

DRAFT - Wynyard Official Community Plan

2011

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Table of Contents

1. Introduction	5
Scope.....	5
Authority and Mandate.....	5
2. Background	7
Site and Situation	7
Regional Context.....	8
Municipal Resources.....	9
3. Vision, Goals & Principles	12
Vision.....	12
Goals.....	12
Guiding Principles.....	12
Incorporation of the Vision, Goals & Guiding Principles into the DCP	14
4. Sustainability	15
Introduction	15
Objectives	16
Policies	16
5. Future Land Use	18
Community Concept Plans.....	18
6. Residential	19
Introduction	19
Objectives	19
Policies	19
7. Commercial	21
Introduction	21
Objectives	22
Policies	22
8. Industrial	24
Introduction	24
Objectives	24
Policies	24
9. Community Services	25
Introduction	25
Objectives	25
Policies	25
10. Parks, Recreation & Tourism	27
Introduction	27
Objectives	27
Policies	27
11. Fringe Development	29
Introduction	29

Objectives	29
Policies	29
12. Environmental Management	30
Introduction	30
Objectives	31
Policies	31
13. Heritage	33
Introduction	33
Objectives	33
Policies	33
14. Social Development	35
Introduction	35
Objectives	35
Policies	35
15. Economic Development	38
Introduction	38
Objectives	38
Policies	38
16. Agriculture	40
Introduction	40
Objectives	40
Policies	40
17. Transportation	41
Introduction	41
Objectives	42
Policies	42
18. Utilities	44
Introduction	44
Objectives	44
Policies	45
19. Implementation	47
Zoning Bylaw	47
Subdivision, Concept Plans and Phasing of Development	48
Rezoning of Land.....	48
Servicing Agreement	49
Development Levy Bylaw	49
Building Bylaw	49
Land Acquisition	50
Inter-municipal and Inter-jurisdictional Cooperation	50
Capital Works Program	50
20. Amendments and Monitoring	61
Monitoring.....	51

Appendix A – Future Land Use Map.....53
Appendix B – Concept Plans54

1. Introduction

This Official Community Plan is adopted by the Town of Wynyard, in accordance with sections 29 and 32 of *The Planning and Development Act, 2007*, (the *Act*) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the Town limits. This Plan is designed to assist decision makers in securing the future and current goals of the community while evaluating the future effects of decisions regarding land use planning.

The Town of Wynyard recognizes the importance of a Plan to accommodate future population growth, expansion of the local economy and enhancement of social, cultural and recreational opportunities. The Official Community Plan (OCP) will:

- Prioritize future decisions and actions;
- Foster consistency between administration and Council decisions around both strategic planning and future directions;
- Identify population/demographic shifts;
- Manage Town priorities; and
- Provide a long-term Plan that strengthens the Town's role as a regional hub for both economic and social activities.

Scope

The policies and statements of this Official Community Plan shall apply to the incorporated area of the Town of Wynyard. However, consideration must be made with regard to lands immediately adjacent to the Town boundaries in light of future development and potential annexation. All development shall conform to the objectives and policies contained in this Official Community Plan.

Authority and Mandate

Section 32 of the *Planning and Development Act (2007)* states that an Official Community Plan must incorporate applicable provincial land use policies and statements of provincial interest, with respect to:

- Sustainable current and future land use and development in the municipality;
- Current and future economic development;
- The general provision of public works;
- The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- The management of environmentally sensitive lands;
- Source water protection; and
- The means of implementing the Official Community Plan.

An Official Community Plan may also include:

- Statements of municipal policy regarding sustainable current and future land use and development in the Municipality;
- Policies regarding the coordination of municipal programs relating to development;

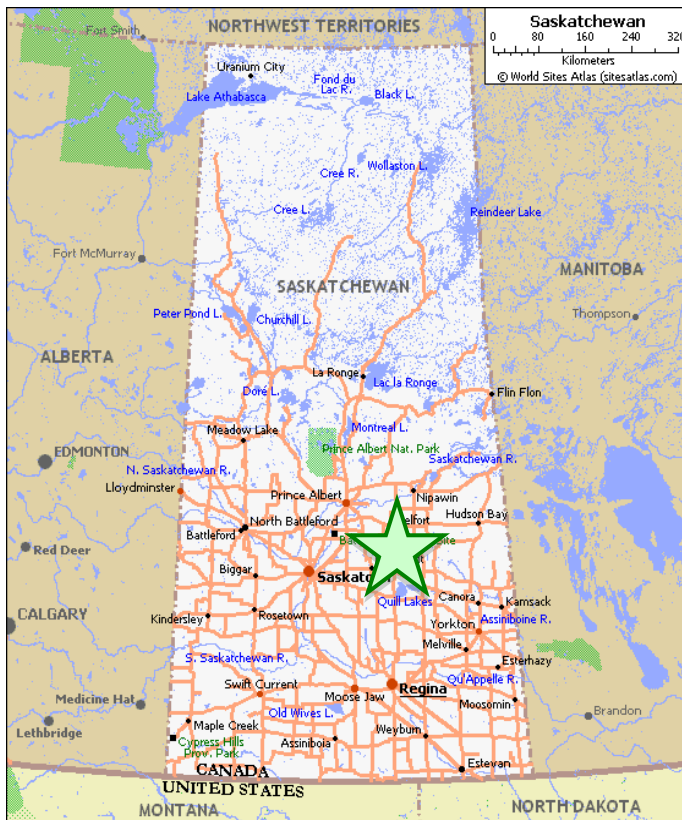
- Policies regarding the use of dedicated lands;
- Concept plans, pursuant to the Act;
- A map or series of maps that denote current or future land use or policy areas;
- Any other statements of policy relating to the physical, environmental, economic, social or cultural development of the Municipality that Council considers advisable; and
- Policies that address the coordination of land use and development, future growth patterns and public works with adjacent municipalities.

2. Background

Site and Situation

Located in east-central Saskatchewan by the Quill Lakes, Wynyard is generally equidistant and centrally located between three major centres in the Province:

1. 185km north of Regina
2. 192km east of Saskatoon
3. 147km west of Yorkton



Wynyard was incorporated as a Village in 1908 and as a Town in 1911. As such, Wynyard will celebrate its Centennial Anniversary in 2011, and has grown significantly in both population and boundaries since the time of its inception. In 2006 the Town had a population of 1,745 residents¹; but has experienced a decline in population from 2001-2006 of 9.1%. However, since the last Census, the 2010 Provincial Health numbers indicate a population of over 2,000.

As of 2006, the median age was 46 years of age and 85% of the population was over the age of 15 years old. As a result of Wynyard's geographical location the Town is a regional service centre. In addition, the

strengthening provincial economy, especially in the resource-related sector, positions it to benefit through further industrial growth and commercial development.

The land base of the Town is 5.29 km². The community provides recreational, social and cultural amenities and educational and health programs and services, coupled with a thriving business section serving a much larger region in central Saskatchewan. In particular, the local integrated hospital and long term care home, along with five doctors working in a primary care model clinic, provides health services to the larger region and employs 100 full and part time staff.

As a result of Wynyard's geographical location, access to Highway 16 and the strong regional economic growth, the Town is continuing to emerge as a regional service hub. Wynyard's economy is supported primarily by the manufacturing, agriculture and business sectors. The sectors combined account for about 440 of the total 840

¹ Statistics Canada, 2006

jobs in the community. In addition, the Town provides a range of retail and health services to four First Nations communities south of the Town.

The Town is geographically located near the Big and Little Quill Lakes, which are the largest saline water bodies in Canada and visible from within the Town. Wynyard is considered to be the “Gateway to the Quill Lakes”. The lakes do not support the usual recreational opportunities associated with fresh water lakes - boating, swimming and fishing. However, the lakes are on a major migratory bird path which makes them an inviting place for local and international bird watchers. As well, the area is also well known for its water fowl hunting opportunities.

Initially, residential and commercial growth in the Town took place between the CPR rail line to the north, Highway 16 to the south. More recently, retail and commercial developments have located on the south side of the highway.

Wynyard was touted as a divisional point on the major trans-provincial Canadian Pacific Railway when it came through in the early 1900's. In fact, the Town was named after the family of a wife of a CPR employee, that employee being a local farmer hired by the CPR. Today the CPR is once again staffing up in anticipation of increasing rail traffic from potash and recently constructed canola crushing plants located in Yorkton. CPR currently employs over 50 staff with high end paying jobs.

Industry in the area was added to in the 1950's when Crawford's Foods saw potential in the Town and built a poultry processing plant; which continues to operate today under the name of Lilydale Poultry employing over 400 workers. The fact that Lilydale is the single largest economic driver in the community and draws workers from a wide area points to the need to continue to diversify the local economic base.

Highway 16, known as the Yellowhead, runs through the southern portion of the Town and has a strip of retail outlets and commercial enterprises which serve the community, highway traffic and rural residents. While being an economic attraction for the Town the highway presents several transportation issues in the form of local access and safety. As well, future commercial developments are drawn to the area south of the highway because of availability of land and services. Growing interprovincial and provincial heavy truck traffic adds to the growing need to address these issues.

As a result of its central location, and stable local economy and development potential, the Town is experiencing growth. Therefore, the proper thought, process and execution of both an Official Community Plan and Zoning Bylaw will allow the Town to direct its growth in a sustainable fashion.

Regional Context

Statistics Canada reports that the Town of Wynyard experienced a declining population of -9.1% from 2001-2006. However, as noted Wynyard is emerging as an important regional service centre in part because of its geographical location.

The possible emergence of two major potash developments to the south and west of the Town will have a significant impact on the community.

The challenge is for the Town to plan for continued modest residential and commercial growth while taking into account the possibility of accelerated development without over extending the existing infrastructure, local fiscal capacity and community resources.

The provincial population and economy are growing due to a strong international demand for resource commodities. The region surrounding Wynyard is expected to experience a similar economic and population

growth for at least the next 5-10 years. Therefore, for Wynyard, this shift in the economic conditions from stable to growth could mean additional people and jobs locating to the Town.

Municipal Resources

Notwithstanding the dip in population in early 2000, Wynyard has not experienced the continued decline seen in many rural Saskatchewan communities. Its economy has remained relatively stable throughout this period and looks to remain steady, perhaps even expand over the next few years. It is due to this stable economic base that the major industries provide that Wynyard is able to attract and retain people to the Town. The major industries in the area are:

- Agriculture and related services
- Lilydale Co-operative Limited (Poultry eviscerating)
- Wynyard Poultry Farms Limited (Poultry production)
- Wynyard Hatchery Limited
- CPR Marshalling Yards
- Wynyard Technologies Incorporated (fertilizer)
- Goodhall Memorials Limited
- Big Quill Resources Incorporated (Potassium Sulphate Production)

According to the 2005 Fair Value Assessment – Land in Wynyard as a whole is worth \$12,354,750; Buildings \$68,754,630.00 – for a total **Assessed Value** of \$81,109,380.00.

Health Care is provided to the residents of the Town of Wynyard and area through the provision of both facilities and services by the Saskatoon Health Region. As of 2011, the Wynyard Union Hospital has 8 operational beds and houses x-ray and lab facilities, a visual imagery machine, defibrillator monitor and Electrocardiogram. The Town has a visiting psychiatrist, a public health nurse, public health inspector, visiting chiropractor, denturist, dentist office, seven pharmacists, five doctors, a physiotherapist, message therapists, Golden Acres Special Care Home (4 respite beds, 56 long-term care beds, Level III & IV), Wynyard CARRES Group Home, visiting optometrists, Midway ambulance and Fire Association Jaws of Life. Indirect services that are primarily directed towards social welfare include: the department of social services, a special services bus, Meals on Wheels, homecare, low-income rental complexes and housing, Alcoholics Anonymous, Alateen, Alanon, and wheelchair accessibility for Transportation, Education, Recreation, and Employment uses.

There are a total of 909 private dwellings in the Town of Wynyard with the average household size being 2.8 persons per household². Of those 909 dwellings, 82.4% are single-detached houses; 4.1% are semi-detached; 2.9% are row houses; 5.9% are apartments and 4.1% fall into the 'other' category.

The number of homes in the Town is expected to increase over at least the next five years, which requires long-term planning for infrastructure and servicing. Current **Housing** in Wynyard is considered affordable, but new construction is on par with the rest of the Province – which means that new homes in Wynyard will cost significantly more than the current housing stock. Currently, rental markets are comparable for the size of the community – the average one-bedroom rental unit is priced at \$350.00/month³ while a two-bedroom rental is

² Statistics Canada, 2006

³ Statistics Canada, 2006

priced at \$400.00/month⁴. The average purchase price for a home in Wynyard is on average between \$70-85,000.00⁵. The average price for an undeveloped lot ranges from \$8-12,000.00. Already at the time of approval of this document, these numbers are considered to be low due to the recent economic growth and low vacancy.

The Town of Wynyard prides itself in its **Educational** opportunities. There is a nursery school and preschool in the area for children between the ages of 3-5 years (school readiness program). The Wynyard Elementary School (K-6) has an enrollment of 350 students in addition to 17 teachers on staff - whereas, Wynyard Composite High School (7-12) has an enrollment of 305 students with 18 teachers on staff in addition to an extensive special needs programs that employs 17 Resource Teachers. There are opportunities to continue post-secondary education in the Town with *Carlton Trail Regional College* which offers University classes via satellite for job readiness training and English as a second language. The services that accompany the educational institutions are the Wynyard Branch of the Parkland Regional Library, the Frank Cameron Museum, and the Quill Lake Interpretive Centre (which also houses the tourist information centre).

The Town of Wynyard boasts an extensive list of **Recreational & Cultural** assets that are run by a Council committed to grow and sustain recreation and culture opportunities in the Town. The following is a list of those assets:

- Grass green golf course & licensed club house
- An active arena and strong hockey community (minor and senior hockey)
- Ball diamonds and sports grounds (minor and senior ball)
- Outdoor Swimming Pool & Paddling Pool
- 4 playgrounds (well equipped)
- Outdoor Skating Rink
- Regional Park – 22 sites, washroom/shower facilities
- Two schools of Dance
- Nine religious denominations
- A Town Museum (Town is currently planning a new expansion)
- A Quill Lakes Interpretive Centre
- Three recently renovated halls

Wynyard is well-connected to other communities by means of **Transportation** with:

- Highway 16 – Also known as the 'Yellowhead Highway';
- Airport Terminal – 3,000 feet of a paved, lit airstrip;
- Bus service – Greyhound bus lines link with STC at Dafoe;
- Motor Freight Carriers – Includes several major carriers; and
- Canadian Pacific Rail

Within the Town boundary, 98% of the roads are paved, but many require upgrades and repairs. The Town has recently received Federal funding to upgrade Bosworth St and a portion of Avenue B within the downtown through

⁴ Statistics Canada, 2006

⁵ Statistics Canada, 2006

the Building Canada Fund – Communities Component. In 2011, the Service Road was upgraded on the portion between Greer Street and 4th Street East.

In regards to public transportation, the Town provides a Special Services bus to those with accessibility issues such as seniors and/or people with a disability. This is a municipally offered service that operates on a phone-in basis, seven days a week for \$2.00 per trip (one way).

Approximately 67% of trips to work are made by single occupant private automobile, 5% are made by carpooling, 25% are made by walking or bicycling and the remaining 3% are made by other modes.⁶

⁶ Statistics Canada, 2006

3. Vision, Goals & Principles

Vision

Wynyard is a sustainable, diverse and vibrant community that is an economic and social hub for the region and provides a high quality of life for everyone.

Goals

The goals for the future development of the Wynyard are:

- To strengthen the Town's role as a **Regional Hub** where people can live, work, learn and recreate.
- To maintain or improve upon the Town's current **Quality of Life** by fostering an environment that offers: high levels of safety and protection, recreational opportunities (both passive and active), a healthy lifestyle, social programming & spaces, a mix of affordable housing options and strong employment opportunities.
- To **Cooperate and Collaborate** with other groups, agencies, institutions and governments, both within and beyond the Town.
- To foster **Economic Growth** by attracting and providing opportunities for commercial and industrial development and through the provision of regional economic opportunities.
- To attract **Sustainable Development** that makes efficient use of land and municipal infrastructure.
- To achieve a **Diverse, Healthy and Sustainable Economic Base** on which the community can build upon.

Guiding Principles

Planning is a shared responsibility among provincial and municipal governments and individuals. Strong communities embrace the principle of shared responsibility, where citizens and elected officials are responsible for stimulating and sustaining the environment and economy, and where individuals and governments are accountable for decisions and actions, in the spirit of partnership and open cooperation. The following guiding principles are broad statements intended to assist local decision makers as they consider the impact of their choices both on a local basis and regional basis:

- **Balance of Interests and Flexibility**

Planning decisions should consider and balance the interests of all stakeholders. This will involve understanding the effect of development decisions on the cultural, natural, social and economic environments. There may be situations where one interest outweighs another and tradeoffs may be necessary. Council will apply this flexibility to determine an outcome that is in the best interests of the community, region, Province and Country.

- **Sustainability**

The community needs to consider a balance with regard to their decisions on the management and development of our resources and economy. Decisions will be made with consideration to the requirements of present and future generations ensuring a healthy, prosperous, liveable community. Conservation, reclamation, rehabilitation, mitigation and prevention are all tools that could be employed to ensure that growth and development are

sustainable. The application of sustainable planning, development and production practices benefits everyone and demonstrates commitment to the global community.

- ***Accessibility***

Accessibility is key to ensuring a high quality of life for residents. Accessibility for Wynyard means that opportunities for employment, housing, recreation, health care, transportation and education are accessible to as many residents of the Town as possible. Accessibility will be considered by Council in all applicable decision making processes.

- ***Mutual Respect***

Mutual respect between and among stakeholders is fundamental to good planning. Part of that mutual respect is developed through communication and interaction. Differences in status, culture, traditions, social and economic views, and values must be respected as we plan together to create a community. The needs and views of all people must be mutually respected as Council works together with the community in the management of common resources, and the development of economic, social and environmental opportunities.

- ***Cooperation***

Cooperative planning maximizes the use of people and resources. Planning in collaboration with multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibility and wealth, and increases the opportunity for growth and success across regions. Cooperation and collaboration has the ability for communities to ensure there are no or minimal duplication in services and delivery of programs.

- ***Consultation***

Consultation is integral to the development of a successful community that fits the geographic location, its demographics, its natural resources and its people. Wynyard is committed to providing opportunities for active and meaningful consultation with all segments of the community. The Town will engage the community in the preparation of plans to guide land use and future development, and to communicate with the public as development opportunities are considered. The process, notification period and appeal mechanisms will be clearly outlined in planning documents. The Town will encourage developers to also engage the public in a discussion, work to avoid conflicts and resolve issues as they arise. Consultation and cooperation in resolving land use issues between municipalities or other jurisdictions is essential to facilitate development.

- ***Initiative and Enterprise***

Success is achieved by combining planning with individual initiative and enterprise. Planning provides direction and timing for infrastructure development to support individual business decisions. Council recognizes that opportunities may be missed if infrastructure is not available in a timely manner. Council is committed to ensuring that the local land use decisions support enterprise and initiative. Council will negotiate fairly with developers to ensure that the cost of development is appropriately borne by those who benefit.

- ***Learning and Innovation***

Planning involves a process of learning and analysis. The Town accepts responsibility for gathering and understanding information as it relates to development decisions. The application of innovative solutions to planning issues will be carefully considered to provide opportunities for successful development that might not have otherwise occurred.

Incorporation of the Vision, Goals & Guiding Principles into the OCP

The Vision, Goals and Guiding Principles support the development of a sustainable community and the incorporation of the three pillars of sustainability. The 'Pillars' involve the integration of 'Social', 'Economic' and 'Environmental' variables into the decision making process for community change and development. The challenge is in maintaining the quality of life of Town residents in a sustainable manner. The *Official Community Plan* creates a roadmap for decision making that will manage and direct growth within the Town.

4. Sustainability

Introduction

The DCP will be used as a guiding document for Council, Town Administration, developers, businesses and residents to make decisions pertaining to growth and development over the next 10 years and beyond. Decisions made by Council will reflect the “three pillars” approach to sustainable development. These “three pillars”⁷ are as follows:

1. *Social/Community Sustainability*

Social sustainability refers to a concept where future generations should have the same or greater access to social resources as the current generation (“inter-generational equity”), while there should also be equal access to social resources *within* the current generation (“intra-generational equity”).

Wynyard is to be designed to provide residents with quality and affordable housing, employment opportunities, education, health care, essential goods, public amenities and services, and infrastructure to ensure their basic needs are met. Not only is it important to ensure their basic needs are met, but it is important to nurture a healthy and vibrant social network within the Town of Wynyard. It is this social/community network in which relationships are developed, interpersonal skills are developed and maintained and support networks are created. It is the strength of these networks that can determine the strength of the community and its ability to survive and thrive!

2. *Economic Sustainability*

Wynyard is to be designed in such a manner that the costs of building, operating and maintaining all infrastructure and services are affordable and will not become a burden on future generations. This can be achieved through various means, including the: encouragement of community growth and a diversified economy; creation and maintenance of healthy business/services infrastructure; examination of non-traditional forms of economic tourism to the area, and; the adoption of well connected, efficient land use structures.

3. *Environmental Sustainability*

Wynyard is to be designed to: minimize air, water & soil contamination, reduce resource consumption & waste, minimize impacts on wildlife and protect the natural ecology that supports all life in the Town and surrounding area. Environmental sustainability can be achieved through the retention of the Town as a compact community while maintaining the environmental resources that exist in the Town. For example; existing and future open spaces, green spaces, retention ponds and other ‘natural-appearing’ features in the Town of Wynyard have the potential to be integrated into everyday and recreational endeavours.

⁷ As defined by the United Nations General Assembly, 2005 World Summit Outcome

Objectives

The Town of Wynyard's sustainability and growth management objectives are to:

1. Define 'sustainability' and what it means to Council, Town Administration and the residents and to ensure that decisions regarding future development include the 'pillars of sustainability'.
2. Demonstrate leadership towards creating and implementing sustainable practices throughout the Town.
3. Partner with other Towns and Municipalities whom will assist the Town in achieving sustainability objectives.
4. Adopt an approach to achieving sustainability that is forward-looking, responsible, adaptive, innovative and integrated.
5. Provide a social hub where all residents can come together in a 'neutral environment' to interact and develop relationships with one another.
6. Foster, support and develop a healthy economy while maintaining the integrity of the Town's history and the elements that contributed to the Town's current success.
7. Minimize air, water and soil contamination, reduce resource consumption & waste, minimize impacts on wildlife and protect the natural ecology of the Town and surrounding area.

Policies

The Town of Wynyard will:

1. Demonstrate leadership on sustainability and invest in the community by providing good governance, decision making and taking action to advance sustainability through Town led initiatives.
2. Partner and collaborate with organizations and governing bodies to advance the Town's sustainability initiatives.
3. Ensure the following themes are considered when evaluating sustainable development:
 - a. Carbon – reduce dependence on fossil fuels;
 - b. Transport – use of alternative forms of transportation and a reduction in single car usage;
 - c. Land Use – introduction of mixed use, higher density developments;
 - d. Materials – use of healthy building design and construction materials;
 - e. Waste – utilizing waste as a resource;
 - f. Economy – supporting locally based and eco-industrial businesses;
 - g. Water – conservation of water through reduced water consumption and retention of natural infrastructure;
 - h. Food – local food production and value-added opportunities;
 - i. Natural habitat – conservation of natural habitat
 - j. Well-being – design buildings and amenities to promote inter-generational interaction and cohesion;
 - k. Equity – access to affordable housing, amenities and everyday needs for all residents; and
 - l. Culture – celebrate cultural heritage.
4. Ensure all growth pays for itself and will not be a burden on the existing ratepayers, and recognize the desirability of inter-generational equity.

5. Develop a sustainability checklist for rezoning and development permit applications. This checklist needs to include social, economic and environmental priorities of the community.
6. Encourage the development of alternative energy supply options.
7. Encourage landscaping initiatives that buffer the harsh elements of wind, cold and sun – which can reduce overall heating and cooling costs.
8. Encourage new building/home design features that reduce energy needs (i.e. windows and doors).
9. Continue to promote the use of Town-owned properties for community garden use
10. Aim to meet a wide range of recreational, cultural and community needs to increase the levels of community wellness.
11. Engage its citizens in order to both increase the residents' knowledge of processes as well as gain an understanding of the residents' wants/needs in the community.
12. Maintain the safe and secure atmosphere of the Town of Wynyard.
13. Attract, respect, honour and celebrate the diversity of the population.
14. Encourage the establishment of businesses that serve the local market area and use locally produced goods and services.
15. Consider initiatives and incentives to encourage businesses and community organizations to employ innovative and sustainable practices in all aspects of their operations, such as programs that showcase organizations and enhance their profiles as community sustainability stewards.
16. Support initiatives that build awareness and showcase events that build local capacity around green business practices, organic farming, composting, green buildings/renewable materials, alternative energy, etc.

5. Future Land Use

The future land use section designates land use patterns for the town and specific policy areas. The Future Land Use Map (Appendix A), reflects the pattern of existing land use that originated with subdivision and development, and designates future land use, complemented by specific policies. The designation of land uses reflects the Town's perspective on community development and provides a framework for decision making. Any development within these areas will be subject to specific zoning controls and site review. The designations and the objective of each are as follows:

- **Residential** - reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.
- **Commercial** - reflects existing and future areas of commercial development. Commercial growth will occur within two separate designations:
 - Downtown Commercial; and
 - Highway Commercial.
- **Industrial** - reflects existing and future areas of industrial development. Industrial growth will occur within two separate designations:
 - Light Industrial; and
 - Heavy Industrial.
- **Recreation** - reflects existing and future parks, recreational facilities and open space. This use may occur in any neighbourhood where it is compatible with the character of the area. Lands that are dedicated as environmental reserve or municipal reserve due to environmental sensitivity, or as identified as hazardous land will also be designated within this category.
- **Institutional** - reflects existing major institutional uses and public works. This use may occur in any neighbourhood where it is compatible with the character of the area, but this designation is typically reserved for key town facilities. Typical uses include public facilities, schools, hospitals, etc.
- **Urban Holding** - applies to land that may not be responsibly or feasibly developed without substantial infrastructure expansion or the prior development of other lands. Existing uses will be provided for; however, no additional development is permitted that may jeopardize the future development of the land for urban uses. Generally, land will be removed from this designation after completion of appropriate infrastructure and approval by council.

Community Concept Plans

The development of new areas shall be in accordance with an approved Concept Plan, adopted pursuant to *Section 44* of the *Planning & Development Act, 2007* (attached to and form part of this Official Community Plan as Appendix B.)

6. Residential

Introduction

Residential development in the Town of Wynyard is expected to increase from its current 909 dwellings over the next five years. The demand for affordable homes as well as higher density adult-oriented housing is high and will likely remain so. As is the case for the rest of the Country, a large segment of the population is beginning to reach the age of retirement; therefore, the demand for non-traditional housing forms will continue to increase.

Objectives

1. To define suitable future residential development areas, identify a servicing and subdivision sequence for development and to ensure that new residential development is consistent with the Town's long-term infrastructure plans.
2. To provide a variety of residential dwelling styles in a planned and cost effective manner.
3. To work in concert with the Town's Building Bylaw to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in the *National Building Code of Canada (NBC)*.
4. To encourage the development of affordable housing at a level appropriate to the demand.
5. To encourage the development of assisted living projects for seniors.
6. To encourage residential development that is energy efficient.
7. To encourage adaptive reuse and restoration of buildings as an option to residential development.

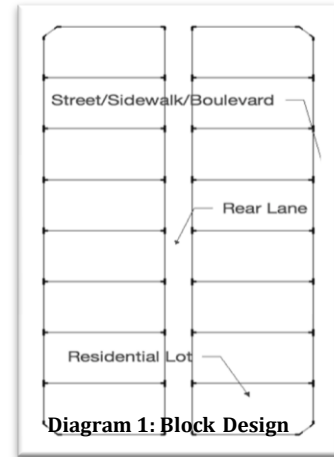
Policies

1. The Future Land Use Map (Appendix A) will direct the development of residential and compatible land uses to accommodate a variety of housing forms provided for within the Zoning Bylaw No. 328/84. In planning new residential areas or rezoning portions of land for residential use, Council will have regard to:
 - a. Compatibility of adjacent land uses;
 - b. Avoidance of environmentally sensitive and/or hazardous areas;
 - c. The ability of the Town to provide cost effective municipal services;
 - d. The impact on financial and capital planning by the Town;
 - e. Zoning, subdivision design, street layout, and site planning;
 - f. The inclusion, where deemed appropriate by Council, of street tree planting along roadways;
 - g. The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and
 - h. Provision to dedicated lands pursuant to the *Planning and Development Act, 2007*.

2. New residential development shall be organized in a grid pattern generally consistent with the historic grid pattern found throughout the Town.

The preferred block design will include a rear lane to facilitate rear lot access, underground infrastructure and garbage collection.

Diagram 1 generally illustrates a typical block design that makes up a grid pattern.



3. Council may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion.
4. The Town will support affordable housing by:
 - a. Identifying appropriate locations for it's development;
 - b. Assisting in the development review process; and
 - c. Participating in affordable housing projects where appropriate and within financial capabilities.
5. Council will direct multi-unit dwellings to sites that are considered to be compatible with adjacent residential development, having regard to suitable street and vehicular access and as regulated by the Zoning Bylaw No. 328/84.
6. Redevelopment and infill residential development will be supported to maximize the use of existing infrastructure and services.
7. New residential areas shall incorporate, where feasible, street trees along new streets. Where applicable, trees shall be located within the street right-of-way between the street curb and the sidewalk within the boulevard.

7. Commercial

Introduction

According to Statistics Canada, in 2006, 840 of the residents of Wynyard were employed, 35 were unemployed and 560 were not in the labour force. The main industries and commercial enterprises in the Town include manufacturing, agriculture, business, followed by retail. As such, the Town of Wynyard recognizes and values business development as vital to strengthening the character of the community as a way of attracting residents to live, work, learn and play within the Town. The development and diversification of business is important to the economic stability and long-term viability of the Town. To this end, there is a need to maintain a strong downtown for the benefit of existing businesses as well as to provide opportunities for the growth of a variety of new commercial and industrial land uses.

There are two Commercial designations within the Town of Wynyard:

C1 – Downtown Commercial District

Business expansion should endeavour to concentrate retail uses in the downtown (i.e. Bosworth Street & Avenue B), provide a linkage with attractive and functional highway commercial development at the entrance to the community, and be of scale and character that complements the existing land use pattern of the Town.

There must also be consideration of how future development will occur in the downtown with regard to existing single detached dwellings.

There is a desire by Council to allow for the preservation and adaptive reuse of historical and existing buildings within the downtown. However, as identified previously, these buildings may require upgrades in order to accommodate the desired uses.

C2 – Highway Commercial District

The Town of Wynyard recognizes and values business development as vital to strengthening the character of the community and as a way of attracting residents to live, work and play within the Town. The development and diversification of business is important to the economic stability and long-term viability of the Town as a focal point of commerce for the region. To this end, there is a need to provide for commercial uses that require large sites and highway or arterial road access along the service roads adjacent to Highway 16 (Yellowhead Trail). By directing highway commercial uses to such areas, the potential for traffic through residential areas is reduced. The Future Land Use Map (Appendix A) identifies suitable areas for future highway commercial development. Concerns have been raised respecting the visual appearance of the entrance into the Town. Therefore, Council desires that all highway commercial development should meet minimum aesthetic requirements.

Land with highway access is most suitable for business devoted to the travelling public. Such businesses have the ability to encourage visitors to stop and stay within the Town. In this respect, light industrial and storage uses should be located in areas further from the highway rather than immediately adjacent to the highway. The land adjacent to Highway 16 and the entrance to the Town is highly important as it is the 'gateway' into Wynyard.

Objectives

1. To develop and promote a vibrant, attractive and strong downtown that functions as the heart of the community and the hub of commercial business.
2. To provide for increased density of development in and around the downtown.
3. To encourage diversification and development of new business primarily in the downtown.
4. To support business development that maximizes the use of existing infrastructure and reduces the need for road development and servicing upgrades.
5. To ensure an available supply of land for commercial development in the downtown and along Highway 16.
6. To accommodate existing dwellings in the core areas and to provide opportunities for 'live up, work down' mixed use development with ground floor retail use.
7. To provide for and encourage restoration and adaptive reuse of historic and other buildings in viable for 'live up, work down' mixed use development.
8. To allocate land and encourage new development for highway commercial uses along Highway 16.
9. To encourage a visually appealing highway commercial area.

Policies

1. The land shown as Downtown Commercial District on the Future Land Use Map (Appendix A) identifies the location for future retail and other core commercial uses.
2. Council will support the rezoning and/or development of new and upgrade of existing community facilities in and around the Downtown Commercial area. These facilities must complement the commercial uses, serve residential development in the area, and provide a stimulus to bring people to the downtown during the day and/or night.
3. Council will not support the rezoning of land within the Downtown Commercial or Highway Commercial areas for single-unit dwellings or other low density forms of housing.
4. Council will promote the Town of Wynyard as the place for new businesses and partner with Prairie Innovation Enterprise Region and other regional agencies to market these opportunities through the provision of a tax incentive policy and others that may be identified at a later date.
5. Council is committed to strengthening the viability and vitality of the downtown by:
 - a. Enhancing the aesthetic appearance of Main Street and providing public amenities;
 - b. Facilitating development in the downtown through the purchase or exchange of land, on a case-by-case basis within the Town's financial capability;
 - c. Encouraging and supporting multi-unit residential rezoning and/or development in residential areas adjacent to the downtown;
 - d. Providing opportunities for 'live up, work down' mixed use development with ground floor commercial use;
 - e. Providing for and encouraging the preservation and adaptive reuse of heritage buildings; and
 - f. Considering assisted seniors housing projects within or adjacent to the downtown.
6. Any expansion of the Downtown Commercial District will be based on maintaining a continuous retail commercial area with regard to existing and adjoining land uses.

7. The area shown as Highway Commercial District on the Future Land Use Map (Appendix A) identifies the location suitable for current and future highway commercial development.
8. Highway commercial will generally include uses serving the travelling public, require strong vehicular access, highway exposure, and be larger sites. Service and retail commercial uses may be accommodated to provide a degree of flexibility as regulated by the Zoning Bylaw No. 328/84.
9. New highway commercial development requiring rezoning of land will be evaluated based on the following factors:
 - a. Consistency with the Future Land Use Map (Appendix A);
 - b. Site planning and land use compatibility with existing development;
 - c. The provision municipal services, as cost that can be borne by the development; and
 - d. Provision for safe movement and integration of vehicular traffic on local streets and with controlled access to the highway.
10. To facilitate highway commercial development, Wynyard may acquire land for resale or development through purchase or exchange.
11. To facilitate the development of visually appealing 'Gateway' into the Town along Highway #16, Council may:
 - a. Initiate the preparation of a coordinated highway entry enhancement master plan or strategy;
 - b. Provide financial support for the implementation of such a master plan or strategy; and
 - c. Establish contemporary landscaping requirements in highway commercial areas.
12. To ensure an active 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.

8. Industrial

Introduction

The Town of Wynyard recognizes and values commercial and industrial development as being vital to strengthening the local economy. The orderly development and diversification of business is important to the economic stability and long-term viability of the Town. To this end, there is a need to support the industrial sector as a key element for promoting diversification and creating new employment opportunities.

Industrial land uses are concentrated in two industrial designations; Light Industrial and Heavy Industrial. The common industrial uses include outside storage of industrial/construction equipment, outside storage of products and materials, industrial operations with limited servicing requirements, and warehousing.

It is important that compatible industrial development be concentrated in these areas in order to minimize land use conflict and provide for economies of scale regarding the provision of industrial levels of servicing and access.

Objectives

1. To attract new industrial and manufacturing operations in support of diversifying the local economy.
2. To designate areas suitable for orderly and economical industrial development.

Policies

1. The Future Land Use Map (Appendix A) identifies areas of existing and future light and heavy industrial. Future industrial rezoning and subdivision will be considered based on:
 - a. Land use compatibility with existing development;
 - b. The ability of the Town of Wynyard to provide efficient and economical municipal services;
 - c. Impact on financial and capital planning by the Town;
 - d. Site suitability and planning aspects including screening, vehicular access, and traffic safety;
 - e. Potential for nuisance related to noise, odours, dust or pollutants;
 - f. Appearance of the property resulting from business related use and structures; and
 - g. Appropriate development standards provided by the Zoning Bylaw No. 328/84.
2. Where necessary, The Town of Wynyard may acquire land for industrial development through purchase or exchange.
3. Infilling of vacant industrial land or expansion of developed areas will be encouraged.
4. A broad range of industrial and service uses will be accommodated in industrial areas. Uses that are potentially hazardous or noxious in nature will be considered as discretionary uses, controlled by development standards and regulations contained in the Zoning Bylaw No. 328/84.

9. Community Services

Introduction

In order to work toward the Town of Wynyard's Vision, the Town must provide for a variety of public and community services. These services are utilized by existing and new members of the community and provide many benefits to the surrounding rural areas. Council believes that providing access to a variety of community services is important to maintain the quality of life for all of its residents. Education and library services, health and home care, social services, emergency and protective services, and housing for seniors are examples of services that are important for the community. While the Province of Saskatchewan provides many of these services through local boards, the Town of Wynyard can support the development and integration of these public services by coordinating with new residential development and providing administrative assistance and support.

Primary and secondary educational services are administered by the Horizon School Division No. 205. The total enrollment in schools in the Town of Wynyard is approximately 655 students (both elementary and high school) with 35 teachers on staff. Enrollment is expected to remain stable, which means the current services and infrastructure for the schools may also remain. An informal joint-use agreement exists between the school and the Town for the sharing of leisure and recreational facilities within the Town. Post secondary education is offered through the Carlton Trail Regional College. Additionally, the Town has a nursery school for ages 3-5, a preschool, a licenced daycare, public library and museum.

Council is committed to ensuring that the community is adequately protected and responsive in the event of an emergency. Protective services include fire, police, ambulance and other emergency measures. Fire protection is provided by volunteer fire fighters under the direction of the Wynyard & District Fire Association, an organization in which the Town cooperates with neighbouring municipalities to provide fire protection for the community and surrounding area. A Volunteer Fire Fighter Succession Plan is also viewed as a priority for Council. The Royal Canadian Mounted Police (RCMP) provides police protection. Ambulance service is cooperatively provided to the community and surrounding region under the management of the Saskatoon Health District by Midway Ambulance (Class A Certified, regular E.M.A. Ambulance Service).

Objectives

1. To support community service delivery agencies in the provision of services, and where appropriate, to assist in programming services to the public.
2. To work in conjunction with other municipalities and other service delivery agencies and in the joint provision of protective services.
3. To ensure protective services and appropriate emergency preparedness for the Town and surrounding region.

Policies

1. The Town of Wynyard will work with service agencies, other municipalities, First Nations communities and other jurisdictions, by:
 - a. Participating in activities enhancing the delivery of services;
 - b. Assisting in site planning for public service uses;
 - c. Ensuring infrastructure development that supports public service uses;

- d. Supporting, as appropriate, the joint use of community facilities as a means of providing cost efficient services to the public;
 - e. Accommodating public service development in appropriate locations in the community compatible with existing land use as may be permitted by the Zoning Bylaw No. 328/84; and
 - f. Entering into collaborative inter-municipal or inter-agency agreements.
2. Proposed public service developments will be evaluated based on:
 - a. Location, site layout and proper vehicular access;
 - b. The compatibility of land use;
 - c. The provision of adequate municipal services; and
 - d. Development standards provided by the Zoning Bylaw No. 328/84.
 3. Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
 4. The Town of Wynyard should undertake a study to determine an appropriate program for improvement and expansion of its Fire Fighting capacity to meet the needs of the residents of the Town as the expected growth occurs.
 5. Fire fighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.

10. Parks, Recreation & Tourism

Introduction

Maintaining park space and assisting in the provision and programming of recreational facilities is a priority to the community. Recreational facilities and programs are something that Wynyard identifies as an asset to the residents of the Town as well as the Region. The Town has a long history of strong and competitive sports teams where the residents are very proud of their sports history and the current facilities.

The Town of Wynyard assists a number of groups and agencies in the delivery of recreational services and programs to the community. Increasing operating costs and a growing interest in individual recreational activities is impacting the ability of the Town to provide appropriate recreational services. Therefore, it would be advantageous to the Town of Wynyard to implement water and energy conservation methods for its recreation facilities, parks and open spaces to reduce operating costs.

Should the Town of Wynyard collect cash-in-lieu of land dedication in all new developments that do not require the creation of public parks, pathway or new community amenities – that cash would best be dedicated towards upgrading existing recreation facilities, parks, programs and services.

Furthermore, the Town acknowledges that it has untapped tourism potential through such means as bird watching, elk and buffalo farm tours, hunting opportunities and the Quill Lakes. In addition, the Coulee offers a potential active park space in Wynyard for recreational opportunities such as walking, running, cycling, etc.

Objectives

1. To encourage the coordination and integration of community facilities where appropriate.
2. To provide park and outdoor recreation space that meets the diverse need of the community.
3. To work in conjunction with other municipalities and other service delivery agencies and in the joint provision of recreation facilities, parks, open spaces, programs and services.
4. To partner with the neighbouring municipalities to explore options for promoting and investing in tourism within Wynyard and the surrounding area.

Policies

1. The Town of Wynyard will continue to maintain and improve the quality of existing parks, playgrounds and open spaces.
2. The Town will work with the Board of Education supporting:
 - a. the joint use of school and community facilities as a means of providing cost efficient services to the public;
 - b. the delivery and development of enhanced educational services to the community and area residents in response to growth;
 - c. public awareness of local educational opportunities; and
 - d. potential joint funding of community and recreational projects on a regional basis.
3. Strategies will be developed for the conservation of water in maintaining parks and open space, including, but not limited to:
 - a. hard landscaping, xeriscaping and controlled water techniques to reduce water consumption;

- b. indigenous vegetation and drought resistant trees; and
 - c. dedication of land in natural low areas, and drainage swales.
- 4. Community beautification will be a focus in developing and maintaining public spaces with particular attention to maintaining aesthetically pleasing entrances into Town.
- 5. Council supports the preservation and integration of natural watercourses and wetlands into the storm drainage plan and the natural park system in Wynyard. An Open Space Management Plan will be developed for the Coulee area.
- 6. Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space in accordance with the requirements set out in the *Planning and Development Act, 2007*.
- 7. The following factors will be considered in making decisions on the provision of dedicated lands in the form of municipal reserve and environmental reserve:
 - a. In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and the designation of environmental reserve.
 - b. Where cash-in-lieu is taken, the money may be used to upgrade existing recreational facilities, parks, open spaces, programs and services.
 - c. In commercial and industrial subdivisions, developers should consider that dedicated lands provide an extension to environmental reserve areas related to the Coulee, and drainage swales for storm water in conjunction with park development.
- 8. Council will continue to partner with the RM of Big Quill and other nearby communities to undertake a tourism plan that will provide strategic recommendations on tourism opportunities that could be developed and promoted.

11. Fringe Development

Introduction

New development outside the Town may have an impact on the community's future and consequently there is a need to identify potential future development areas. Council is interested in working with the RM of Big Quill No. 308 to develop plans that support the development of agriculture and agribusiness ventures, but also to provide for the expansion of the Town which can offer a broad range of services to the rural community. A strong working relationship has been developed with the RM to ensure that the future development interests of both local governments are protected and land use conflicts are avoided or jointly addressed.

Objectives

1. To properly manage land use, development and subdivision along rural-urban fringe in order to minimize land use conflict within the municipality.
2. To amend the Town of Wynyard's jurisdictional limits based on current and future needs and to provide for orderly development of land uses and services.
3. To consult with adjacent municipalities on land use matters and development proposals located near the fringe areas of the Town.
4. To maintain municipal services and prevent associated land use conflicts.

Policies

1. The Town of Wynyard will consult with the Rural Municipality of Big Quill No. 308 on land use planning matters to support orderly development of neighbouring lands.
2. The Town may alter its boundaries to ensure a five-year supply of land is retained or for the purposes of accommodating specific development proposals where Town services are required.
3. Referrals from the RM respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:
 - a. The potential for land use conflict and compatibility with adjacent municipal development or planned development.
 - b. The impact on future land use within the Town limits.
 - c. The effect on municipal services and inter-municipal agreements for services to the rural area.

12. Environmental Management

Introduction

The Town of Wynyard boasts a healthy, aesthetically pleasing environment. Council is committed to ensuring the long term vision of sustainability will integrate the natural landscape into the plans for the community. Council realizes its role and responsibility for the stewardship of the environment. The OCP and Zoning Bylaw are vital documents for controlling “the use of land for providing for the amenity of the area within the Council’s jurisdiction and the health, safety and general welfare of the inhabitants of the Wynyard”.

Managing local environmental resources such as the natural sloughs, creeks and coulees, trees and natural vegetation are important in protecting the local environment as well as maintaining community aesthetics. Working with organizations involved in environmental management is pivotal in gaining community buy-in and support. Minimizing development impacts on environmentally sensitive areas needs to be considered in future planning.

The importance of sustainability is reflected through the Town’s relationship to the natural environment and its willingness and commitment to build upon the current environmental initiatives. The Town is proudly involved in offering the following environmental initiatives that have reduced the amount of waste hauled away from the community by ~80% between 1995 and 2010. The following initiatives have aided the community in keeping 347 metric tonnes of waste out of the landfill on an annual basis:

- SARCAN
- Town Recycling Centre
- SARRC
- Compost Pile
- Tire Recycling
- Oil Recycling
- Community Gardens
- Soil reclamation program

Urban Parks and Community Gardens have been identified as a very important part of the Town. Community gardens are also an important element that the Town supports development and maintenance. In addition, the Coulee is a very important feature of the Town for aesthetic, environmental, and recreational reasons. However, the suitability of land along the coulee for development and the conservation of natural habitat are of concern.

Areas adjoining the coulee may be unstable if built too close to the Coulee’s top of bank.

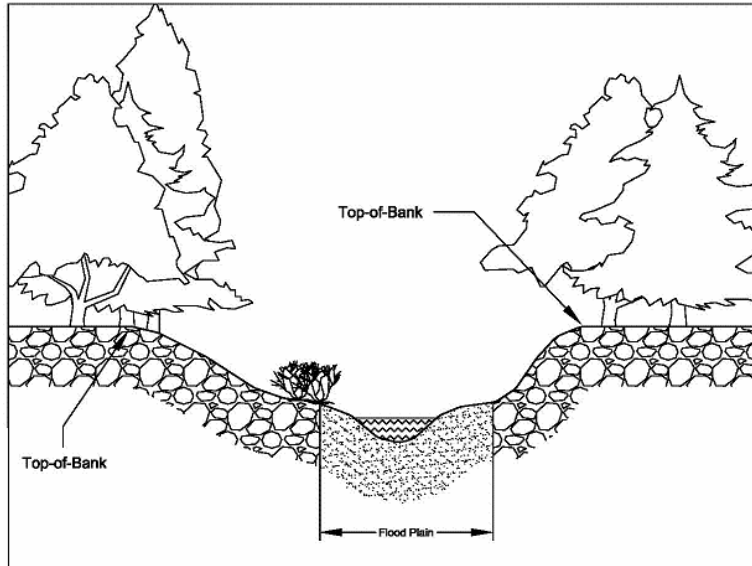


Diagram 2: Top of Bank

Objectives

1. To provide an environmentally safe, sustainable and visually pleasing community.
2. To ensure sound management of land and water resources.
3. To protect wildlife habitat, wetlands, trees and important natural vegetation in the community.
4. To ensure appropriate investigation by a developer before allowing development on environmentally sensitive lands or allowing development which may be unsafe to Town residents or those employed in the Town.
5. To minimize the short and long term environmental and economic costs of Town waste management and recycling.

Policies

1. The three major groups of Environmentally Sensitive Land and Uses consist of:
 - a. Areas with significant natural features or ecological functions, including (but not limited to): wet organic soils, swamps, shallow aquifers, aquifer recharge areas, slope instability, flooding or other land considered by Council to be pose a hazard;
 - b. Land which is unsuitable for all, or most new development due to proximity to major utilities or transportation activities including (but not limited to): sewage lagoons, landfills, major high pressure transmission pipelines, airports, major railways, heavy industrial areas; and
 - c. All areas identified by Federal or Provincial government agencies as important for the maintenance of wildlife, fisheries or for artifacts, lands or buildings of historical significance or ecological integrity.
2. The Town of Wynyard will assist the appropriate agencies to identify contaminated sites that may exist in the community and cooperate on the development of appropriate mitigation plans for those sites.
3. Environmentally Sensitive Land Identification:
 - a. Within 60 metres of any unstable slopes;

- b. Within 150 metres of a public well owned by the Town; and
 - c. Within 60 metres of any water body that may be subject to flooding.
4. Proposed subdivision of land located within 60 metres of the Coulee's top of bank should only be considered where it can be demonstrated through a geotechnical report, prepared by a qualified Engineer, that development is not at risk due to an unstable slope or slumping.
 5. Natural areas are an important land use and will provide a means of protecting the environment and improving the aesthetics of the community. Wetland areas along the sloughs and coulee will be protected, enhanced and integrated with recreational use and open space development. Future development will not alter the configuration of natural areas other than by the addition of appropriate structures to enhance the use of the site (i.e. walkways, pedestrian bridges, boardwalks and/or retaining walls).
 6. A healthy stock of urban trees will be maintained.
 7. New subdivision design near the coulee will have regard to safe building elevations above 1:500 flood hazard levels.
 8. The Town of Wynyard will work with organizations, agencies and adjacent municipalities in providing and enhancing effective waste management and environmental protection.
 9. The Town will support the proper and safe disposal of sewage, solid and industrial wastes.

13. Heritage

Introduction

Heritage resources, including specific buildings, forms of architecture, and archeological or cultural sites, are an important component of the community character. Historical buildings are a representation of the past, which can enhance tourism, economic development and resident pride in the Town and its history. The Town of Wynyard is committed to identifying, preserving and enhancing heritage resources. As in the case of many rural Towns in Saskatchewan, the railroad was how the Town of Wynyard's story began. Therefore, it is important that the CPR Station remain as an element in the economy of the Town and Region.

Heritage buildings that provide an opportunity for restoration and adaptive reuse are assets that add value to the community in total assessment. The Heritage resources of the Town enhance the aesthetic character and may be a contributor to the Tourism industry. The Town promotes public education and awareness of the importance of these resources as features of an earlier period and promotes their reuse as an important component in the revitalization of the community.

Within Wynyard, the Court House, Unitarian Church, Canadian Pacific Railway Station BMO building, and Paulson-Ferraton building have historical significance. The Court House and Unitarian Church are registered under the *Heritage Property Act*, s. 11(1)(a) as a Municipal Heritage Property. The CPR Station is recognized at the Federal level under the *Heritage Railway Stations Protection Act* as a Heritage Railway Station.

Objectives

1. To be active in the identification, retention, and enhancement of significant heritage features and buildings
2. To promote the public awareness of historical buildings, cultural themes, historical or cultural locations and events.
3. Where feasible, to promote the restoration and adaptive reuse of heritage buildings for residential, commercial, some industrial and tourism sites.
4. To recognize historical places, markers, burial grounds, and archeological sites

Policies

1. The Town of Wynyard supports the preservation of historical buildings and sites and, where appropriate, will designate properties under *The Heritage Property Act*.
2. The Town will designate additional properties under the following criteria:
 - a. clear and documented historical significance is provided to Council;
 - b. the building is of Architectural significance or interest; and
 - c. the building is economically capable of refurbishment and of adaptive reuse in its preserved state.
3. The Town will support private or public reuse, renovation or additions to potential heritage property that preserve the historical integrity of heritage resource buildings.
4. Council supports public awareness as a means of promoting knowledge and appreciation of existing heritage buildings and resources in the community.

5. Council will explore alternatives for financial assistance in preserving and promoting public awareness of heritage resources.
6. Council will support the adaptive re-use and restoration of heritage properties when redeveloped as residential or commercial venues or as local tourist attractions.

14. Social Development

Introduction

Strengthening the capacity of communities to improve their quality of life can facilitate greater success not only to meet immediate needs, but to provide community resources and organization for addressing future needs.

Wynyard should contain all the necessary types of housing, land uses, programs and services to provide for a safe, healthy and sustainable community. Wynyard should support these attributes and they should be accessible to all residents.

Council has expressed the desire to convey a safe, caring and respectful community with a vibrant social network to all. Although all levels of government are required to address social issues in some capacity, the Town is in the best position to understand and support the development of programs and facilities to address the social well-being of its residents.

The Council of Canadians with Disabilities is in the process of examining what a Federal Disability Act could do for Canadians with disabilities. An Act of that nature would provide legislation for removing barriers and improving lives of people with disabilities. The Town of Wynyard and the Mayors' Task Force got the ball rolling with regard to accessibility in Wynyard in 1992-1993 to address physical, educational, recreational, employment, and transportation accessibility. The Town's infrastructure supports accessibility for all through the provision of a "Special Services Bus", a Seniors Drop-in Centre, retrofitted public and privately owned facilities (bathrooms and ramps), as well as retrofitted sidewalk curbs. There are various programs and services the Town has also initiated in order to include all members of the community by taking an inventory of the talents and strengths of individuals throughout the community and placing them in municipal positions that support their talents and allow them to grow.

Objectives

1. Sustain a high quality of life for citizens in the community.
2. Provide a balanced and diverse range of social, educational, environmental, health, recreational and cultural opportunities.
3. Improve public participation and involvement in the municipal decision making process.
4. Provide an equitable distribution and accessibility to community facilities and services.
5. Promote the development of a balanced community.
6. Encourage a mixture of housing and a broad range of housing choices in all areas of the Town.
7. Coordinate the provision of protective, emergency, social, recreational and cultural resources to provide residents with the most efficient programs and services.
8. Maintain a community which promotes the healthy social, emotional and physical development of its children and youth.

Policies

General

The Town of Wynyard will:

1. Encourage volunteer involvement in community groups or organizations.
2. Support projects and programs that build social capital, develop a sense of community and encourage social inclusion.
3. Support provincial agencies in the development of strategies which enable people in disadvantaged circumstances to become self sufficient.
4. Provide affordable and accessible public amenities and community services.

Public Consultation

The Town of Wynyrd will:

5. Provide community access to information and resources, with respect to materials and appropriate agencies to address community support services.
6. Encourage public participation in the creation of safe communities.
7. Encourage communication between citizens and government agencies.
8. Ensure the public is informed and consulted within a timely manner for implementation of new initiatives
9. Encourage public involvement and cooperation in the development of our communities.

Equitable Accessibility of Community Facilities/Services

The Town of Wynyrd will:

10. Promote healthy, self-reliant, sustainable communities by seeking to provide accessible, social services.
11. Encourage the development of public parkland, recreational and cultural facilities that are distributed in a suitable manner throughout the community.
12. Provide residents with a safe living environment by ensuring access to emergency and protective services.

Balanced Community

The Town of Wynyrd will:

13. Encourage the conservation of "small town" character which will in turn help create a "village" atmosphere or sense of community within the Town.
14. Encourage resident-based efforts to promote safety and security at the community level.
15. Support technological advances that provide residents with the opportunity to work where they live.
16. Ensure new infrastructure meets the needs of residents today and in the future.
17. Promote the reduction of waste and recycling of waste materials.
18. Promote communities and housing developments that are socially cohesive, reduce isolation, foster community spirit and share resources.

Housing Requirements

The Town of Wynyrd will:

19. Require the development of a range of housing options to meet the economic and lifestyle needs of residents.
20. Encourage the development of a higher density, more affordable housing in the community, in appropriate locations.

Partnerships

The Town of Wynyard will:

21. Encourage initiatives of private, non-profit organizations for special needs housing.
22. Encourage senior levels of government to coordinate and collaborate with local groups and agencies on social services planning, programming and funding.
23. Liaise with community health and social service providers to investigate opportunities to improve program coordination.
24. Work cooperatively with provincial and federal governments as well as adjacent municipalities to ensure the efficient, cost effective and safe delivery of regional services.
25. Encourage partnerships and the sharing of resources and information within the community
26. Work with groups to develop programs and facilities that meet the social needs of the community.

Culture

The Town of Wynyard will:

27. Continue to provide the opportunity for a variety of cultural programs such as visual and performing arts, history, music and literature.
28. Encourage the development of new cultural programs and events in our community.
29. Support initiatives that promote cultural diversity.
30. Develop a strategy to provide information and tours that celebrate the history and culture of all people in our community.

15. Economic Development

Introduction

There is a desire to promote the Town of Wynyard as a favourable place for individuals and businesses to locate and to provide a diversity of employment, recreational and social choices.

Agriculture has historically and continues to play a large role in the economy of the Town of Wynyard. Wynyard's economy is supported primarily by the manufacturing, agriculture and business sectors. The sectors combined account for about 440 of the total 840 jobs.

The Town of Wynyard has a wide variety of commercial enterprises, from larger retail chain stores, to small specialty stores and home businesses. They provide residents and nearby communities with employment and work towards meeting everyday needs.

Recreation and tourism opportunities help to attract groups to the area and bring individuals together through activities and special events.

Objectives

1. To work closely with the RM of Big Quill No. 308 in order to promote continued agricultural activity by ensuring that agriculture remains the primary land use in the area.
2. To provide for home based businesses that are compatible with the residential area through provisions and regulations in the Zoning Bylaw No. 328/84.
3. To mitigate any negative impact of home based business on the residential area.
4. To provide for and encourage the restoration and adaptive reuse of historic and other buildings as viable 'live up, work down' mixed use development.

Policies

The Town of Wynyard will:

1. Encourage a range of small and medium sized manufacturing industries with a focus on food processing;
2. Encourage agri-business uses such as primary and secondary agricultural production and processing;
3. Determine suitability of new rezoning requests and discretionary uses on a case-by-case basis in response to specific and detailed applications made to the Town. Such applications will be evaluated by reviewing and determining compliance with the Future Land Use Map (Appendix A);
4. Support the adaptive re-use and restoration of historic and other properties and provide opportunity for their use as home based businesses;
5. Continue to promote the Town as a location to visit, by marketing amenities such as the bird migratory path, heritage sites and sporting events;

6. Promote and support community events, recreational activities, sporting events, and cultural activities that enhance civic pride while generating economic benefit and tourism in Wynyard and area; and
7. Evaluate home based businesses on the basis of the following:
 - a. Potential for increased vehicular and pedestrian traffic in the neighbourhood;
 - b. Compatibility with neighbouring properties and potential for land use conflict;
 - c. Potential for nuisance related to noise, odours, dust or pollutants;
 - d. Appearance of the property resulting from business related use and structures; and
 - e. Size of the business related to the area and the number of personnel involved in the business.

16. Agriculture

Introduction

Agriculture, as it has done in the past, will continue to play a role in the Town's overall character in the future. According to the *Future of Agriculture Study (2002)*, traditional, medium-sized farming operations are on the decline. However, the number of smaller intensive agriculture operations such as: poultry farms, greenhouses, nurseries and specialty fruit and vegetable operations have been increasing in the area.

The Town of Wynyard will continue to work toward policies that promote buffering between conflicting land uses. For example, although towns have little control over the development of Intensive Livestock Operations, they can provide expert input with respect to the location of these operations. Towns are required by the Province of Saskatchewan to identify conditions in which confined livestock operations may or may not occur through their policies. When considering criteria, we must consider the development with existing land uses as well as any land use changes that may be planned for the immediate area in the future.

Objectives

1. Maintain and enhance the viability of the existing agricultural community.
2. Minimize non-agricultural development within areas where the focus is primarily on promoting agricultural development.
3. Accommodate the diversification and intensification of agricultural activities, such as intensive horticulture, in suitable areas.
4. Minimize potential conflicts between agricultural and non-agricultural land uses.
5. Encourage the practice of agriculture in an environmentally responsible manner.
6. Identify criteria for consideration in the development and expansion of current Intensive Livestock Operations.

Policies

The Town of Wynyard will:

1. Encourage the growth and expansion of value added agricultural and industrial agricultural uses such as food processing facilities and ensure that these processing facilities are located appropriately;
2. Promote agricultural practices that are sustainable and environmentally responsible;
3. Encourage synergy between agricultural land uses and neighbouring light and heavy industry to promote economic viability and diversity; and
4. Not allow subdivisions for residential purposes within 300 metres of an approved confined feeding operation facility.

17. Transportation

Introduction

Council is dedicated to promoting not only an efficient, but safe, vibrant and pedestrian friendly community that contains streets, sidewalks, and pathways that accommodate the needs of the citizens. The Town of Wynyard has made planning for and maintaining safe highway access to areas slated for future development an objective. Any major projects requiring direct or indirect access to the highway may be required to provide appropriate studies reviewing the highway interface and recommending improvements.

The Town of Wynyard will continue to accommodate the movement of people and commodities in a safe, economical, efficient and environmentally responsible manner. As growth in the Town occurs, pressure on the current transportation system will increase. The Town of Wynyard will ensure, wherever possible, that, all transportation uses such as trails, rail, air and pedestrian walkways are inter-connected.

Highway 16

Highway 16 is a critical component to the local and Inter-Provincial road networks.

Distance to Most Travelled Points from Wynyard			
Regina, SK	176km	Calgary, AB	802km
Saskatoon, SK	190km	Edmonton, AB	713km
Yorkton, SK	140km	Winnipeg, MB	592km

Source: Distances from MapQuest.com

Highway 16, being the gateway to the Town, is of critical importance in establishing the 'sense of place' and first impression for visitors, and therefore it should be enhanced to create a desirable gateway.

The highway is under provincial jurisdiction; therefore, the Town is not responsible for its upgrade or maintenance. Any major projects requiring direct or indirect access to the highway may be required to provide a traffic impact assessment reviewing the highway interface and recommended improvements.

Canadian Pacific Main Line

A Canadian Pacific main line passes through the Town of Wynyard. Freight train traffic operates daily.

Bus Transit

The Town of Wynyard is served by Greyhound Bus Lines that operates Monday thru Saturday. Passenger and freight pickup/drop-off is from the downtown.

Wynyard Airstrip

An airstrip is located approximately 3 kilometres north of the Town. It is comprised of a 914 metre paved, lighted landing strip at an elevation of 552 metres.

Sidewalks/Trails

Safe and convenient pedestrian movement will be a priority consideration in the design of all roadways. Roads will be designed with consideration for pedestrian safety, mobility and comfort. In order to encourage walking within a community, the roadways and pathways need to be designed in an appealing fashion – the appealing elements include, but are not limited to: landscaping, sun and shade considerations and architectural techniques on the facades of adjacent buildings. The health benefits of a walkable community are numerous. Walking provides many benefits to people of all ages and should be a cost-effective and important consideration as a means for transportation. Improving the sidewalk and trail system within the Town will provide more pedestrian friendly routes and create more opportunities for residents to interact.

Objectives

1. Continue the provision of an integrated, regional transportation network and facilities that meet the needs of people, business and industry by providing for the safe, economical, efficient and accessible movement of people and goods.
2. To plan for the expansion of major street systems in Town growth areas.
3. To work with appropriate agencies in establishing safe vehicular access points from provincial highways to commercial, industrial and residential areas of Town.
4. Encourage the use of street layouts that provide access between neighbourhoods.

Policies

The Town of Wynyrd will:

1. Support the coordination and integration of local, regional, intra-provincial and inter-provincial transportation networks and facilities;
2. Work cooperatively with provincial and federal governments to enhance economic growth by encouraging the development of an integrated, multi-use transportation network (trail, road, transit, rail and air) that will meet the needs of individuals, business and industry; and
3. Ensure there is adequate bicycle parking in commercial areas.

Roads

The Town of Wynyrd will:

4. Encourage the development of street layouts that increase access between residential and employment areas;
5. Require access points, roadway and approach design to be in designed to the Town's satisfaction; and
6. New subdivisions will be required to enter into a subdivision servicing agreement and all road and sidewalk construction must meet Town requirements.

Trails

The Town of Wynyrd will:

7. Maintain existing and support future trail development within the Town – with consideration of undertaking a study for developing a pedestrian circulation plan and pedestrian pathway system;
8. Promote the use of alternative forms of transportation such as walking and bicycling through the provision and maintenance of trails; and
9. Consider new bicycle and pedestrian routes as an integral component of the transportation system to serve both recreation and transportation needs.

Airport

The Town of Wynyard will:

10. Work with the RM of Big Quill No. 308 to identify potential economic opportunities that may be available such as for business or recreational usage.

Bus

The Town of Wynyard will:

11. Support the increased usage of bus transportation for safe and efficient transport of goods and people to and from the Town of Wynyard.

Rail

The Town of Wynyard will:

12. Support the increased usage of the CPR railway for safe and efficient transport of goods to and from the Town of Wynyard.

18. Utilities

Introduction

The Town of Wynyard provides water, sanitary sewage and storm water utilities within the Town to businesses and residents.

The sanitary **sewage** system is generally in good condition with no major problems. The sewage treatment plant has a sufficient capacity to handle its 1,750 residents. However, general maintenance of this system will be necessary in meeting the needs of the existing and future community.

Storm water is accommodated by a surface water drainage system that terminates in the coulee. As the coulee is subject to potential flooding during extreme storm events, use of storm water retention systems will lower the peak flows by delaying runoff and reduce the risk of the creek flooding. Ensuring proper grading and sloping of roadways is necessary in providing for low cost and effective surface storm water drainage systems.

Providing a safe supply of **potable water** is essential. The Town of Wynyard obtains its water supply from ten wells. The water storage reservoir and water treatment facilities provide an acceptable quantity of potable water to the community.

Council is also in the process of implementing **water conservation** measures to increase the efficiency of the system and extend the period of time before expansion is required.

Solid waste collection is provided and the level of service is acceptable to the community. Extending the life of the landfill by reducing the amount of waste being collected is important to the community from an environmental and economic perspective. Recycling initiatives are already implemented and the Town of Wynyard commits to researching and implementing additional measures.

Gas, power and communication facilities are well established in the community and provided by Provincial and private agencies. The capability of extending services and the location of these facilities are important with regards to future development. The phasing of future development is being planned to maximize the existing infrastructure and take advantage of the existing efficiencies.

Objectives

1. Promote the safe, efficient and economical development of utilities in the Town of Wynyard.
2. Maintain public health and enhance environmental integrity through the provision of quality services.
3. Provide a reliable water supply and quality to Town residents, businesses, industries and other customers where possible.
4. Maintain an appropriate service level of all utilities in order to ensure that the potential for growth is not adversely affected.
5. Provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe.
6. Where feasible, manage storm water to minimize flood damage, traffic hazards, aesthetic, physical, chemical and biological impacts to receiving watercourses in the event of a storm.
7. Seek to increase public awareness and support for recycling programs, energy conservation, and water conservation to reduce waste and extend the service capacity of municipally owned infrastructure.

8. Promote alternative utilities such as innovative heating and energy systems (e.g. ground source heating).

Policies

1. All new development within the Town of Wynyard shall be “connected” to municipal water, sewer and storm water utilities.
2. Council will encourage the support research and technological enhancements to provide for safe, accessible, efficient and economical infrastructure development and operations.
3. The planning, phasing, and development of water and sewer services will be based on:
 - a. Conformance with environmental regulations;
 - b. The demand for services and the need for upgrading;
 - c. The financial resources of the Town;
 - d. The logical extension of existing services; and
 - e. Growth trends.
4. The Town will reduce dependence upon fossil fuel systems by promoting utility facilities that employ renewable energy sources (e.g. district energy or geothermal systems) where financially feasible.

Water

The Town of Wynyard will:

5. Manage growth and development to keep costs as low as possible for new and existing residences connecting to the Town water system;
6. Monitor developments near water bodies that may affect the Town’s water supply;
7. Continue to encourage water conservation by implementing additional programs that include water restrictions; and
8. Facilitate with Provincial agencies, the implementation of surface runoff management methods that address water quality issues.

Sewer/Wastewater

9. The Town will promote grey-water reuse systems for industry and other applications.

Communication

The Town of Wynyard will:

10. Encourage co-location of communication facilities; and
11. Require a public consultation process with the development authority to deal with local community concerns regarding the location of wireless communication facilities, as they are federally regulated.

Storm water

12. The Town of Wynyard will require a storm water management plan as part of a Concept Plan application.

Solid Waste

The Town of Wynyrd will:

13. Continue to work towards increasing public awareness of conservation, recycling, and reduction of solid waste through communication with community residents and the development of effective recycling infrastructure;
14. Work with surrounding municipalities on the planning and development of an integrated regional solid waste management system; and
15. Promote home composting.

19. Implementation

The following instruments will be used to implement the Official Community Plan:

Zoning Bylaw

In conjunction with the Official Community Plan, the Zoning Bylaw will control the use of land. The Zoning Bylaw will establish and prescribe uses for zoning districts and regulations and incorporate flexible zoning techniques.

Zoning Designations

The objective of each of the zoning districts contained in the Zoning Bylaw is described below:

R1 - Residential District – to provide for low density residential development and related uses

R2 - Residential District – to provide for a mix of different densities of residential development and related uses

RMH - Residential Mobile Home District – to provide for the development of mobile home subdivisions

PS – Public Service District – to provide for the development of areas for open space, recreational, institutional and other uses for service to the public

C1 – Downtown Commercial District - to regulate and encourage commercial development in the downtown core

C2 – Highway Community District – to accommodate the orderly development of commercial establishments requiring medium to large lots

M1 – Light Industrial District – to accommodate the development of industrial and service establishments, including a reasonable level of outdoor storage, but which are not of an obnoxious, hazardous or offensive nature

M2 – Heavy Industrial District – to regulate the development of industrial establishments which may be obnoxious, hazardous or offensive in nature

UR – Urban Reserve District – to reserve unsubdivided and/or undeveloped lands within the municipality for future urban development

Direct Control

For purposes of accommodating a rezoning for unique development situations, Council may consider a Direct Control District, pursuant to the zoning provisions of the Act, for site specific development based on the following guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Town as a whole; and
- The request for a rezoning must be accompanied by a description of the proposal, plans indicating specific uses, building locations, landscaping, lighting, off-street parking, and any other aspects of development that may affect the site and adjacent uses.

Minor Variances to the Zoning Bylaw

Council will allow for minor variances to the Zoning Bylaw as a means of providing flexibility in the administration of the bylaw and as a way of providing timely development decisions. The Zoning Bylaw will identify how the site standards may be varied. The Bylaw will also establish a procedure for processing and recording of minor variance applications.

Subdivision, Concept Plans and Phasing of Development

The Town directs the subdivision of land through the Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Official Community Plan and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over utility easements and leases.

Concept plans will be used to:

- Provide preliminary plans for proposed development;
- Guide the phasing of development;
- Identify street and lot layouts;
- Identify utility requirements and locations;
- Identify land uses and density of development; and
- Determine the location and design of parks and pathways.

Development will proceed at a rate which meets residential, commercial and industrial land requirements. This will involve phased development that:

- Occurs in an efficient and cost effective manner taking into consideration the Town's capital works program and financial capability; and
- Ensures a choice of location for building sites is orderly and geographically continuous provides sufficient land so that market demands for land are met.

Whether there is a concept plan or not, Council may use a holding zone – Urban Reserve District (UR) – symbol to identify the zoning districts associated with future phases of development. Before removal of the UR symbol to allow the next phases of development, Council will consider:

- The degree of completion of the previous phase;
- The construction of necessary offsite infrastructure;
- The completion of specified items in a servicing agreement; and
- The current demand for the new development.

Rezoning of Land

Council will consider the following factors when dealing with applications to rezone, subdivide and develop land:

- Conformity to the Official Community Plan;
- Suitability of the site for the proposed development;

- Compatibility of existing adjacent land use;
- Provision of dedicated lands as may be required for subdivision;
- The Town's financial capability to support the development;
- The adequate provision and timing of development of municipal services; and
- The completion of a servicing agreement for onsite and offsite services.

Servicing Agreement

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers.

A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision (i.e. Town drainage channel, arterial roadway, etc.).

Where a subdivision of land requires the installation or improvement of municipal services such as water treatment, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

Development Levy Bylaw

Council may provide for a Development Levy Bylaw. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may by bylaw provide for the recovery of those capital costs.

Council may adopt a bylaw that specifies the circumstances when offsite levies will apply to development based on the additional capital costs for services created by that development. The bylaw will contain a schedule of the unit costs to be applied.

Before adopting the bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision offsite charges.

Building Bylaw

In accordance with *The Uniform Building and Accessibility Standards Act*, the Town will ensure that building

construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

Land Acquisition

In accordance with *The Municipalities Act*, Council may purchase land for urban development. In this regard Council may consider the purchase of land for subdivision or development to:

- Facilitate urban development including public facilities;
- Provide affordable housing; and
- Facilitate the relocation of non-conforming uses.

Inter-municipal and Inter-jurisdictional Cooperation

Council may initiate or participate in inter-municipal and/or inter-jurisdictional agreements related to, but not limited to such things as:

- Fire protection;
- Police protection;
- Recreation;
- Health care;
- Emergency services;
- Economic development;
- Land use planning;
- Education; and
- Recycling and waste disposal.

A cooperative approach to providing cost efficient and effective services in the right circumstances can benefit all involved parties through shared costing and usage. The Town will continue to work in partnership with other jurisdictions and other agencies as a means of providing and sharing services effectively and efficiently.

Capital Works Program

In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be co-ordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.

20. Amendments and Monitoring

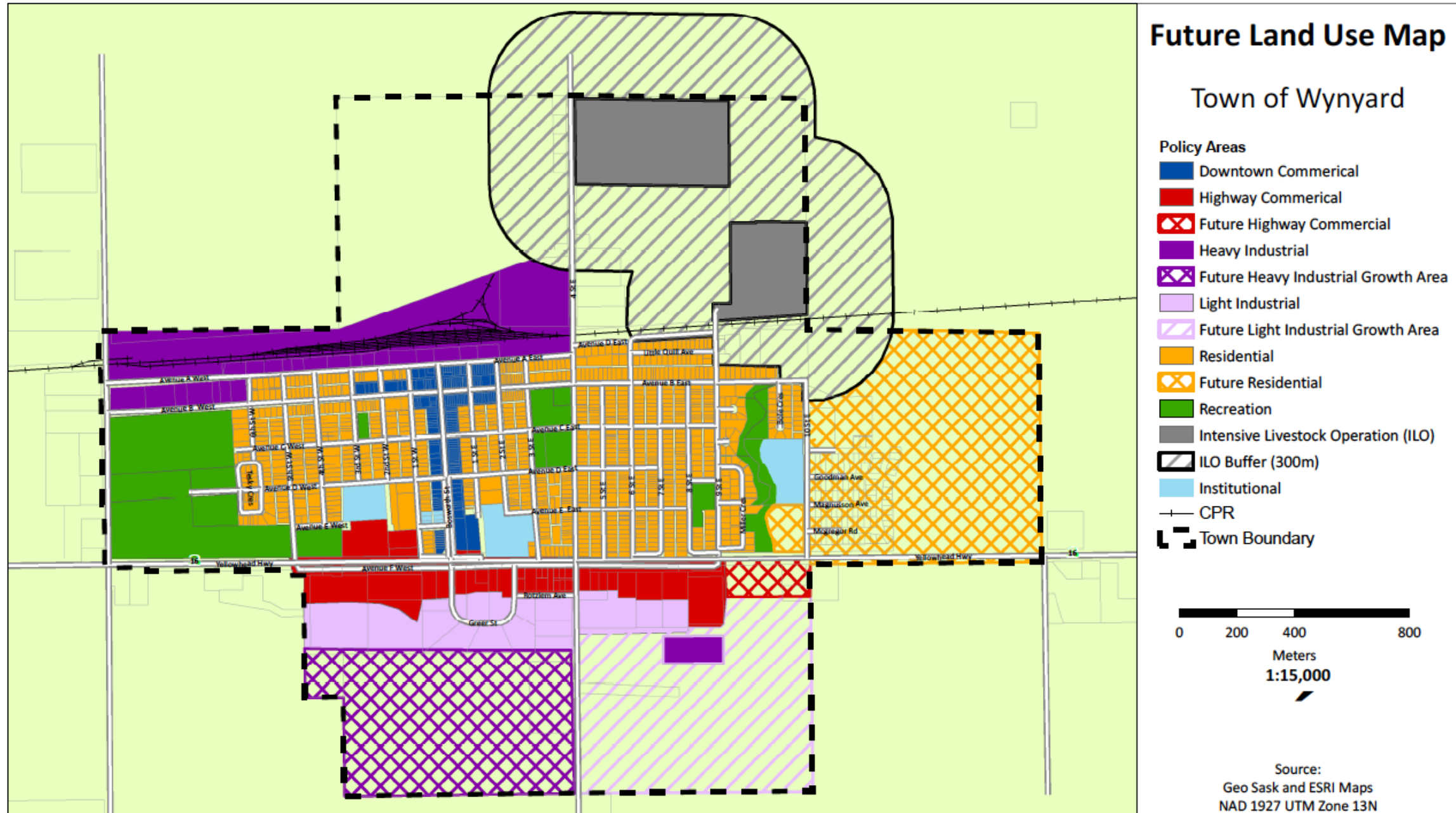
Monitoring

The Official Community Plan establishes the policies that are expected to meet anticipated residential, commercial, and industrial needs within the financial and servicing capabilities of the community. The policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of the Official Community Plan in meeting the overall community objectives, Council will monitor the local situation and evaluate the appropriateness of this document and its policies. Council will require an administrative review of the Official Community Plan exploring the need for revisions or for legal consolidation of adopted amendments at least once every five (5) years. An office consolidation shall be maintained to keep the working copies current.

The Official Community Plan may be amended if determined desirable by Council. Amendments may also be proposed by developers and/or the public to facilitate specific development proposals. Council will consider such requests based on:

- Appropriate community development and public interest; and/or
- Overall community objectives as established by the Official Community Plan.

Appendix A – Future Land Use Map



Appendix B – Concept Plans

Concept plans

44(1) If a municipality has an approved official community plan, a council may, as part of the official community plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land.

44(2) A concept plan may describe:

- (a) the land use proposed for the area, either generally or with respect to specific parts of the area;
- (b) the density of development proposed for the area, either generally or with respect to specific parts of the area;
- (c) the general location of services proposed for the area; and
- (d) the phasing of development proposed for the area.

44(3) The council shall ensure that any concept plan is consistent with its official community plan, and any part of a concept plan that is inconsistent with the official community plan has no effect insofar as it is inconsistent.

44(4) Notwithstanding subsection (1), a council that has been declared an approving authority pursuant to subsection 13(1) may adopt or amend a concept plan by resolution, subject to the requirements of subsection 23(3).

2007, c.P-13.2, s.44.

- Section 44 of the Planning & Development Act, 2007