 surveys) is not a proper random sample. This means that there is no quantifiable method to guarantee that the data and its various aggregates are representative of the population of the Town. For the purposes of this document and the greater task of updating the current Official Community Plan for the Town, we are assuming that the data is sufficient and therefore representative of the population. Essentially, we are assuming that the 130 returned surveys is “good enough” a sample to make general assessments and statements based on the responses.

1.3 RESIDENT PROFILE

The following are results from Section A of the survey, which asked residents questions on how, why and when they came to live in Langham. Figure 1-1 identifies the range of responses as to how they are invested in the community.

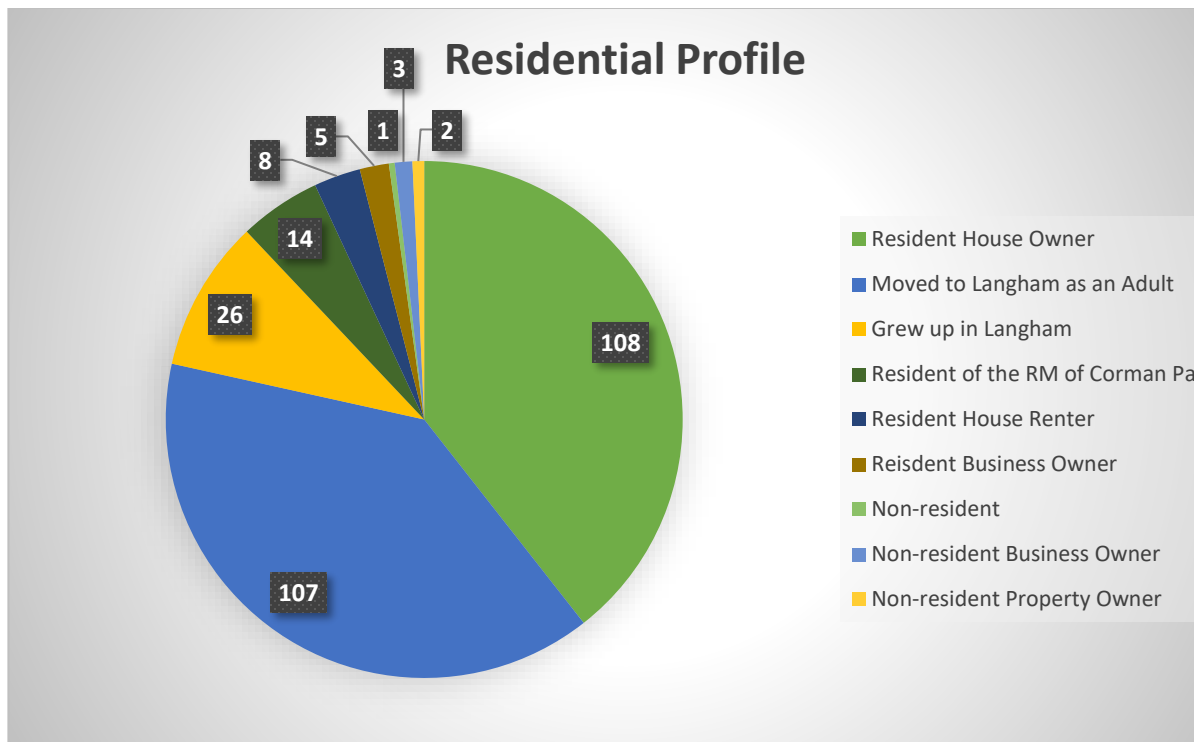


Figure 1-1
Residential Profile

1.3.1 Comparative Data:

Data	2011 Survey Responses (%)	2017 Survey Responses (%)
Grew up in Langham	12.3%	23.0%
Moved to Langham	89.9%	77.0%
A resident house owner	94.4%	78.9%
A resident house renter	3.4%	7.0%
A non-resident business owner	1.1%	1.4%
A resident business owner	10.1%	4.2%

Data	2011 Survey Responses (%)	2017 Survey Responses (%)
A non-resident property owner	1.1%	2.8%
A non-resident	N/A	1.4%
A resident of the RM of Corman Park	N/A	14.1%

Figure 1-2 outlines the household age demographic of those who responded to the survey:

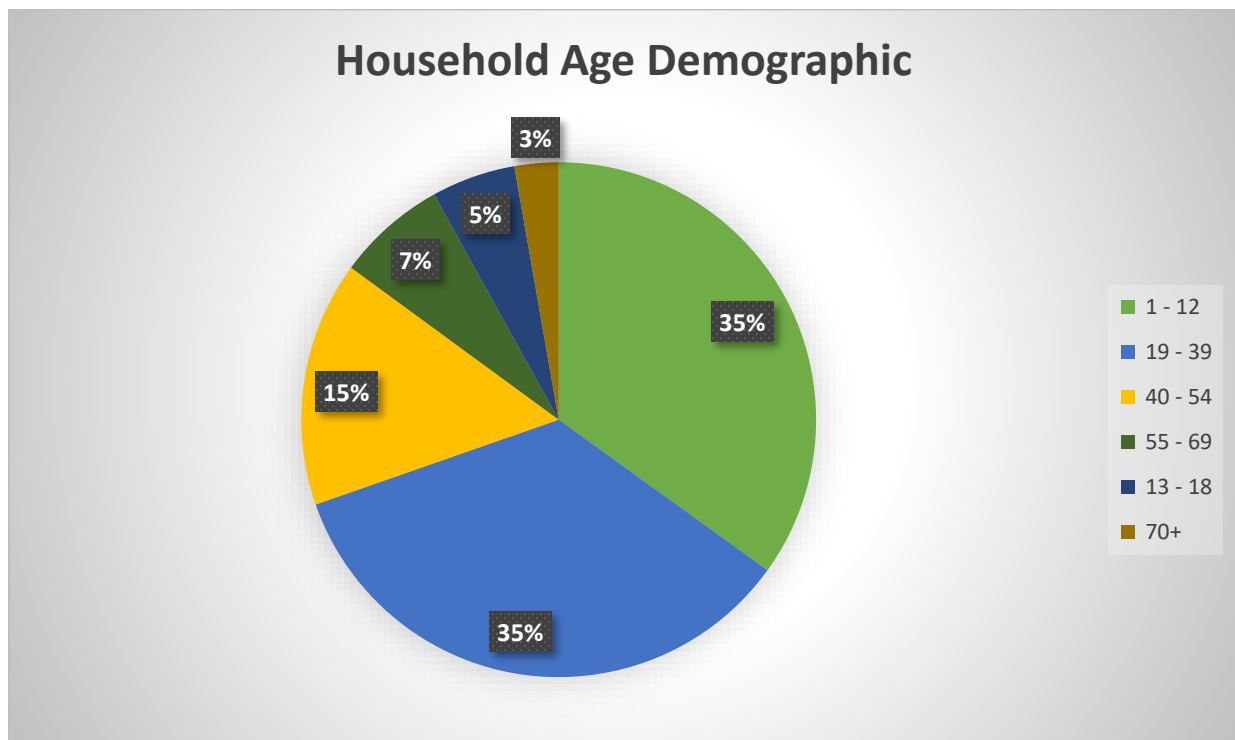
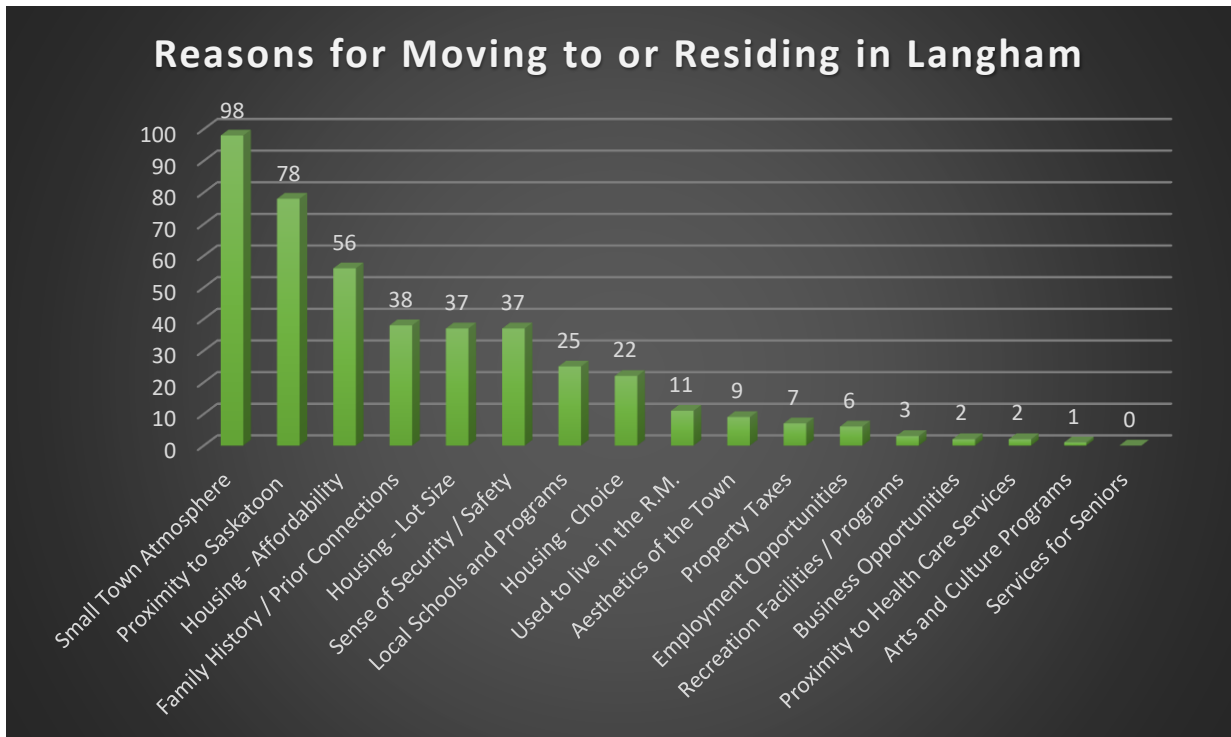


Figure 1-2
Household Age Demographic

Of the households responding to the survey the largest represented age group was between the ages of 1 – 12, followed by the 19 – 39 age group and then 40 – 45, 55 – 69, 13 – 18 and then +70.

1.4 WHY PEOPLE MOVED TO LANGHAM

Figure 1-3 illustrates the full range of responses to the question of “why” people moved to Langham.



*Figure 1-3
Reasons for Moving to or Residing in Langham*

Some highlights of this section include:

- Langham’s small town atmosphere, was seen as its greatest draw, followed by its “good location in terms of proximity to Saskatoon, then housing affordability, and then family history and prior connections. This completes the top four reasons for why people moved to Langham.
- The top four are followed by sense of security / safe place to live and housing lot size, followed by local schools and programs, then housing choice, used to live in the R.M., and the aesthetics of the town. That caps off the top ten of the survey results.
- Other reasons people moved to Langham included: property taxes, employment opportunities, recreation facilities / programs, business opportunities, proximity to health care services, arts and cultural programs, churches, and community services such as snow removal and fire department.

1.4.1 Comparative Data

Data	2011 Survey Responses (%)	2017 Survey Responses (%)
Good location in terms of proximity to Saskatoon	Ranked: 1 Percentage: 80.9%	Ranked: 2 Percentage: 56.3%
Small town Atmosphere / lifestyle	Ranked: 2 Percentage: 73.0%	Ranked: 1 Percentage: 74.7%
Sense of security / safe place to live	Ranked: 3 Percentage: 57.3%	Ranked: 5 Percentage: 28.2%
Housing – affordability	Ranked: 4 Percentage: 50.6%	Ranked: 3 Percentage: 42.3%
Housing – lot size	Ranked: 5 Percentage: 23.6%	Ranked: 4 Percentage: 31.0%
Family history / prior connection to Langham	Ranked: 6 Percentage: 22.5%	Ranked: 4 Percentage: 31.0%
Property taxes	Ranked: 7 Percentage: 20.2%	Ranked: 10 Percentage: 4.2%
Employment opportunities	Ranked: 8 Percentage: 11.2%	Ranked: 9 Percentage: 5.6%
Proximity to healthcare services	Ranked: 8 Percentage: 11.2%	Ranked: 12 Percentage: 1.4%
Local schools and programs	Ranked: 8 Percentage: 11.2%	Ranked: 6 Percentage: 22.5%
Town aesthetics	Ranked: 9 Percentage: 10.1%	Ranked: 10 Percentage: 4.2%
Business opportunities	Ranked: 10 Percentage: 7.9%	Ranked: 12 Percentage: 1.4%
Housing – choice	Ranked: 11 Percentage: 6.7%	Ranked: 7 Percentage: 19.7%

Data	2011 Survey Responses (%)	2017 Survey Responses (%)
Used to live in the RM near Langham	Ranked: 11 Percentage: 6.7%	Ranked: 8 Percentage: 8.5%
Recreation facilities / programs	Ranked: 12 Percentage: 4.5%	Ranked: 11 Percentage: 2.8%
Services for seniors	Ranked: 13 Percentage: 3.4%	Ranked: 13 Percentage: 0.0%
Arts and cultural programs	Ranked: 14 Percentage: 2.2%	Ranked: 12 Percentage: 1.4%

1.5 COMMUTER PATTERNS

Figure 1-4 outlines responses to the survey question dealing with commuting. 110 of 130 (86%) respondents to the survey had someone in their household commuting to another community for employment which represents an increase of approximately 15% from the 2011 survey results. This result corresponds with the fact that proximity to Saskatoon ranked as the number two reason for why people chose to reside in Langham.

Bedroom communities like Langham are primarily residential, offering basic shopping and other conveniences but with limited local industry and employment opportunities. A balance of commercial development and residential development within a community is healthy. If people live and work within the same community, they are less dependent on their automobiles and on the transportation system itself (e.g. highways, road networks). Future increases in the price of fuel and road congestion in and around Saskatoon may lessen the appeal of the daily commute that is a part of life in all “bedroom” communities.

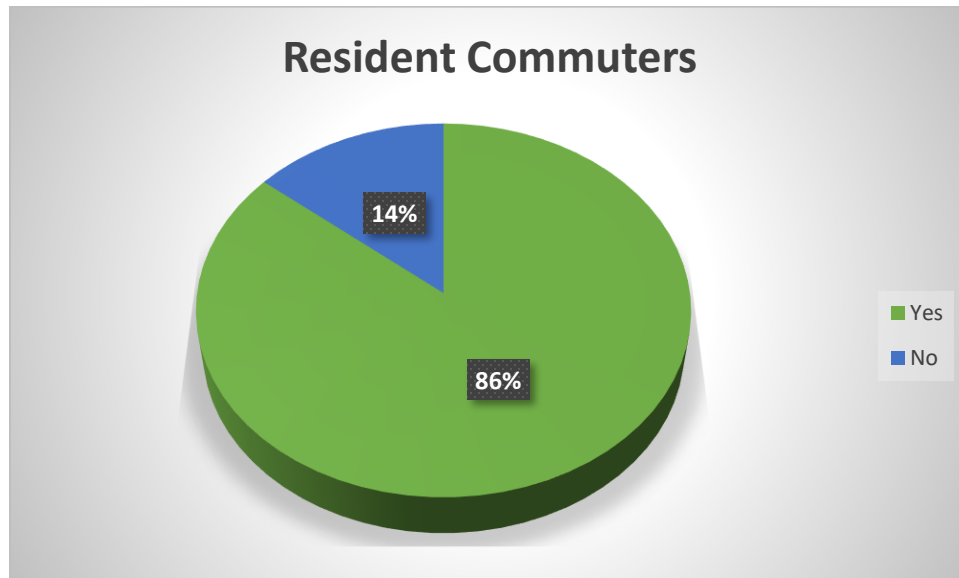


Figure 1-4
Resident Commuters

1.6 USE OF LOCAL RECREATION FACILITIES

This section of the survey focused on questions related to recreation facilities within the Town to assess community priorities. Figure 1-5 outlines responses related to residents use of local recreation facilities:

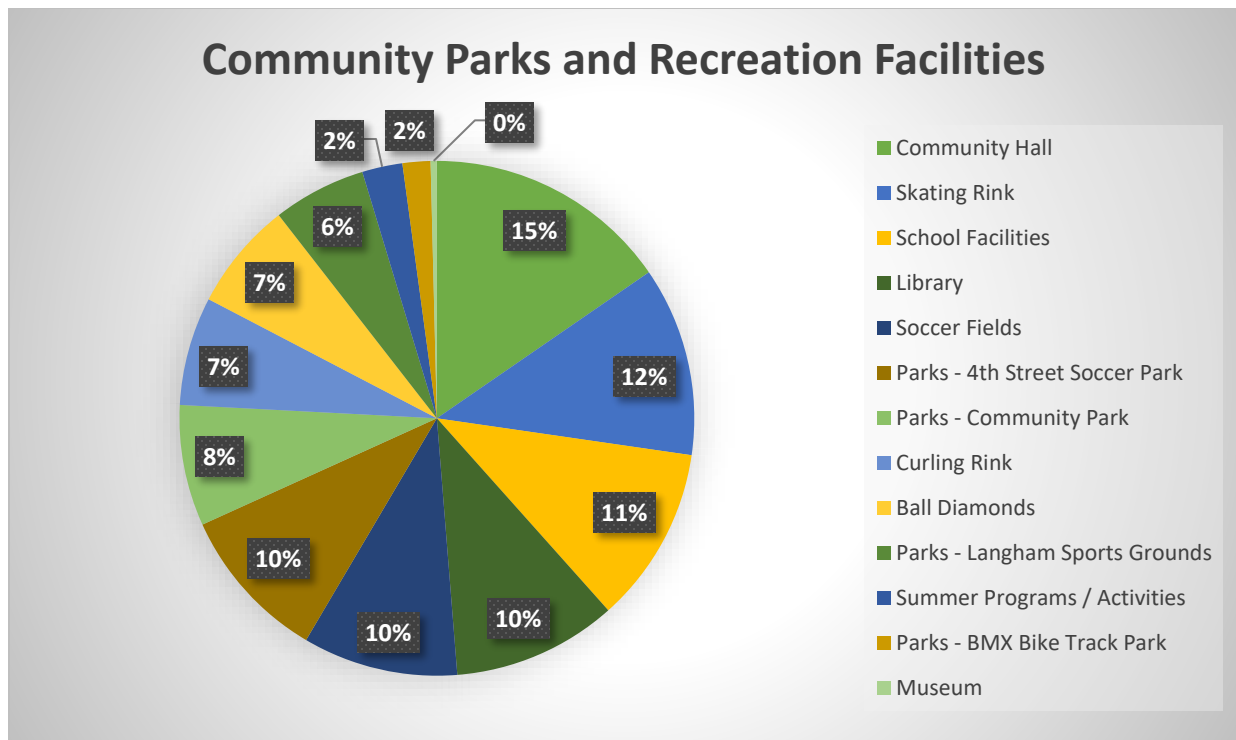


Figure 1-5
Community Parks and Recreation Facilities

The community hall, skating rink, school facilities, and library are the most popular facilities based on the survey responses. The soccer fields, 4th Street soccer park, community park, curling rink, ball diamonds and the Langham Sport grounds make up the second tier, followed by the summer activities program, the BMX bike track and the museum. Some of the more common responses relate to the development of a splash / spray park, dog park, benches, picnic tables, public fire pits, and a local gym. Some of the more common responses relate to the development of a swimming pool, more recreation facilities that include a walking track or indoor activities for children and youth.

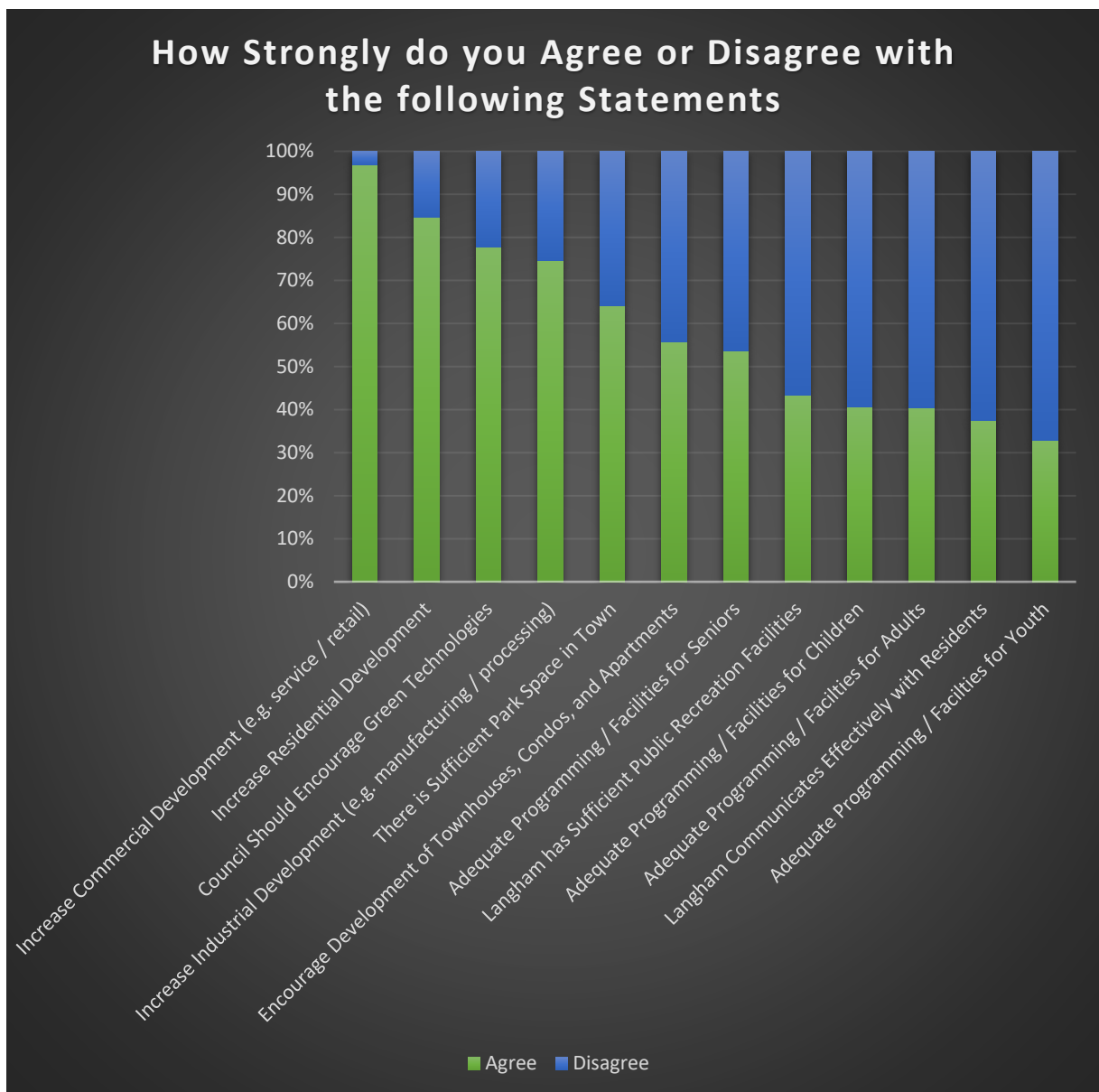
1.6.1 Comparative Data

Data	2011 Survey Responses (%)	2017 Survey Responses (%)
Community hall	Ranked: 1 Percentage: 67.6%	Ranked: 1 Percentage: 67.2%
Library	Ranked: 2 Percentage: 36.3%	Ranked: 5 Percentage: 48.4%

Data	2011 Survey Responses (%)	2017 Survey Responses (%)
Skating rink	Ranked: 3 Percentage: 34.32.2%	Ranked: 2 Percentage: 62.5%
School facilities	Ranked: 2 Percentage: 36.3%	Ranked: 4 Percentage: 53.1%
Curling rink	Ranked: 4 Percentage: 31.4%	Ranked: 8 Percentage: 26.6%
Soccer fields	Ranked: 5 Percentage: 26.5%	Ranked: 3 Percentage: 54.7%
Ball diamonds	Ranked: 6 Percentage: 23.5%	Ranked: 6 Percentage: 35.9%
Langham sports grounds	Ranked: 7 Percentage: 22.5%	Ranked: 7 Percentage: 34.4%
Summer activities program	Ranked: 9 Percentage: 12.7%	Ranked: 9 Percentage: 12.5% (8)
Parks – 4 th Street soccer park	Ranked: 8 Percentage: 15.7%	Ranked: 5 Percentage: 48.4%
Parks – BMX track park	Ranked: 10 Percentage: 6.9%	Ranked: 10 Percentage: 3.1%
Parks – Skateboard park	Ranked: 11 Percentage: 2.9%	N/A
Parks – Community Park	N/A	Ranked: 7 Percentage: 34.4%

1.7 AGREE / DISAGREE STATEMENTS

The following results are responses to Section C of the survey, which asked respondents to agree or disagree with several statements (note that not all respondents answered all questions).



*Figure 1-6
Agree / Disagree Statements*

Some general highlights of this section include:

- Residents are strongly in support of more commercial, residential and industrial development in the Town.
- Residents strongly support the encouragement of green technologies in new development.
- Residents generally feel there is sufficient park space in town.

- Residents are generally in support of the development of townhouses, condominiums and apartments.
- Residents generally feel that Langham does not have sufficient public recreation facilities, and that more programming and facilities should cater to the youth, children, and adults.
- Survey respondents generally feel Langham could do a better job of communicating with its residents.

Table 1-1 below summarizes the written comments submitted by respondents relating to the above noted questions:

Table 1-1 Comments on Agree / Disagree Statements
More residential development, means a higher possibility of a grocery store and/or retail development.
Just would love to see our town grow so businesses want to move here. It is so close to the city I really think that Langham right now is a diamond in the rough. With all the highway traffic there is such a huge potential of growth without pulling more money out of the town's residence.
There needs to be more things for the youth and adults to do that don't cost a ton of money. Besides school activities there isn't anything for the youth to do.
There needs to be more recreational areas for community members to do, and more businesses.
Not having a grocery store is a big draw back for our family. We do not like to eat out - we would like a place that sells fresh produce. We would like to see more development in town.
There needs to be more commercial development so that people feel involved in the community rather than just using the town as a place to sleep and then driving to work. - there is lots for children to do in Langham, but once kids grow up there isn't much to do that is entertaining. - for both youth and adults it would be beneficial to have a gym. Right now one would need to drive to a surrounding community to access a gym
We need more development in order for this community to continue to grow. We need a park in town that people can go to walk their pets. We need places like a walking track for people who are not interested in fitness classes, but still want to get exercise. Especially in winter. We also need more senior housing.
If your not involved in sports there is not much to do in town. Need more public meetings with the council & residents to express concerns.
I would love to see Langham be a progressive town, fueled by a solar farm. Sounds crazy, but if Germany can do it with only 10% of the wind we have here, why not? It would put us on the map and create revenue through partnerships with SaskPower and possibly other companies.
A grocery store, hardware store and car wash would be most helpful.

**Table 1-1
Comments on Agree / Disagree Statements**

The preschool, which supports and brings young families to the community is in desperate need of new space as the town continues to grow. The skating rink needs to be replaced in the very near future.

Need to encourage new business and development

The council should get out and try and engage the members of the community in discussions. They should also quite offloading things onto the residents, as well as replace the so called roads.

There's no park space available near main Street that hasn't got an apartment building on it. The apartments themselves are also in disrepair (a side effect of rentals)

Absolutely need grocery store and hockey rink, with the development of more residential housing will bring more people which should bring more money for those two things

Commercial development is necessary for retention of residents and providing meaningful employment opportunities. Diversifying the housing market provides options for people with varied needs and income levels. Green technology is the way of the future. We can be leaders in this area.

I think attracting industrial type development should be a major focus given the towns proximity to rail and a major highway transportation corridor. Commercial and retail is difficult given proximity to saskatoon, warman and martensville and that many people commute to saskatoon for work and fulfill their commercial needs there. Unless it is a niche market it can't compete.

In order to improve the town we need revenue. That will only come if we can increase the number of tax payers instead of increasing taxes for the ones that currently reside here - that will drive people back to the city. What about performance based taxes for businesses? Tax credits for people who help with clean up and maintenance? Think outside the box. People increasingly make decisions based on social media triggers - improve our presence. If we can't afford to hire someone to focus on this - can we work with the high school to use this as a computer skills project?

lines number 1 and 3 are essential to the development of number 2 or any others for that matter. We need more retail/services not only to keep the adults in the community but to give our kids a positive connection to this town and jobs that could tie them here or attract them back after post secondary. There is not a lot to tie future generations here. There does not seem to be a lot for the current one to be particularly proud of or to invest in.

Nothing for kids/ toddlers in this town.

We need more services. We are the same distance away as warman is and they are booming and have everything you need to not go to saskatoon if you don't need to. We need more housing. Need to expand our town. Our taxes are too high and we have nothing here.

More commercial development will only help keep current members of the community from leaving... ie grocery store/ general store. Have you ever inquired as to why people move away from Langham?

Table 1-1
Comments on Agree / Disagree Statements

how much of this has to do with Lack of commercial development . But it's tough to entice investment with a bedroom community without incentive.
We could use a fenced off-leash dog park area
Teens have nothing to do in town. Which leads to vandalism. I was once a teen in town and we would get beer and walk around town. That's all there was to do. Recipe for disaster.
More business's means more people and vice versa. The town needs a grocery store/pharmacy, daycare, etc
Owned properties like condos and houses are a good idea. Rental properties is not want I want to see. Property taxes are high and there are too many town employees for the amount of work that they do. Unsightly properties (business and residential) should be notified and fined if needed.
Not a lot for teens to do in this town. The skatepark will help but it's only one thing.
Children and youth facilities. Disagree. More children and families would use a spray park than skate park. The community space would be a nice location for one. It even has parking!
Commercial Developments: Like any growing community, the commercial services also needs to grow. If they don't, there's little reason for the residential community to remain attractive to potential buyers. Increasing the amount of services offered also assists in retaining the current residents within the community.
In order for our town to continue to grow and to make business more viable in our commmunity, we need to allow more residential development, including apartments and condos to meet the needs of individuals and families. The town also needs to invest in the children in our community. The preschool has been displaced and is currently in the basement of a church. This isn't a viable long term placement. The town needs to step up and prioritize early childhood education. This is what draws people to our community and keeps them here. Likewise, more options are needed within the community to engage youth. Asides from church run youth groups and sports, there doesn't seem to be much for youth to do in our community. Adequate resources seem to be available for adults and seniors but admittedly I don't know what is available for seniors.
The youth have barely anything to do in town on Friday and Saturday nights.
I would recommend against condos/apartments as Saskatoon is already overbuilt, and anyone wanting that lifestyle doesn't want to commute. Stick to large lot sizes and affordable property taxes to draw families.
Additional commercial and residential development is a must if Langham is to remain a viable community.
No park space and need more businesses

**Table 1-1
Comments on Agree / Disagree Statements**

Tax grabbing is shameful. We don't need "green" we need the dump to lower prices so people stop tossing garbage everywhere. Taxes are far to high for minimal amenities

More business and families in town will bring more services allowing us to shop and support local business

We need to see more development in the business and residential areas. More growth will be the only way we can afford to maintain the facilities needed in our community.

To bring in more detail, you need more revenue which means more houses. Maybe 1 more apartment, but for the most part people move to Langham to afford a house.

There are parks for the younger children but nothing for older kids..not enough advertising when there are programs/events in town...

No business attractions, kids wandering cuz only thing to do. Rink 50 years old,

I can't say enough on how strongly I disagree with how little there is for families to do in town. There is nothing for families to do with kids of all ages toddler all the way to youth. This is the reason why we are looking to move to other towns so that our kids have something to do growing up

Need more for children/youth. Pool, skate park, bowling, etc.

Strongly agree with development of residential and commercial b/c commercial will only come with an increase to population. Strongly disagree with communication. The transparency historically with council has been lacking - although they are definitely moving towards a more positive approach to this issue.

It is never a bad idea to encourage 'going green'

We don't want this town to grow into the new Warman. Keep it small. We would consider leaving this community, which we love, if it grew.

I strongly disagree with the communication I have made complaints in the past and nothing to this day has still been done about it I am really considering moving away as someone who has lived here there whole life it has when down hill from what the community used to be.

Nobody communicates anything with residents. Taxes are outrageous for what we get.

There are not enough health and grocery services for the seniors who do not drive. The new town council is starting to communicate better with residents.

There are so many programs that people don't seem to know about unless they are on facebook, or in certain social groups. Common complaints I hear is that the town isn't welcoming to people who didn't grow up here, and can agree as we recently relocated back to Langham area after moving to another town that was exactly the same way (lived there for 10 years, people still thought we were new to town). When I was younger, we always went to the summer program at the skating rink and

Table 1-1
Comments on Agree / Disagree Statements

played tons of indoor volleyball etc. The youth now, seem to get forgotten about for extra activities outside of school.

We need grocery store, get cops in this town again, and recreational center

The programs for young children need to be more available. The fact that the only thing for kids to do in the winter is with hockey or dance is not good. There should be a sports program offered in the winter which could easily be ran out of one of the school gyms. Could include a variety of indoor sports such as basketball and soccer, floor hockey, dodgeball, etc. But it's a small town which means that all people care about is hockey.

Make it affordable for commercial businesses to want to come here (maybe tax breaks?) We need for businesses here. Except for hockey, There is almost no recreation for youths.

Kids only have a library and parks to go to in town

Not enough communication

1.8 STRENGTHS / CHALLENGES

Section D1 of the survey asked residents: "What are the positive aspects and/or unique strengths that the Town can build on or develop further?" Table 1-2 summarizes the responses to Section D1:

Table 1-2
Positive Aspects / Unique Strengths

Very clean, very well-maintained parks. The roads however need maintenance. 3 years I have been here I have witnessed roads being replaced that didn't require it as much as other streets.

Great location, skate park coming, land on the east side of town, land along the high way, great businesses in town who already are supporting the community

The community spirit.

Langham is a good place to live. It would be great to see more for the adolescents to do. It would be nice to hear the town being more cooperative to things like the skate park.

Great people

There are more after school programs available locally for kids.

Proximity to Saskatoon. Water quality. Good schools.

**Table 1-2
Positive Aspects / Unique Strengths**

The river valley should be made easily accessible with unique boutique stops to attract people to our community.
Small town/community feel. Friendly people. lots of young families and kids.
The sports programs for youth.
The town is a reasonable distance to the city
Apiaries. Someone could start a meadery with them. The marshland near the sportsgrounds has incredible potential as an off-leash dog park.
Langham and area has a great location, just off the highway and near the river, while being close to Saskatoon. Enticing small business can help fill commercial areas and bring new residents.
Our proximity to Saskatoon while maintaining a small-town feel. The town is ripe with opportunity for business development. Many businesses could open in town with little to no competition.
Proximity to Saskatoon, Warman and Martensville. Major transportation corridor and rail access
This has the potential to be a beautiful town. We can be part of a larger community if we put some effort into it. We're in the perfect location to commute to Saskatoon, Dalmeny, North Battleford, etc. How do we capitalize on that? The river is a stone's throw away - lots of 'back to nature' options there. Is our golf course part of a summer tour? We have one of the best East Indian restaurants in the province - how do we make it a destination place? How do we get the hotel going again? Abandoned buildings as you drive into town are off-putting.
easy Highway access for business
snow removal has been great over the last few years. The amount of green space we have is great. It would be wonderful if more green spaces could be watered/maintained better (i know it's expensive). It would also be great if our grassy easements could be more regularly mowed/maintained. The park at the entrance of town is a great opportunity to "showcase" our town. Water quality here has been great since the "new" water treatment facility (be proud of that).
Beautiful green space as soon as you enter town. Would like to see that developed (splash park, pool)
Need me make everyone aware in a timely manner when situations come up. We need to make this place a family town so kids of all ages and adults have things to partake in.
Great proximity to Saskatoon, great water. Quiet community for our children. Way better clearing of snow in winter than in Saskatoon.
The small-town atmosphere and family centered approach to small town living

Table 1-2
Positive Aspects / Unique Strengths

Langham is a wonderful community that still offers affordable living with the safe small-town atmosphere families feel secure raising kids in. Over development leads to higher un-affordable homes and property taxes.

The small-town atmosphere and the way the town can come together is definitely it's strength. Growing the population too much will take away from the one thing going for this town.

More sidewalks-so they are on both sides of all streets

It is a clean town and there is room for other businesses

Community spirit I have see the community come together for people and that is nice. I've also seen this community tear other people down for not fitting in or standing against a few people in this town. It's really sad to see this

Communication! Maintaining a convenient connection to the community through Facebook and other social media. Fences at the ball diamond look great too!

Smaller community so people should be friendlier than a city, we are close to Saskatoon, close to the highway.

There are numerous building throughout town, mostly surrounding Main Street and Railway Avenue that are abandoned, run-down, and put bluntly, a real eye-sore. They bring down the overall natural appearance and "homey" feeling of the town.

Small town; sense of community; security; knowing your neighbours; ability to get involved and have a say in the community; history (museum); proximity to Saskatoon

Less population than Warman/Martensville and yet almost as close to Saskatoon. Need to court young families to put down roots.

Langham is affordable to live in compared to Saskatoon.

Police

Helping seniors provide programs. Shovelling and yard work for them. Continue with pot luck dinners

Everything

Adding to main street would be a huge upgrade. I believe it would do very well and can be a hang out spot for all ages. There are so many ideas you could incorporate into making it all ages friendly. Which I think would benefit to many people in town.

Double lane highway and code proximity to Saskatoon. Potential for the small-town atmosphere to raise children in.

**Table 1-2
Positive Aspects / Unique Strengths**

I think that our volunteer base is just starting to see some growth. The town needs to take advantage of this and work with these volunteers instead of getting in the way at times.

The schools are great wonderful staff who genuinely care for our kids

Space coming into town where snow is dumped needs to be used. Petro has poor reputation of ripping off customers cuz only business in town. Invest in recreational programs.

Snow removal has improved over the years this past year was amazing

Town workers do a very good job.

We have an increase of young families in this town. We need to develop ways to increase the services available to them to keep them here and keep the town growing.

Just to keep up with kid programs. Open library more. Kids have access to games in hall, school rink...

Maybe attract a small grocery store but residents don't support local business here. Too close to the city.

Great snow removal.

It's a nice little community and hopefully the town can come together for the new build of the rink

There are great groups of people who work hard at trying to make the town better.

the town is built on the river bank. Build some day camping type areas that people can enjoy in the summer. Bring back the summer program at the rink, and find ways to give people the reason to stay in the town, rather than going to the city. Host outdoor theatre nights in one of the parks that people can bring a lawn chair, and watch a movie! People are getting fed up with the break and enters on vehicles, and lack of police presence. Encourage small business owners to open in town, rather than the city. Another complaint I've heard is that taxes are just as high as in Langham, as they are in the city, so why would residences want to live/work there, when they are so close to Saskatoon. Encourage residences to use the public leisure facilities. There seemed to be a fight to have the curling rink rebuilt years ago, and there was a survey about that, and how much it was really needed. That discourages people from wanting to live/work for a community when Council seems to remain in that 'old school' boys club.

Sense of community.

Less crime

We are located in such a perfect spot, this town should be able to support a grocer, pharmacy and other commercial services easily.

Good school programs that bring the community together.

Table 1-2
Positive Aspects / Unique Strengths

Develop the sportsgrounds to be a centre for community summer/outdoor activities for everyone in the community. Purchase a shuttle for transporting residents to and from during recreational events.

Development of main street

Some of the more common responses note that Langham's strengths include the four – lane divide highway, the town's municipal services, the proximity to the North Saskatchewan River and its cleanliness and aesthetic.

1.9 SIGNIFICANT CHALLENGES

Section D2 of the survey asked residents: "What is the most significant challenge that Langham face?" Table 1-3 summarizes the responses to Section D2:

Table 1-3
Significant Challenges

Not having retail or commercial development

Communication

Not enough businesses

Poor lagoon facilities. Lack of business Development.

Lack of businesses.

Using the large taxes wisely

The amount of taxes are.

We need more police coverage to deal with the break - ins and thefts that happen in this community.

People need to support local businesses instead of using Saskatoon.

Respect between Town Foreman and residents. Limited services ex. grocery store. Poor curb appeal of main street. Town Growth.

Commuterville. This can also be a strength, but it also reduces the amount of support local businesses receive from the residents.

**Table 1-3
Significant Challenges**

Financially supporting the infrastructure of the town, attracting people to the town and town growth. Funding for large fiscal projects such as a new skating rink, road repair..etc.

Not having a grocery store. Can't grow because of lagoon issues.

too close to the city

They need to settle the leaking lagoon that has been neglected for 20+ years. The drainage ditch has caused irreversible environmental damage that needs to be addressed before the town can move forward. This is a very serious issue, that has been ignored time and time again.

Not losing all its business to Saskatoon

Funding

Bringing in business.

Proximity to Saskatoon and majority of residents working in Saskatoon - lack of support for retail market

Any sort of retail development will be tough, take the grocery store for example. While it would be great to have one, how can any small business compete with a Costco 20 minutes down the highway?

Retaining residents without adequate commercial opportunities (businesses, shopping) and sufficient local jobs.

Proximity to major service centers makes it challenging to provide even basic amenities and services to residents. Hard to compete. Keeping this bedroom community engaged and invested.

Figuring out what we want and actually doing it. Right now it feels like a lot of talk and no action. Pick a focus and move forward - right or wrong at least we are moving, we can always adjust. What type of demographic do we want to focus on first? Who do we want to attract? Who has the money to improve our revenues? Are there developers we can partner with?

property taxes increases will make it less cost effective to live here

I presume it is funding and efficiency. We have a much larger town staff with only a marginal growth in residence and at least a few less services provided by the town, than when we moved out here. Trash and recycling are both contracted out. Snow removal on the streets has been great once again however when we first moved out here the sidewalks were cleared along with the alley ways and in quite short order. just an observation. Main street looks sad and i appreciate you are looking at that situation. I am curious if all the empty lots are privately held and if there is any legal way to encourage development of them either into commercial space or green space (perhaps a water park or the skate park could be encouraged to build down town?)

Too many old school minds in town.

**Table 1-3
Significant Challenges**

Growing this town. We need to do more to bring in services, housing, recreational facilities. Swimming, parks etc.

Housing downturn in Saskatoon: the relative affordability of Langham may become less significant. Having enough resources to keep the streets in shape.

The declining business sector and deterioration of buildings

Taxation! how do you keep families in a commuter community while trying to attract growth through additional families and industry moving out to Langham. Walk around the community and see the number of homes for sale. Note how many are not selling and ask yourself why...

Roads need attention as well as water

Not having a grocery store.

Not having a grocery store, alot of people would benefit from having one

High property taxes and crime - ie. vehicle and garage break-ins.

People don't like change and without support of people things won't change.

Water and sewage. The lagoon being too small and smelling badly in town.

making our main street look better, getting decent stores in, getting support for local businesses. The people who grew up here are very 'clicky', it's hard to get past that in some situations, even their children continue that attitude.

Possibly the mentality that remains from some of the town that Langham must remain small and closed-off to new business. The residents of this town also seem to be merciless when it comes to new businesses that make a mistake or don't manage to "please everybody".

Proximity to Saskatoon and Martensville/Warman? Everyone works elsewhere so it's easier to support business (e.g., grocery stores) elsewhere; lack of local resources and programs/facilities

Lack of money, businesses do not have enough income to keep open

it is difficult to blend the communities of the older Langham families and the new - not much of a sense of "community"

Not enough sidewalks on main roads therefore cause people to walk on the roads. We need a grocery store.

High property taxes and no grocery store

Small-town opinion. The only real difference between Langham and Martensville is the lack of development/promotion. Once the people come, the services should follow.

**Table 1-3
Significant Challenges**

Lack of commercial services
Boredom
Industrial development and high property taxes
Community support. All services require participation and support from the community and I believe that is strongly lacking.
Getting everyone on a good page about change.
Lack of willingness to come together and work as one team to grow the community in a positive way.
Proximity to Saskatoon and a lack of community support
Staying a town and not becoming a suburb
Prices are the same as the city with none of the convenience, when we moved out here property tax and housing were cheaper now we pay the same and get less.n
No one wants to take charge and head up programs. Community not together and supportive.
Bylaw restrictions have to be up there.
How high the property taxes are and how the residents of Langham feel about it.
There is not enough law enforcement. Need better enforcements.
No sense of community the water is expensive and always brown there is nothing to do
Proximity to Saskatoon
People don't come together as community and are closed off to others
Lack of funds/lack of businesses. Your tax base can only go so far and if you continue to raise the taxes with a limited tax base, your tax base will only grow smaller. If you increase the population and amount of business, you increase your tax base. More funds = more opportunity to increase services.
Cost for local kids to use local facilities are too expensive. Charge out of town e kids more. There's a big hike in arena rates this upcoming season. Are they necessary?
A challenge is businesses staying in town. They stay for a while but either have to move on or close up! The only ones that are here are the ones that have been here for years.
Bedroom community.
The people who have lived here forever and Don't want any change to happen.

**Table 1-3
Significant Challenges**

A new town council that has no regard with how they spend tax payers money. I think this is the 3rd time we have paid a consulting firm to do something like this...and nothing changes.

Property Taxes!!!

Safety/security?

Lagoon and roads

Taxes- way too high. I pay almost what the city pays and get my snow cleared. No police, a bylaw officer who is useless.

Bringing in new businesses

Groups do not talk/work together enough, communication and co-operation needs to improve. And sometimes what worked in past is NOT going to work now.

Everything I wrote in #12 & more. Council needs to stop with the attitude that it's "Always been this way" and promote new faces to the town. Delisle, for example is the same distance away as Langham to Saskatoon and has way more businesses (grocery, clothing, hair shops etc), yet is likely smaller in population.

Keep up services while keeping property taxes manageable

Town administration you're not in the 70's anymore. Your town has NO services. This is why people come and live there and then leave. Broken promises on growth in the community.

There is a negative history to growth and new people in this town, time to send out positive vibes, break the cycle. We all pay taxes here that help support the town, maybe a little education on how community actually keep up would be helpful.

Not being able to support small businesses that try to stay .

Bedroom community. Lack of community support

Keeping people here. The taxes are outrageous for what this town provides (or moreso doesn't provide). The taxes in Martinsville and Warman are cheaper than here, which is ridiculous. Also, the town needs to contribute time and money into the recreational parts of Langham and not only rely solely on volunteers and fundraising.

Attracting businesses

Lagoon

Some of the more common responses relate to the lack of commercial services, particularly retail / grocery ventures as well as the challenges that come with growth and maintaining a small community atmosphere.

1.10 IMPORTANCE OF MUNICIPAL SERVICES

The following results are responses to Section E of the survey, which asked respondents how important community design features / services were to them (note that not all respondents answered all questions). Figure 1-7 illustrates the results from the surveys.

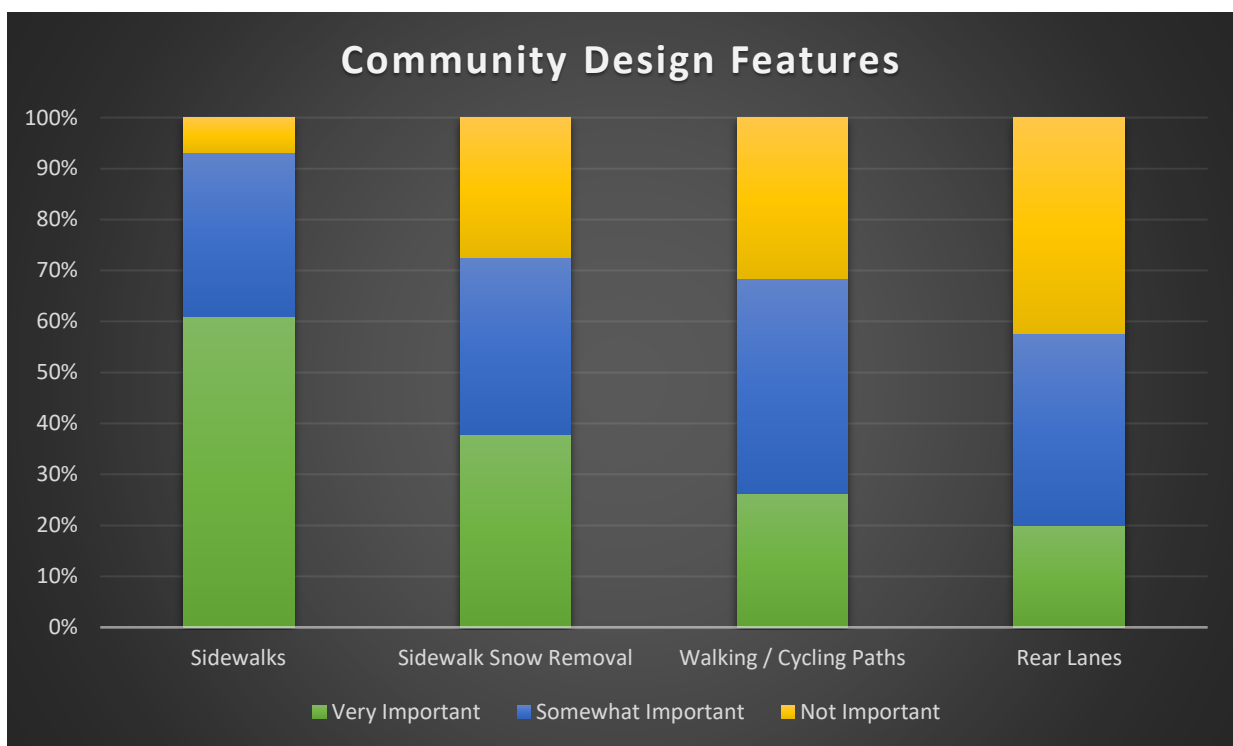


Figure 1-7
Community Design Features

Some general highlights of this section include:

- In a relative sense, responses indicate that the most important services listed is sidewalks in new residential areas followed by sidewalk snow removal.
- Having rear lanes in future residential areas was the least important with the second least important being walking / cycling paths.
- Other services / design features residents felt were important included: road operation and maintenance, park amenities, town infrastructure, a local transport service, and a new fire hall.

1.11 GENERAL COMMENTS

Section G of the survey provided residents the opportunity to provide general comments, concerns and suggestions. Table 1-4 summarizes the responses received:

Table 1-4 General Comments
<p>I am opposed to Fortune Minerals building their processing plant near town. It should not be built near our water supply or near our town. Any chance (no matter how small) of water/air/soil contamination is not a risk we should take. By the time a contamination may be spotted the damage may be done. They should not be transporting their chemicals on the train that passes just metres from the elementary school. A derailment would be catastrophic. I think the mayor and council members of Langham should definitely fight against the building of this plant to keep their resident's safe just as the town of Dalmeny has.</p>
<p>The Town needs to be recruiting new businesses to the town and working to get the 305 upgraded to join the Dalmeny, Martensville and Warman boom.</p>
<p>I find it interesting how this survey can be contracted out to an engineering firm, but yet the corner of Kind and Second St. West hasn't been paved in over 10 years. I think it would be beneficial for the town to focus on other streets that need to be redone rather than repaving 2nd Avenue every 2 years.</p>
<p>I feel the town council has a duty to keep the community informed. Putting information on the community page is one way of doing this. I have noticed in some communities they use a Facebook page to let their communities know what is happening.</p>
<p>Make sure the town foreman knows he works for the town and not the other way around. Needs an attitude adjustment.</p>
<p>The streets of Langham are very dark at night/in the winter. This makes walking and running dangerous at times.</p>
<p>Sidewalk snow removal is excessive and would be an inefficient use of municipal funds. Though walking and cycling paths would be nice we are a small community so our streets are quiet. Future developments should consider connectivity for all transportation modes</p>
<p>We seem to be stuck - not knowing where to go. As long as I've lived here there has been a push to get a grocery store here. That's not working - what's a different approach? Perhaps a grocery pick-up depot with an on-line ordering app? If we want to attract a younger crowd we need to be more 'social media' driven. If we choose to become a retirement go-to how about concierge communities? Tiny home communities? We could be greener – build communities that are more self sufficient - geo thermal, grey water systems, shared car pools, etc. The world is becoming more diverse - how can we benefit from that? Would the churches share space with a mosque or Aboriginal center? How do we clean up main street? Empty lots, rundown buildings - not really the image we want if we're trying to attract people. Our commercial area on railway looks like a lot of junk yards - can we clean that up and look professional? What about using some of the main street space to create cottage industry</p>

**Table 1-4
General Comments**

incubators? We're close to Hwy 16 which means we're close to Shaw fibre - can we get fibre brought into town and create a tech oriented business centre? We have lots of opportunity - we just need to pick one and start. Growth creates jobs which drives revenue and retention.

If Langham wishes to develop and grow so that the affordability of housing is maintained I believe we need to think outside the box. I suggest any future housing development should involve the creation of a new retail area, centrally placed, which could house the non-industrial businesses. In addition, a new industrial park should be built. Parallel and highly visible from Highway 16. New businesses are more likely to come here if everything is fresh and new and highly visible. Our existing Main Street would be better if it was rezoned as residential.

I would like to encourage our town council and staff. It is a very difficult if not daunting task to not only maintain but to develop a community. I realize there are no quick fixes or easy solutions to the challenges our town faces so thank-you for taking the time to ask for our input and considering it along with all our futures.

Thanks for the survey.

The roads need to be fixed properly. They shouldn't have to fix one place 5 times in a year

1. street lights that work (have you looked into solar lights?), 2. fix the sewer smell, it's honestly a reason some people wouldn't live here, 3. bring in better internet and cable tv, that's often the first thing people look at before considering an area

It would be great to have a small grocery store (like the coop in Borden) or pharmacy (like in Dalmeny). A car wash would be great too (Dalmeny and Radisson have one).

Refurbish the town sign, it looks like it was done in the 70s. It would also help to further landscape the town entrance to provide a stronger first impression and main street to prevent the "dying town" look that it seems to project.

Repaying roads and more police in town

Take a look at Warman and Martinsville. Very nice cities. See what they have done.

Town should clean sand and gravel off roads. Spray caterpillars Town crew does an extremely good job clearly snow in a timely matter and doing their best with water in the spring. They work hard all summer cutting grass, trimming trees and keeping our town looking so good! Ball field and soccer fields are great! You can tell all the town crew takes pride in their work! Keep up the good work!!

If the rink isn't made a priority I think you will lose a number of families, hockey & skating in small town are expected.

Sidewalk snow removal could be done only during large snowfalls to help save costs. Small snow amounts should be done by the home owner.

Proper drainage in front of resident's houses

**Table 1-4
General Comments**

Taxes are too high! Where is this money going?

Downtown condemned / dilapidated, vacant buildings need to be corrected. Make business more liable for maintaining exterior. A community garden space perhaps, would help bring some people together that would not normally. Also include the school kids in something like this and the produce could be used perhaps at the fall supper etc.

Get a dog park. The fact that dogs aren't allowed in any of the parks is absolute crap.

Maybe more streetlights, older streets are hardly lit

2 Community Service Group Interviews

In May and June of 2017, Associated Engineering Ltd. (AE) conducted telephone interviews with various community service providers regarding the Town's current level of service. The intention of the interviews was to determine the current capacity of services based upon current populations and obtain their perspectives on what amount of community growth would trigger the need for expansion of the facility or services they represent. Below are the responses from those service providers who answered and agreed to participate in the telephone interview.

1. What type of service does your association provide the Town of Langham?

- Recreational organized sports for minors
- Education for kids 2.5 to 5 years' old
- Seniors gathering/recreational/community group

2. What Town facilities does your association use as part of its operations?

- Skating rink, ball diamonds, soccer fields, and on occasion the school facilities
- Library, community hall, parks, private facilities (Catholic church basement), and the museum
- Community hall and museum

3. What characteristics make an ideal community?

Basic services (water, sewer, storm drainage), Strong business core (ie grocery store, drug store, repair shops, restaurants), Recreation, arts, culture, social activities, community programs and facilities, Facilities for seniors, Affordable, mixed housing, seniors' residences, Clean, attractive, and well maintained, Active growth such as residential or commercial

4. What are the strengths of the Town of Langham?

Location – proximity to Saskatoon; Good services such as water and sewer; Good schools and educational facilities; Clean appearance and well maintained; Friendly community; New industrial, commercial, and residential development opportunities; Access to four-lane highway; Parks, open space, and recreational facilities; Affordability, housing; small/personable community

5. What are some of the challenges that the Town of Langham faces?

Main street (considered the heart of a community); Rail lines; Abandoned properties; Attracting new businesses and basic services currently not available; Improve drainage; Street and infrastructure maintenance; Recreational facilities are old and outdated with lifespans coming to an end

6. Are there any gaps you see in the services provided by the Town to support your association?
- Town has been very efficient in addressing concerns or problems encountered by the association
 - Never enough volunteers to support the association
 - Enrollment varies from year to year
 - To keep costs lower, they ask for parents to be involved which impacts enrollment numbers
 - Town has been good and supportive of the pre-school
 - Need help running the club to introduce new programs to keep senior population active in the Plus 60's Club
 - There is good support from the seniors' population of Langham for the club
 - There is a shortage of volunteers willing to commit
7. As the Town continues to grow, what opportunities exist to support your association? (what efficiencies can be considered to accommodate future demands)
- At the present time, there are no gaps in the facilities or infrastructure provided. However; future growth will trigger gaps in facilities in terms of capacities and condition/age of infrastructure
 - As the Town grows, pre-school will need their own building. This would accommodate any growth experienced in the community. The current situation is not working and would not support growth.
 - The dynamics of seniors is changing and they are looking for different opportunities related to programs offered by the club
8. What is the current capacity of your associations services based upon current populations? And, from your perspective, what amount of community growth would trigger the need for expansion of additional facilities or services associated with your association?
- Community support has not been great in terms of enrollment numbers
 - Ages 8-9 and down, enrollment seems good
 - Ages 10 and up, it becomes tougher to make or field teams
 - Community recreational facilities attract growth and so these are important amenities to keep operational
 - As the community grows, you could see an increase in enrollment numbers. Currently you could add 5-6 hockey teams and a few more soccer teams before you

would be over capacity. However, growth could create these increases and require the need to consider additional facilities.

- Currently, the Plus 60's Club can fit 50 -60 seats for a meal and their current participation is approximately 30 people
- More seniors would trigger an increase in space; however, the current issue is there are no places for seniors to down-size and stay so they leave Langham for the City of Saskatoon

9. Is there any other information you would like to provide regarding your association's services to the community?

- Having a pre-school would help draw people to the community
- It helps prepare the kids for elementary school
- It brings families together and helps people get to know one another in the community
- The club needs more volunteers and people looking to take a lead role so they can introduce different programming options for club participants
- A multiplex would help; however, it is not necessarily required as the existing town facilities could accommodate other programming options for the club

3 Langham Days

In June of 2017, Associated Engineering Ltd. (AE) participated in this annual event to provide the opportunity for the residents to engage the AE project team members in conversation regarding the update to the Official Community Plan. The event was intended to gain additional insight regarding resident's perception of the current state of the Town and what they see as its future. Table 3-1 summarizes the comments and recorded conversations from this event:

Table 3-1 Langham Days Comments & Conversations	
•	Direct commercial growth to downtown
•	Get the abandoned buildings downtown filled in with actual businesses
•	Growth of the community has been at a stand still; we are struggling to grow
•	If we get a grocery store or general store, the community needs to support it; also, the store will need to be able to provide competitive prices
•	The Town needs to see growth in all sectors of land use; commercial, industrial, and residential
•	A trail/path leading to the North Saskatchewan River would be fantastic
•	What would entice or what could Council do to entice someone to operate/open a grocery store
•	We are losing seniors population to larger centres because of programming/opportunities and housing choice <ul style="list-style-type: none"> • If we had a seniors housing unit we may be able to sustain a grocery or general or pharmacy store as majority of seniors would shop and stay in the community • A unit like this should be close to downtown so seniors can walk to the services and goods
•	Library does a lot of kids clubs and book reading activities <ul style="list-style-type: none"> • There are summer reading programs for kids where the library provides rewards • They have book clubs for adults and seniors • Nothing provided for the youth demographic • People have a concern with advertising of the activities
•	Community use to have lots of programs available for the youth and children where they would bring someone in and teach something different each week (i.e. archery or football)
•	Get rid of Highway Commercial as it is not really viable or sustainable in the community <ul style="list-style-type: none"> • Focus commercial in the downtown and provide larger format general commercial near the industrial area
•	Would like to see a dog park

Table 3-1
Langham Days Comments & Conversations

- Community demographic appears to be changing, more young couples and families are locating in Town and they appear to be eager in helping get programs in the community
- Seniors or empty nesters appear to be selling homes to relocate to the City where there is more housing choice