

Town of Luseland Official Community Plan



TOWN OF LUSELAND

BYLAW NO. 2014-06

A BYLAW TO ADOPT THE OFFICIAL COMMUNITY PLAN

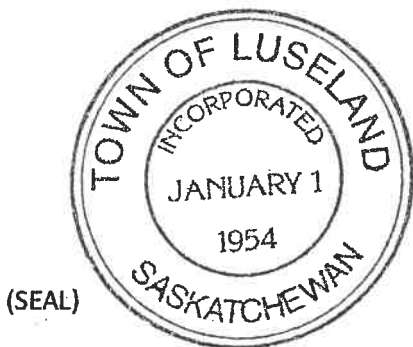
The Council of the Town of Luseland in the Province of Saskatchewan enacts as follows:

1. Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Luseland hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 9th day of September, 2014.

Read a Second Time the 10th day of February, 2015.

Read a Third Time the 10th day of February, 2015.



Mayor

Administrator

CERTIFIED A TRUE COPY

Administrator



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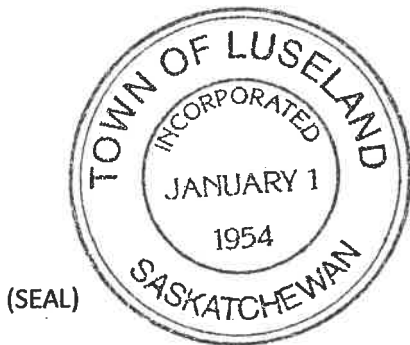
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A handwritten signature in black ink, appearing to be "J. Johnson", written over a horizontal line.

Mayor

A handwritten signature in black ink, appearing to be "K. Richardson", written over a horizontal line.

Administrator

CERTIFIED A TRUE COPY

A handwritten signature in blue ink, appearing to be "K. Richardson", written over a horizontal line.

Administrator

TOWN OF LUSELAND

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" to BYLAW NO. 2014-06



Mayor



Administrator

Lenore Swystun, MCIP, RPP

Professional Planner

CERTIFIED A TRUE COPY


Administrator

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Section 1: INTRODUCTION

1.1 WELCOME TO THE TOWN OF LUSELAND

The Town of Luseland is located in the North West Resource Corridor Planning District, in the RM of Progress No. 351. Luseland is located 212 kilometers from Saskatoon, 153 kilometers from North Battleford and 78 kilometers from Kindersley.

Luseland has a 2011 Census population of 566. The Community provides many community facilities, recreational amenities, and commercial services to local and district residents. Luseland, with its small town lifestyle, is a great place to raise a family, retain long-term residents and do business.

Luseland is viewed as one of the regional "centres" in the District, providing goods and services for the surrounding population as well as hosting a diversity of commercial and industrial enterprises.

This document is referred to as the Town of Luseland's Official Community Plan (OCP) and will address the Town of Luseland, its residential, parks and open space, community service, industrial, commercial and agricultural land uses within the Town's corporate boundaries. It will discuss the current land use issues and provide policies to enhance the quality of life for residents in Luseland. The Plan will address such items as:

- a) Identification of sufficient land to address the long-term physical growth of the Town;
- b) Guiding growth in a planned manner so that public costs of infrastructure, streets and other services are minimized, and
- c) Incorporation of other development initiatives and issues into the Plan, such as business development, transportation, parks and recreation, and engineering services.

The Planning and Development Act, 2007, provides the legislative framework for the preparation and adoption of a District Plan and Official Community Plan. Within the Act, Section 102 (12-15) allows for a municipality to have an Official Community Plan in accordance with a District Plan as long as it is consistent with the District Plan. The Official Community Plan and District Plan are consistent and directly related to one another. Luseland understands the benefit of working at a District level though due to its size and unique characteristic it also requires goals and policies directly related to the Town.

This OCP is intended to provide direction as to how the Community of Luseland envisions the area growing and developing over the next twenty to twenty-five years. This Plan shall be reviewed regularly, and will facilitate the development and ongoing sustainability of the community by enhancing the social, physical, economic and cultural well-being for Luseland's residents.

A community questionnaire was mailed to the residents and businesses in August 2011 and a Community meeting was held in Luseland on January 25, 2012. Information gathered from the community created the Vision statement which then led to the goals and objectives, not only for future

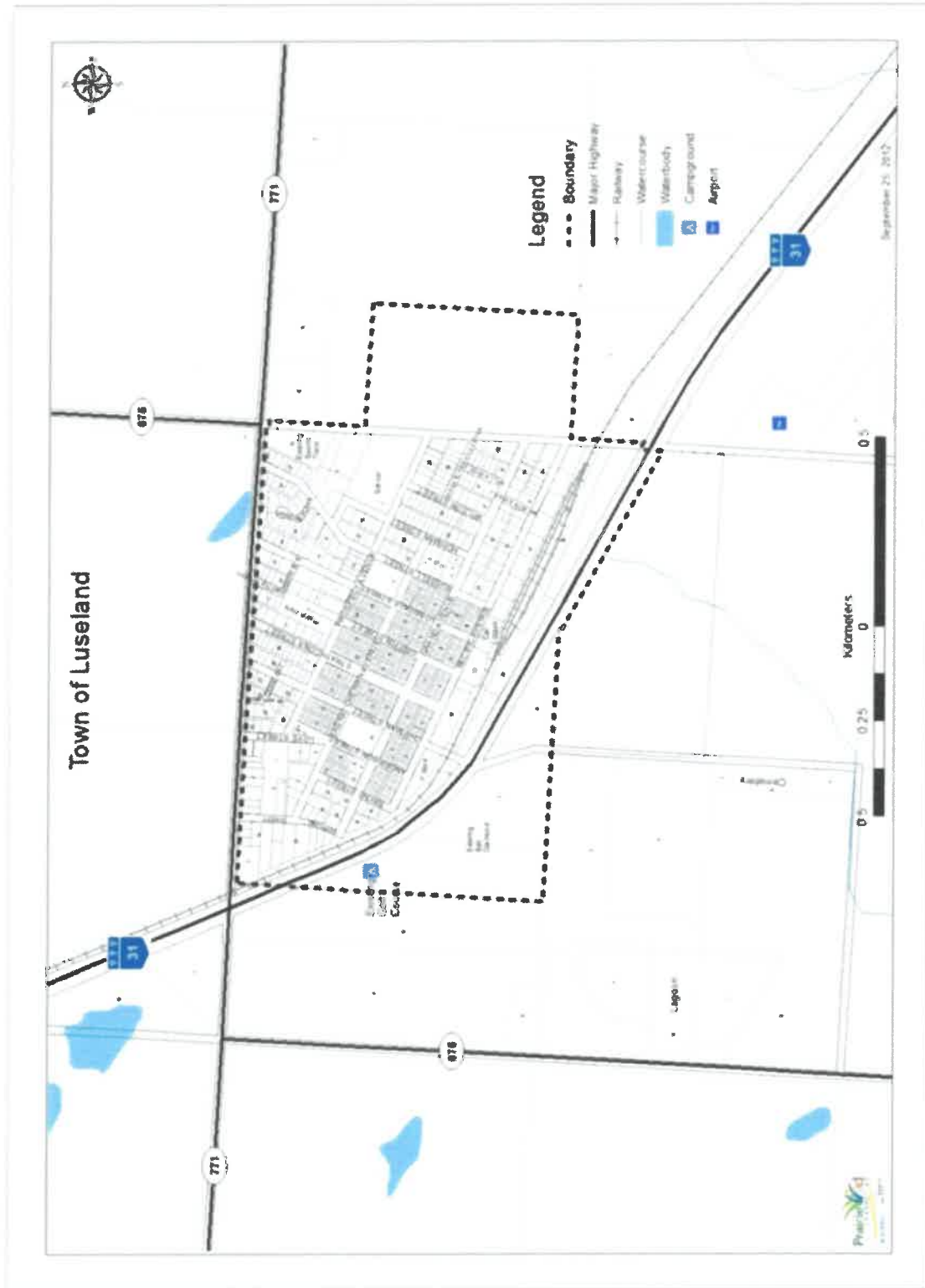
Town of LuseLand Official Community Plan

growth, though more importantly, in identifying the areas where development would enrich the quality of life in LuseLand.

Site specific details such as building yard requirements, permitted and conditional uses, will be provided in the **Town of LuseLand Zoning Bylaw** which has been adopted to recognize the policies and intent of this Official Community Plan.

The most important map will be the **Town of LuseLand "Future Land Use Map"** (Appendix A) which lays out land uses for the entire town and it is attached to, and forms part of, this Bylaw. This map is a general illustration of land uses with the express purpose of indicating the spatial relationship between many different land uses and activities.

1.2 MAP OF THE TOWN OF LUSELAND



1.3 ENABLING LEGISLATION

The Planning and Development Act, 2007, provides the legislative framework for the preparation and adoption of an Official Community Plan. The Plan addresses such items as future land use, development and other matters of community concern. This Plan is intended to guide the Town for a period of twenty to twenty-five years.

1.4 BEYOND LEGISLATIVE AUTHORITY

The Town of Luseland Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders and other community members. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that have been realized as a result of this process and their direct correlation to sustainable growth, which is considered a priority to the Town of Luseland.

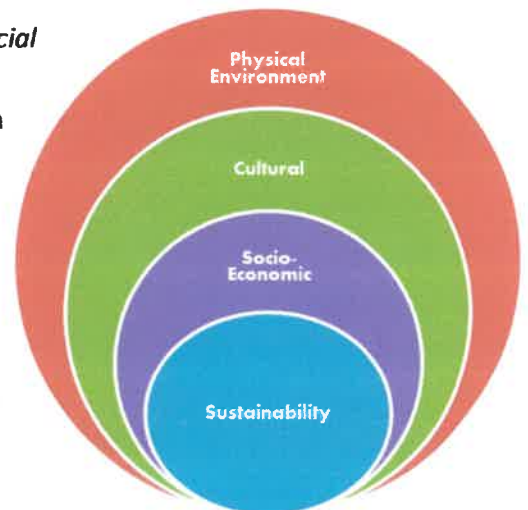
1.5 PURPOSE OF THE LUSELAND OFFICIAL COMMUNITY PLAN

An Official Community Plan, as deemed in Saskatchewan under *The Planning and Development Act, 2007* states:

The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality.

The Planning and Development Act, 2007 and *The Statements of Provincial Interest* provide the legislative framework for the preparation and adoption of the Luseland Official Community Plan. Items addressed in a comprehensive plan include: future land use and development. In addition, this Plan will include provisions for administration, amendment and repeal of the Plan.

The Luseland Official Community Plan is intended to guide the Town of Luseland to promote orderly and sustainable development. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by development practices that are compatible with the land base and environment in the Town.



Town of Luseland Official Community Plan

The Town shall in conjunction with the adoption of this Plan, amend in accordance with *The Planning and Development Act, 2007*, their respective Zoning Bylaw as required to be consistent to the policies and provisions of the Official Community Plan. The Plan responds to the requirements of the Act by providing policies based upon “Community Goals.” The day-to-day decisions based upon these goals, objectives and the policies in this Plan are intended to promote orderly and sustainable development.

Findings from the consultative processes, together with technical research, have focused the Plan on the potentials and issues residents and land owners identified as of prime importance for the future of the Community. Together, with the North West Resource Corridor District, there is the opportunity to take an inter-municipal approach to:

- Attract new residents and businesses to the Town and District to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets; and,
- Market economic opportunities and natural features – recreational, waterbodies, commercial and industrial.

1.6 VISION FOR THE TOWN OF LUSELAND

In 2039...

The Town of Luseland is a community of 750 people. The Town’s growth will be sustained in order to ensure the small town feel, safety and sense of community remains strong. Luseland is a beautiful community with trees and green space throughout and provides a variety of community services such as health care, affordable housing, education, and recreational amenities and programs for all ages.

The streets and sidewalks are well maintained and the infrastructure needs are met to accommodate the Community’s sustainable growth. A balance of agriculture and oil and gas will continue to be supported and there is new innovation in industry in order to attract people, workers of all trades, families and provide jobs. These unique features make Luseland a great place to visit or raise a family.

1.7 THE COMMUNITY OF LUSELAND GOALS

- ❖ **Managing growth and development in a sustainable manner to ensure the community's small-town feels remains.**
- ❖ **Providing basic community services, amenities and quality infrastructure that is cost efficient for the Town and constructed in incremental phases.**
- ❖ **Offering a variety of residential choices to attract more families while aiming for senior amenities including housing that would allow our elderly population to stay in their community.**
- ❖ **Supporting and exploring new commercial and industrial ventures for the Town by welcoming new business and industry to the Community as it directly increases the economic benefit of the Town and wider district.**
- ❖ **Protecting the trees within the Town and ensuring they are sustained and replanted when necessary. Trees are a component that makes Luseland attractive and unique.**
- ❖ **Ensuring a safe community where community members respect one another's property and well-being.**



Section 2: TOWN OF LUSELAND LAND USE POLICIES

2.1 GENERAL POLICIES FOR NEW DEVELOPMENT

- .1 The Town will strive, through this OCP, to provide consistent policies related to land use, transportation, servicing and other aspects of planning.
- .2 Luseland shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. This OCP will designate an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long-term need.
- .3 In managing change, the Town will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.
- .4 Primary consideration shall be given to a proposal's conformity with the overarching policies in the North West Resource Corridor District Plan.
- .5 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety or general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .6 Major deviations to the OCP design and policies shall require a formal amendment based on research and evaluation. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the Town that the reconfiguration of parcels and street design would maintain the overall intent of the OCP policies.
- .7 This OCP will ensure compliance with the 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.
- .8 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.

.9 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall strive to avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

.10 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Future Land Use Map.

.11 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, and recognize significant community features in maintaining the Small Town lifestyle.



.12 Rezoning proposals for development will be considered based upon the following criteria:

- a) impact on surface and groundwater;
- b) cost effective relative to the provision of services;
- c) sewage disposal impacts and pollution potential;
- d) integration with natural surroundings and adjacent land uses;
- e) provision for green space and trails;
- f) provisions for public safety; and
- g) other criteria which support a sustainable community.

.13 Public Safety and Health requirements shall guide all development. The Town shall ensure that Emergency and Responsiveness plans are current and reflect changes in land use or activities.

.14 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

.15 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.

.16 Development shall be integrated with the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.



.17 New development shall be prohibited in a flood way of the 1:500 year flood elevation of any watercourse or waterbody. If a new building or alteration is approved in a flood prone zone, flood proofing to an elevation 0.5 meters above the 1:500 year flood elevation is required. Flood prone areas for the Town of Luseland are identified in a Reference Map provided in Appendix “B”.

.18 The Saskatchewan Water Security or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.

.19 Development proposals in flood plains areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.

.20 Sustainable Policies and sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged.

.21 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies.

2.2 SOCIAL PRIORITIES FOR LUSELAND

The community slogan of “Rural Living at its best. Dedicated to growing our future” shows the commitment and pride by residents in their community. There are numerous organizations and committees which provide opportunities for people to become directly involved in Town events and activities. It is important to residents that this small town charm and community spirit is recognized and not compromised by future development.

OBJECTIVES

- *To recognize and encourage Luseland’s strong community spirit and volunteerism.*
- *To communicate Town events, programming and activities through various methods of communication.*
- *To provide opportunities for community members to participate in Town development and activities.*
- *To ensure developments are safe and unharmed to residents and neighbouring land uses.*
- *To maintain and sustain the services provided to our community members and ensure they are accessible to all.*
- *To continue to maintain and provide health and emergency services.*
- *To work collaboratively with neighbouring municipalities on health care initiatives and attracting health care personnel.*
- *To create and update emergency service and evacuation plans regularly.*

SOCIAL POLICIES

- .1 The Town shall continue to embrace the volunteerism and work of community members on Town events and initiatives.
- .2 The Town will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and public forums.
- .3 The Town may establish adhoc advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.



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- .4 The Town will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to achieve accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social or cultural characteristics.
- .5 The Town will ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier-free access, design and locational considerations.
- .6 The Town will identify social needs and plan service delivery by working with government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis.
- .7 The Town of Luseland shall promote and encourage the community as a place to raise a family that provides a quality rural way of living.
- .8 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.
- .9 The Town will ensure development enhances the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.



PUBLIC HEALTH AND SAFETY POLICIES

- .10 Public safety and health requirements shall guide all development. The Town shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities. As well, all firefighting requirements will be considered as a part of every re-zoning application, subdivision review and servicing agreement.
- .11 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event even occurring. An understood and practiced plan needs to be maintained.

Town of Luseland Official Community Plan

- .12 The Town is encouraged to utilize FireSmart¹ principles for subdivisions planned within and adjacent to potential fire hazard areas.
- .13 Emergency service and evacuation plans shall be reviewed annually to ensure the most up to date information is provided within the document.
- .14 The Town shall maintain its own police department.
- .15 The Town will work collaboratively with neighbouring municipalities to ensure emergency service delivery is maintained through the Town and region.
- .16 The Town along with surrounding municipalities will continue to cooperate on joint health care initiatives and attracting health care professionals and personnel.
- .17 Luseland is located along an active rail line transporting material which also includes hazardous material through the community. The Town shall work with the respective rail agencies to comply with any adopted set of recommended development guidelines and setbacks for residential development adjacent to the rail right-of-way.

¹ FireSmart principles and resources can be found at the following website: <https://www.firesmartcanada.ca/>

2.3 RESIDENTIAL DEVELOPMENT

The Town of Luseland consists of a wide variety of residential development including though not limited to single unit, multi-unit, and mobile homes. The Luseland Housing Authority provides approximately 20 rental and 10 senior accommodations in Town. The Town would like to continue to provide a mix of housing and acknowledges there is an opportunity to broaden future housing types to attract new residents of all ages.

OBJECTIVES

- *To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond effectively to the needs of different incomes, ages, and interests.*
- *To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.*
- *To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.*
- *To avoid possible land use conflicts between residential uses and incompatible, non-residential uses.*
- *To provide a comparable level of utility and public amenity services to all residential areas.*

POLICIES

- .1 An efficient Town form will encourage a diversity of housing and site form in new residential areas, facilitating infill development, and providing for additional multi-unit residences, and allow for higher density residential development.
- .2 A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Luseland, notably the need for rental accommodation.
- .3 The Town shall, together with the Luseland Housing Authority, pursue opportunities to provide affordable housing options to the Community. It is important to maintain a supply of rental housing of various types in order to meet a wide range of requirements for a variety of household types.
- .4 The Town strives to encourage long term stay/permanent residential options.
- .5 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient

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servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

- .6 In areas where land is re-developed, or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.
- .7 The Town shall pursue opportunities to provide affordable housing options in the Community and to encourage a supply of rental housing of various types in order to meet a wide range of requirements for a variety of household types.

- .8 Private and public special care homes, child and adult day care, and other forms of supportive housing and tenure shall be encouraged throughout the Town. Special needs housing shall be integrated into existing areas.



- .9 Residential development shall occur where municipal services are present or where they can be economically extended in order to maximize the efficiency of existing infrastructure.
- .10 New multi parcel residential development proposals should be guided by Comprehensive Development Reviews and should indicate:
 - a) future major roads;
 - b) drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c) major open space (including unique physical) areas;
 - d) cultural and archaeological significant areas;
 - e) areas requiring protection through buffering or other means;
 - f) major hazards such as flooding, areas of high water table, and slope lands;
 - g) phasing of development; and
 - h) include studies and reports from professional engineers and planners.
- .11 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Town.

- .12 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.

- .13 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area. Multi-Unit housing types range from duplexes to fourplexes and townhouses, and shall be permitted in Residential areas, with siting criteria as follows:
 - a) Located, where possible, close to community facilities, educational and medical facilities, commercial areas and/or places of employment;
 - b) Located, where possible, on sites having access to a major arterial street; or
 - c) Located on the periphery of single-family dwelling areas.

- .14 Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Town Centre.

IMPLEMENTATION

The Zoning Bylaw shall include the following residential zoning districts:

R1- Residential District	<i>The purpose of the Residential District (R1) is to accommodate primarily single family detached residential dwellings.</i>
R1A- Single Detached Residential District	<i>The purpose of the Single Detached Residential District (R1A) is to accommodate primarily single family detached residential dwellings on larger lots within the Town</i>
R2- Residential Multiple Dwelling District	<i>The purpose of the Residential Multiple Dwelling District (R2) is to accommodate a variety of high density residential development including single detached residences, semi-detached residences, townhouses and other multi-unit dwellings.</i>

2.4 COMMERCIAL DEVELOPMENT

The Town of Luseland has approximately 50 core services, retail activities and home based businesses including though not limited to a motel, hotel, banks, restaurants, trades, a grocery store, hardware, a gas station and many more. A sign corridor is located along Highway 31 which showcases some of the businesses and services the Town offers. There is an opportunity to expand and provide a number of regional businesses and services.

OBJECTIVES

- *To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.*
- *To work with the Planning Commission and other business agencies to promote Luseland as a regional retail and service commercial centre.*
- *To promote an attractive business area by encouraging the concentration of commercial, social and cultural activities in the Town centre.*
- *To encourage entrepreneurialism in the Town to provide for unique businesses and services.*
- *To ensure there is sufficient commercial land available for a variety of commercial development.*

POLICIES

- .1 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment including industrial, commercial and institutional uses by ensuring the necessary infrastructure is provided to support current and projected needs.
- .2 Economic development opportunities that diversify the economic base, provide a range and choice of suitable sites and that support a wide range of economic activities and ancillary uses, shall be pursued. The Town of Luseland may provide incentives, through a formal policy, to promote the development and growth of commercial and industrial enterprises within its boundaries.
- .3 Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.



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.4 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.

.5 The Town will continue to consult with individuals, business owners and organizations in Luseland to identify initiatives that would encourage businesses and enterprises to locate in the Town and to promote Luseland's role in regional development.



.6 Mixed-Use residential/commercial infill in the Town shall be carried out so as to avoid or minimize potential land use conflicts with adjacent commercial development.

.7 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.

.8 Home-based occupations or businesses shall be encouraged in the Town as valuable contributors to the District economy. The Zoning Bylaw shall specify development standards for home-based businesses.

IMPLEMENTATION

The Zoning Bylaw shall include the following commercial zoning district:

C1 – Town Centre Commercial District	<i>The purpose of the Town Centre Commercial District (C1) is to continue to encourage a "downtown" experience by providing pedestrian oriented commercial activities and services.</i>
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2.5 HIGHWAY COMMERCIAL/INDUSTRIAL DEVELOPMENT

The Town of Luseland has a number of industrial-related developments pertaining to agriculture and oil and gas. Two large agriculture companies reside within the Town. Oil and gas industries within Luseland include oilfield maintenance and transport services. Other industrial development includes automotive/farm repair and agricultural parts, welders and septic service. There is an opportunity to further expand commercial and industrial development along Highway 31.

OBJECTIVES

- *To cooperate with the Planning District, senior levels of government, and business organizations to promote industrial and related service activities in Luseland.*
- *To identify areas for future highway commercial and industrial development and ensure there is a sufficient supply and variety of parcel sizes to attract a diverse range of industry.*
- *To promote the locational advantages of the Town as a premium choice for industrial and highway commercial development.*

POLICIES

- .1 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Highway commercial uses shall properly integrate with Provincial highways through the use of service road systems or controlled access points approved by the Saskatchewan Ministry of Highways and Infrastructure.
- .2 Highway Commercial and Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. The Town will encourage various industrial lot sizes and may provide varied servicing levels, including fully serviced (water, storm water, sewage) and lightly serviced parcels (water).
- .3 Industrial development shall be directed to lands readily accessible to existing



transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.

.4 The designation of additional land for industrial use shall take into consideration the following criteria:

- a) the site shall have direct and approved access to a major public road system;
- b) the development will not generate additional traffic on residential streets;
- c) the development shall be not have adverse impacts on the natural environment, including groundwater resources; and
- d) it shall not detract from the visual attractiveness of the area.

.5 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.



.6 Development proposals should be guided by Concept Plans and should indicate:

- a) future major roads;
- b) drainage systems and improvements;
- c) major open space (including unique physical) areas;
- d) cultural and archaeological significant areas;
- e) areas requiring protection through buffering or other means;
- f) major hazards such as flooding, areas of high water table, and slope lands; and
- g) phasing of development and future development of or expansion into adjacent land.



.7 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways into Luseland. If such uses are proposed in these areas, special landscape buffer or other mitigation measures should be taken to screen these industrial uses from view.



.8 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.

IMPLEMENTATION

The Zoning Bylaw shall include the following industrial zoning district:

<p>C2 – Highway Commercial District</p>	<p><i>The purpose of the Highway Commercial District (C2) is to facilitate a wide range of commercial, industrial and related activities located along the highway.</i></p>
<p>IND – General Industrial District</p>	<p><i>The purpose of the General Industrial District (IND) is to provide areas for Industrial activities which have moderate potential for conflict with adjacent land uses.</i></p>

2.6 TRANSPORTATION NETWORKS

Luseland is well-located along Highway 31. There are two grids that run through Town, one on the north side and the other on the east side. Both grid roads have been paved within the Town limits. The streets within Town are based on a grid pattern. The roads are in good condition and the sidewalks and walking path are well maintained. Luseland also has a well-used paved airstrip.

OBJECTIVES

- *To establish safe, efficient and convenient transportation facilities and service for all users.*
- *To provide a system of arterial, collector and local roads to accommodate anticipated traffic movements within the Town and provide an effective linkage to the provincial highway system.*
- *To ensure that road design permits safe and convenient vehicle, pedestrian and bicycle circulation.*
- *To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town.*

POLICIES

.1 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.



.2 Appearance standards that improve the visual appearance when entering Luseland may include landscaping, signage, or screening shall apply to lands near these entryways. These areas shall be connected by pathways to the community.

.3 Retaining and replanting trees that line the streets is a priority and shall be encouraged.

.4 All transportation and infrastructure projects shall be consistent with provincial transportation plans.



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- .5 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highway 31. The Town will endeavour to coordinate the planning, construction, or alteration and any plans for future interchanges/intersections to address access requirements and to minimize any negative effects to Town residents and businesses. Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.
- .6 Street classification of local, arterial and collector streets should be maintained and updated on a regular basis in order to promote orderly and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.
- .7 The Town of Luseland may create a street, sidewalk and pathway paving initiative that is phased over time. To help reduce costs, the Town may explore the use of alternative building materials.
- .8 Roadway and pedestrian linkages between the Town centre and peripheral areas will be established or identified to ensure multiple modes of movement including pedestrian, bicycles and vehicles, are provided with safe and efficient circulation.
- .9 Snowmobiles are allowed in Town if they are licensed and not disruptive.
- .10 New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property. Rights-of-way will be of sufficient width to accommodate alternate forms of transportation to the automobile.
- .11 Developers of new subdivisions may be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted concept plan.
- .12 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.
- .13 Consultation with the Railways shall be required when a potential development is proposed for a

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- a) Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
- b) Road and utility Infrastructure works which may affect a rail facility;
- c) Transportation plans that incorporate freight transportation issues; and
- d) All new, expanded or modified rail facilities.

- .14 The Town should consult with the Railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways may consult with the Town where facility expansions or changes may impact drainage patterns to adjacent uses.



2.7 INFRASTRUCTURE: ASSET MANAGEMENT PLANNING

The Town of Luseland supplies water to the residents through an aquifer. The surplus capacity is 4 day storage. Recently, the Town underwent a water treatment upgrade of which that facility accommodates double the Town's current population. With the new upgrade there have been two new water wells drilled, with a total of 4 public wells for the Town.

Currently, the Town has surface drainage throughout the community.

Luseland has a 3 cell lagoon including one cell for treatment and the other two for storage. The Town and Rural Municipalities of Progress, Heart's Hill and Grass Lake share a landfill that is located in the RM of Progress. More information about the Town's infrastructure capacities can be found in Appendix C.

OBJECTIVES

- *To take a proactive approach in infrastructure planning in order to direct investment and conserve financial resources.*
- *To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.*
- *To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Luseland.*
- *To extend municipal services in an efficient manner by encouraging infill development on existing serviced lands.*

INFRASTRUCTURE ASSET MANAGEMENT STRATEGY POLICIES

- .1 The Town shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
 - a) provide baseline information to measure performance;
 - b) improve efficiency and effectiveness;
 - c) rank relevant and up- to-date inventory;
 - d) analyze the system's condition and capacity, and
 - e) budget service life for long term replacement.
- .2 The progress of the Asset Management Plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables.
- .3 The current and projected Infrastructure Capacities for the Town of Luseland are attached as Appendix "C."

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.4 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirements will require adopting and implementing the Infrastructure Asset Management Plan policies.

.5 The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.



PUBLIC WORKS AND SERVICE POLICIES

.6 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.

.7 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.



.8 Preference will be given to reinforce existing services, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself and be located in areas of that are compatible.

.9 Front-end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.

.10 Adjacent lands shall be setback from existing public works facilities and any planned future expansion to minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.

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- .11 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.**
- .12 The Town shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.**
- .13 All developments shall be serviced in agreement with the Future Land Use Map or any future Area Concept Plans. The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.**
- .14 Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town.**
- .15 The building of facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated and programs to reduce the volume of solid waste, such as "reduce, reuse, recycle", shall be supported.**
- .16 The Town may pursue a comprehensive waste management plan to explore/continue the regionalization of Solid Waste Management and waste disposal alternatives. Emphasis on solid waste management shall include waste minimization principles with emphasis on organic waste diversion.**
- .17 The Town of Luseland shall continue to work with organizations, agencies and adjacent Rural Municipalities in providing and enhancing effective waste management and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid and industrial wastes.**
- .18 The Town shall consider opportunities for the incorporation of regional energy production and public works.**
- .19 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utilities services negotiated through a servicing agreement.**

2.8 COMMUNITY SERVICE AND RECREATIONAL LANDS

Within Luseland lie a number of public and recreational amenities. Community services include a Town employed police officer, fire protection and ambulance service, pre-school, K-12 school, a daycare, a library, theatre, fairgrounds, many parks and open space.

The Community of Luseland enjoys recreational activities and is able to provide facilities and programming for their residents including a swimming pool and swimming lessons, an arena, curling rink, golf course, ball diamonds soccer pitch/football field and a track.

OBJECTIVES

- *To provide for recreational amenities, institutional, community services and cultural facilities that are accessible and available for all ages and lifestyles.*
- *To maintain and improve the existing community facilities in order to attract residents and other opportunities (i.e. the theatre, pool, rink, golf course).*
- *To explore the need for a greater variety of multi-function indoor recreational facilities and support local interest in existing year-round outdoor activities.*
- *To provide for appropriate sport, recreational, and cultural facilities.*
- *To encourage corporate investment in the Community of Luseland's recreational assets.*

COMMUNITY FACILITIES AND INSTITUTIONAL POLICIES

- .1 The Town shall support the development and joint-use of institutional, health, recreational, spiritual and cultural facilities for the benefit of the Town and surrounding municipalities in the District.
- .2 Park space within the community is valued and shall be maintained and kept clean to ensure the spaces remain attractive for people to enjoy. Development of new park space may be explored.
- .3 Community service lands include institutional, public services, recreational, health, cultural or educational uses. The development of institutional, recreational or cultural facilities shall be encouraged to locate where services can be shared or have a joint-use.
- .4 Community Service, institutional uses and parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses and the provision of adequate municipal services.

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.5 The Town shall support the school as a community service facility.

.6 The Daycare is a valued asset and assists in attracting new residents and families to Town.



.7 The Town shall ensure that adequate land and buildings are made available to a full range of institutional, public and community services. When possible, social and cultural institutions will be encouraged to locate in or close to the Town Centre in order to promote accessibility and support revitalization efforts.

.8 The Luseland Theatre is a historically designated building that still provides leisurely activity for community and district residents. Preservation of the Luseland Theatre shall be encouraged and use and repairs of the building will be in accordance with provincial heritage guidelines.

.9 The Town shall enhance the physical, social, and cultural well-being of residents through partnerships with the provincial government, agencies and organizations for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.

.10 Most of the recreational facilities and programs are provided by the Town. Expanding and maintaining these recreational amenities should be a priority in order to enhance the lifestyle options for the residents of Luseland and for the benefit of the district residents (i.e. swimming pool and the arena).

.11 The Town of Luseland will continue to work in partnership with other jurisdictions, the adjacent Rural Municipalities and other agencies as a means of providing, sharing and funding community services effectively and efficiently.

.12 The Town of Luseland will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.



RECREATIONAL, TRAILS AND PARK POLICIES

.13 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the district for year-round recreational pursuits.

.14 The Bell Acres Golf and Country Club and the ball diamonds provide outdoor recreational experiences that are appreciated by residents. These community assets shall be maintained and promoted.



.15 Trees are a highly valued asset in Luseland. The Town shall continue to implement the Tree Program for maintaining and upkeeping the tree inventory and to prevent the unnecessary loss of trees within the community.

.16 Future recreational uses in Luseland shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.

.17 The Town will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming. New developments shall have minimal impacts on existing or planned recreational and tourism areas.

.18 The Town may strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters and cyclists.

.19 In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas intact.

.20 Park space will be provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.

- .21 Private sector development and operation of parks and recreation facilities will be encouraged. Designation of lands for parks and recreational purposes indicates suitability of such lands for the purpose and offers opportunity for private/public partnerships or ownership.
- .22 Publicly or privately owned recreation and open space may consist of buffer strips, walkways and utility rights-of-way.

MUNICIPAL AND ENVIRONMENTAL RESERVE

- .23 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*. Public, Municipal, and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.
- .24 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances, the Town may consider conservation easements in place of environmental reserves.
- .25 New subdivisions must include walkway easements or Municipal Reserve linking to existing development. The use of Municipal Reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and around the Town when possible.

IMPLEMENTATION

The Zoning Bylaw shall include Community, Institutional Services recreational land uses and activities in one Zoning District.

CS – Community Service District	<i>The purpose of the Community Service District is to provide areas for a wide range of community service related activities including social, recreational, institutional, parks and public service.</i>
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2.9 HERITAGE AND CULTURAL RESOURCES

Luseland has a walking tour around town with historical interpretive plaques to explain its culture and heritage. This was done for the Town's Centennial celebration. Other key heritage and cultural assets include the theatre (built in 1920), the Luseland and District Museum and the Luseland Prairie Park which showcases natural prairie and old school sites.

OBJECTIVES

- *To provide for the protection and conservation of cultural and heritage resources.*
- *To identify and conserve to the extent feasible, the best elements of the Town's cultural heritage, architectural character, buildings, sites and other features of the Town's history and culture.*
- *To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the district.*

POLICIES

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Luseland.
- .2 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designated as heritage properties and suitably recognized. Research and the collection of historical information of heritage building inventory shall be continued.
- .3 The Town will demonstrate the appropriate use and treatment of properties designated through *The Heritage Property Act*.
- .4 The Town will utilize the *Standards and Guidelines for the Conservation of Historic Places in Canada* to guide and inform conservation projects on historic places which are owned, regulated, funded, or guided by the municipality.
- .5 The Luseland and District Museum houses a number of historical artifacts that informs residents and tourists about the historical background of the area. The museum shall be promoted as a critical building to the heritage of Luseland and district.



- .6 The Luseland Theatre is a historical building that still provides leisurely activity for community and district residents. Preservation of the Luseland Theatre shall be encouraged.
- .7 Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .8 Opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings shall be encouraged by the District.
- .9 Agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces. Recognition, through signage or place naming, shall be encouraged throughout Luseland to honour significant citizen and corporate contributions.

IMPLEMENTATION

Heritage and cultural resources and sites shall be exempted from site frontage area requirements and shall be a discretionary use in all Zoning Districts.

2.10 ENVIRONMENTALLY SENSITIVE AREAS

There exists a very unique and special park within the Town of Luseland that is highly sensitive. It is called the Luseland Prairie Park. This park is a 2 acre site and contains native plants. There is an interpretive centre with signage that explains the history and what each plant species is.

OBJECTIVES

- *To acknowledge and protect natural, environmental features, and systems within the Town and in adjacent Rural Municipalities.*
- *To restrict development activities which would accelerate or promote damages arising in areas that alter drainage patterns.*
- *To extend the responsibility for sound environmental management to property owners and developers.*

POLICIES

- .1 Natural areas and sensitive environmental areas shall be identified and protected where human activities may create potential to stress the environment.
- .2 Development shall not deplete or pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .3 The Town shall consider the ecological value, integrity and management of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands.
- .4 Environmentally sensitive lands that may be identified in Luseland should be protected as environmental reserve in accordance with *The Planning and Development Act, 2007*, the *Environmental Assessment Act*, and the *Environmental Management and Protection Act, 2002*.
- .5 Before approval of new development, the Town shall consider the effects of the development on water quantity and that there is an established or proven supply of water capable of servicing the needs of a proposed development.



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- .6 The Town shall minimize, mitigate or avoid development impacts to safeguard the ecological integrity of wetlands, riparian areas, significant natural landscapes and regional features and provincially designated lands.**
- .7 The Town of Luseland may undertake a review of a storm-water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas. New developments shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.**
- .8 Buffer Strips should be maintained adjacent to watercourse and water bodies to allow for protection measures against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.**
- .9 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.**



2.11 FUTURE URBAN DEVELOPMENT

The Town of Luseland has limited available land, though is surrounded by large agricultural holdings. Expansion of the Town will be based on infrastructure possibilities.

OBJECTIVES

- *To plan for the possibility of urban expansion with regards to infrastructure, future land use needs and other services.*
- *To ensure development occurs in a manageable and sustainable manner.*

POLICIES

- .1 Future Urban Development Areas are identified within the Town limits on the Future Land Use Map. These are areas where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand.
- .2 Development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- .3 Future Urban Development Areas may include:
 - a) Lands which are capable of a full range of utilities, but for which no overall area concept plan has been approved for the general area; or
 - b) Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.



IMPLEMENTATION

The intent of the FUD-Future Urban Development Zoning District is to allow for rural and agricultural uses to continue as transitional land uses. FUD - Future Urban Development District.

Section 3: ADMINISTRATIVE TOOLS

3.1 Action Planning

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next twenty to twenty-five years. This Section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Town, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Official Community Plan and the North West Resource Corridor District Plan, a clear plan of action or implementation strategy is required. Action Plans for the North West Resource Corridor Planning District have been included as an appendix to the District Plan. The Town of Luseland may choose to undertake action planning as part of this Official Community Plan. Each action item will relate to the policy statements included in the Plan and will require the action items to be prioritized. The actions items will be reviewed regularly to monitor progress and to determine if changes are required.

THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the Town, the Plan gives direction to Council on their day-do-day decision making. The Plan's land use policy areas illustrated in the Future Land Use Map in "Appendix A" provide geographic references for the Municipality's policies. If the Town is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- Municipal bylaws and public works will conform to this Plan;
- The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and,
- Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

THE FUTURE IS A SHARED RESPONSIBILITY

Communities are successful when all sectors co-operate with their time, effort and resources to enhance the quality of life in the greater community or district. The Town, together with the North West Resource Corridor Planning District can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in the Town and District.

3.2 Implementation and Monitoring

PLANNING TOOLS

This Section outlines the variety of traditional tools the Municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.

DEFINITIONS

The definitions contained in the Town of Luseland Zoning Bylaw shall apply to this Official Community Plan and the North West Resource Corridor District Plan and are not contradictory to this Plan. Any amendments to one's Zoning Bylaw definitions shall ensure they do not conflict with other participating Municipality's Zoning Bylaw, Official Community Plan, and District Plan.

ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan and the North West Resource Corridor District Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Town in making decisions regarding land use, zoning, servicing extension and development in general. It will also provide the Town with the ability to provide input on future subdivision applications. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the municipality will be achieved.

The application of the Official Community Plan policies is illustrated in the Future Land Use Map contained in "Appendix A." This Map is intended to illustrate the locations of the major land use designations within the Town of Luseland. This "Map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Official Community Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

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ADOPTION OF THE MUNICIPAL ZONING BYLAW

Following the adoption of the Official Community Plan, the Town of Luseland is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- The Zoning Bylaw must generally conform to the Official Community Plan, and the District Plan and future land use and development shall be consistent with the goals and objectives of this Plan;
- Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the Municipality;
- Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone;
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- Undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal, and open space;
- The objectives and policies in the Official Community Plan, and the District Plan, provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Town with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards prescribed by the Town.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the "Future Land Use Map" (Appendix A), to ensure that the development objectives of the Municipality are met.

ADOPTION OF THE NORTH WEST RESOURCE CORRIDOR DISTRICT PLAN

The North West Resource Corridor Planning District has adopted the North West Resource Corridor District Plan as per *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Town of Luseland Official Community Plan to guide land use development decisions at the local and District level over the next 25+ years.

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In support of the North West Resource Corridor District Plan, the Municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The North West Resource Corridor District Planning Commission Agreement sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and others as per *The Planning and Development Act, 2007*.

CONTRACT ZONING

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a rezoning agreement to have an area of land rezoned to permit the carrying out of a specified proposal, the council may enter into an agreement with the person setting out:

- a) A description of the proposal;
- b) Reasonable terms and conditions with respect to:
 - i) The uses of the land and buildings or the forms of development; and
 - ii) The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail;
- c) Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out.
- d) A condition that, on the rezoning of the land, none of the land or buildings shall be development or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions on entering into a rezoning agreement. The following are additional 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 Municipality as a whole.
- The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

CONCEPT PLANS

Concept plans represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and,

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- Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, 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. 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.

COMPREHENSIVE DEVELOPMENT REVIEWS

A Comprehensive Development review may be completed by any person proposing to develop or rezone land for multi-parcel country residential, commercial, industrial purposes, or Intensive Livestock Operation purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:



- Proposed land use(s) for various parts of the area;
- The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- The location of, and access to, major transportation routes and utility corridors;
- The provision of services respecting the planning for future infrastructure within the Municipality;
- Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- Appropriate information specific to the particular land use (residential, commercial or industrial); and,
- Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

DEVELOPMENT LEVIES AND AGREEMENTS

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. 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 these direct or indirect levies will apply to the 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 fees.

SERVICE AGREEMENTS

Council may establish a separate fee Bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

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 by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs

SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the North West Resource Corridor Planning District. The Municipality has input into the subdivision procedure:

- The Municipality provides comments on all subdivision applications within the Municipality.
- As per the North West Resource Corridor District Planning Commission Agreement, the Commission may provide recommendations and comments to the Municipality on any major subdivision application.
- The Municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots, and other spatial and

Town of Luseland Official Community Plan

land use standards. Zoning is intended to implement the Municipality and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.

- In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Government Relations.

MONITORING PERFORMANCE

The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Town to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Town and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

AMENDMENT

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Town shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through periodical review and amendment the Plan should serve as an effective guide for Council to make decisions on the future development of the Municipality.

Appendices

Appendix "A": Future Land Use Map for Luseland

Appendix "B": Reference Maps

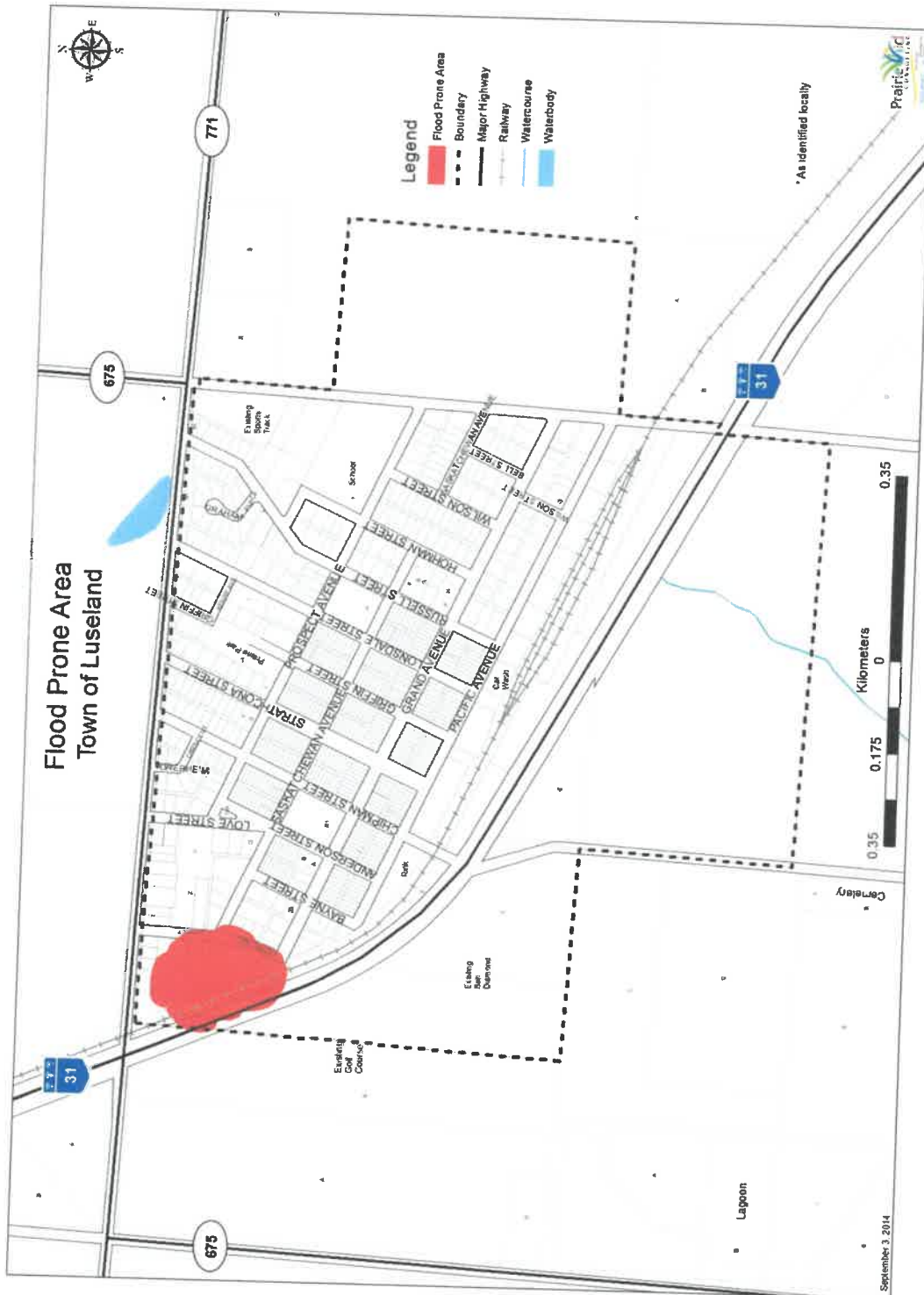
- Flood Prone Area
- Health, Safety and Emergency Services
- Heritage Sites
- Primary Roads
- Walking Trail

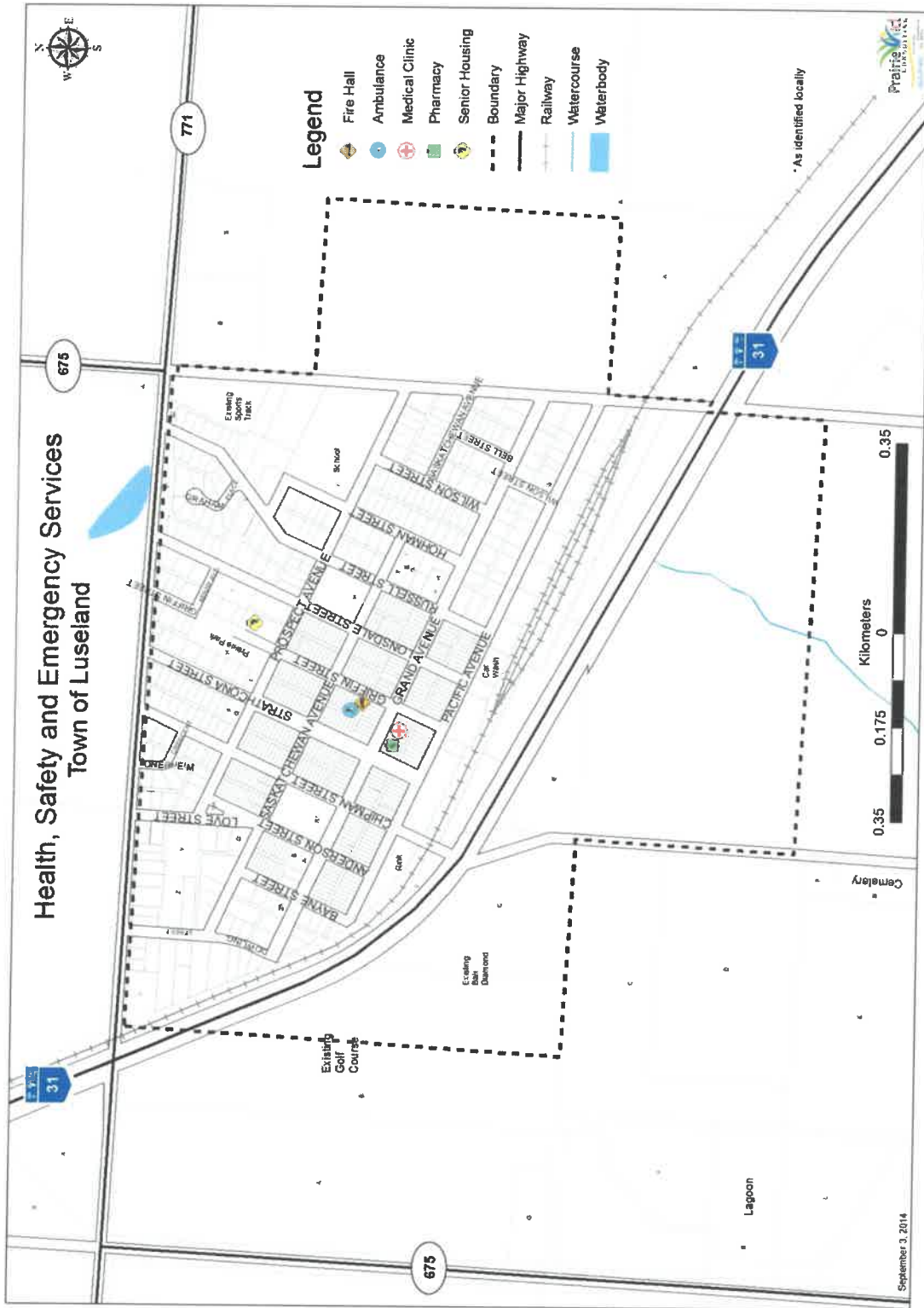
Appendix "C" Infrastructure Capacities

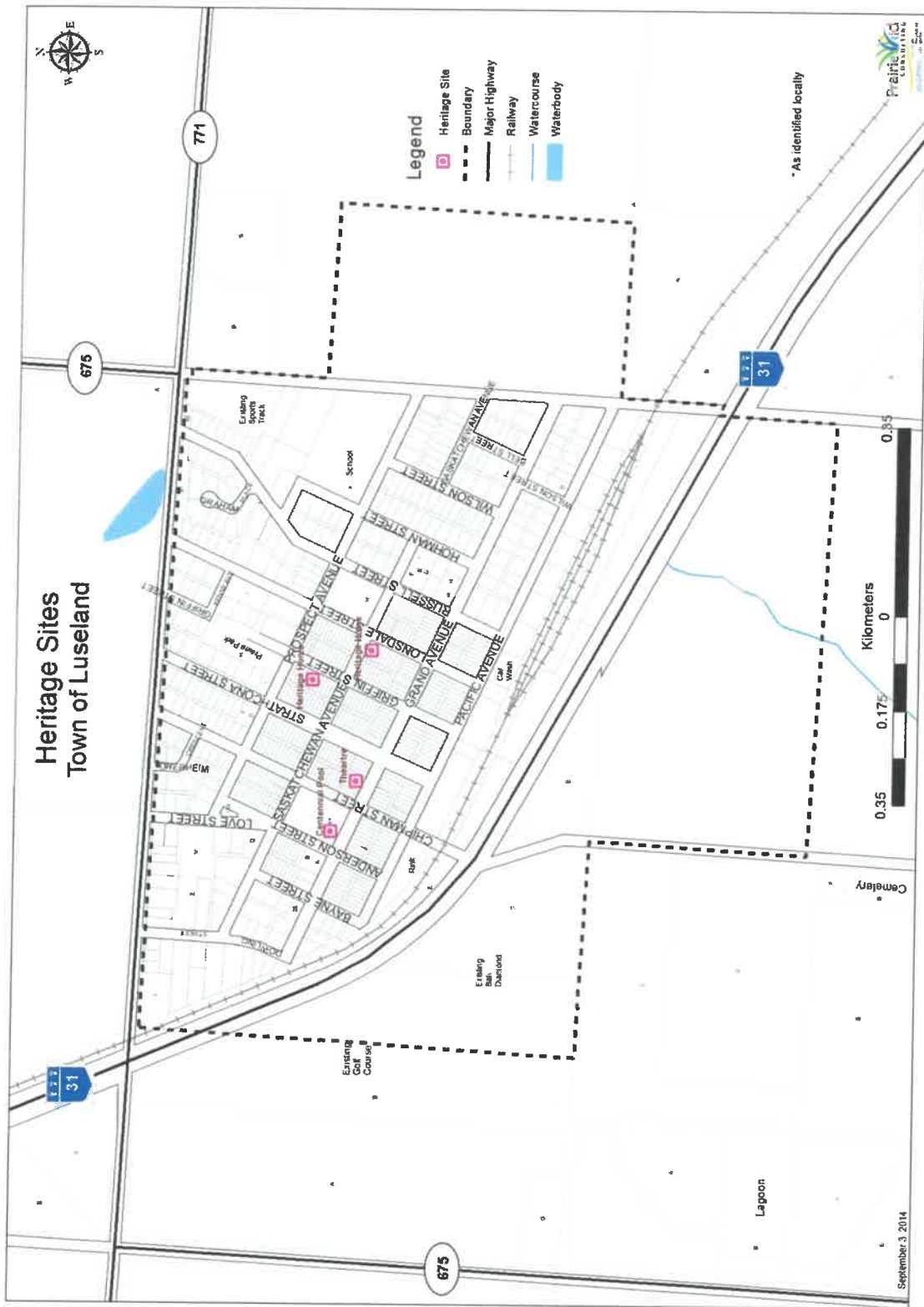
APPENDIX "A" – TOWN OF LUSELAND FUTURE LAND USE MAP

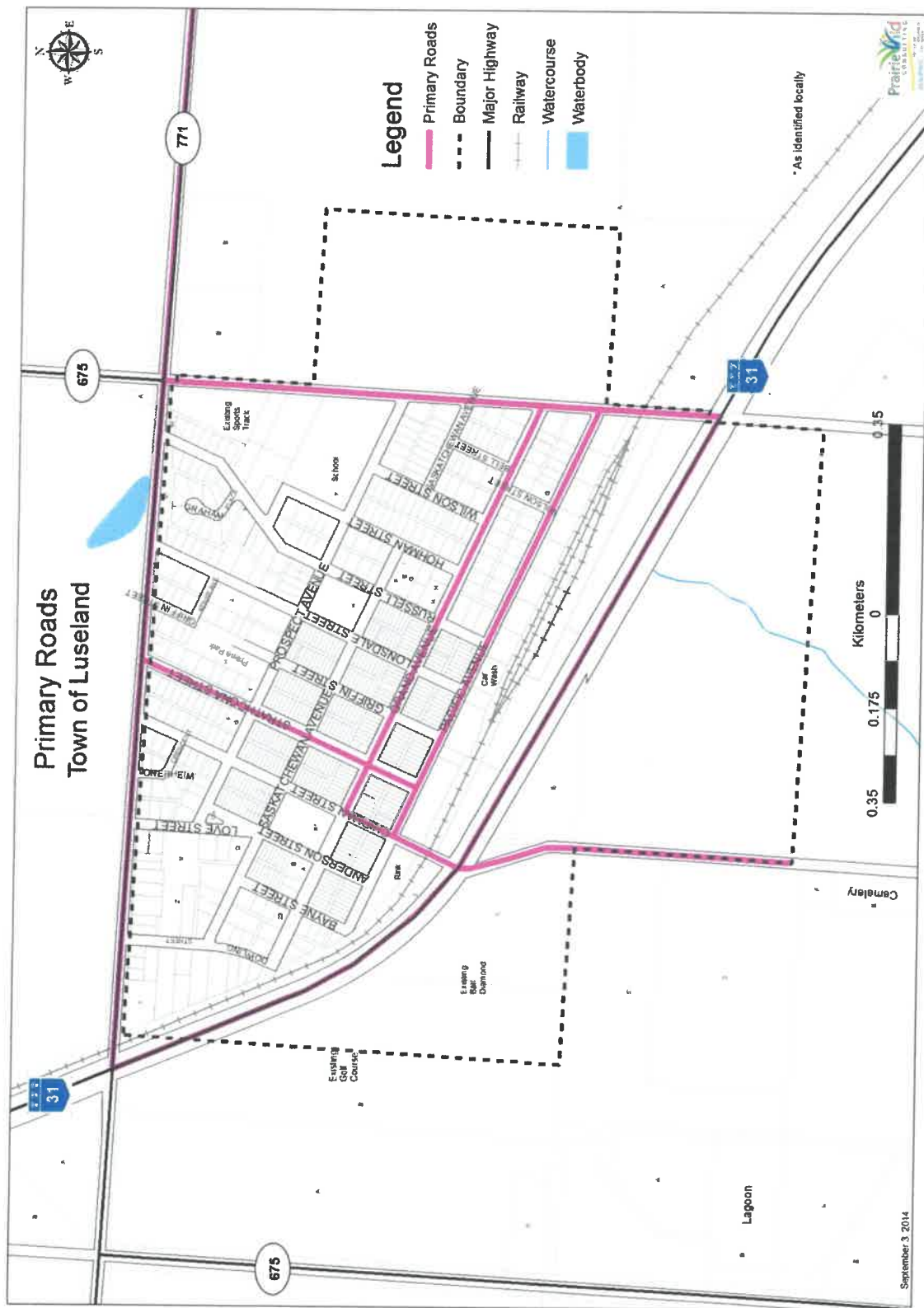


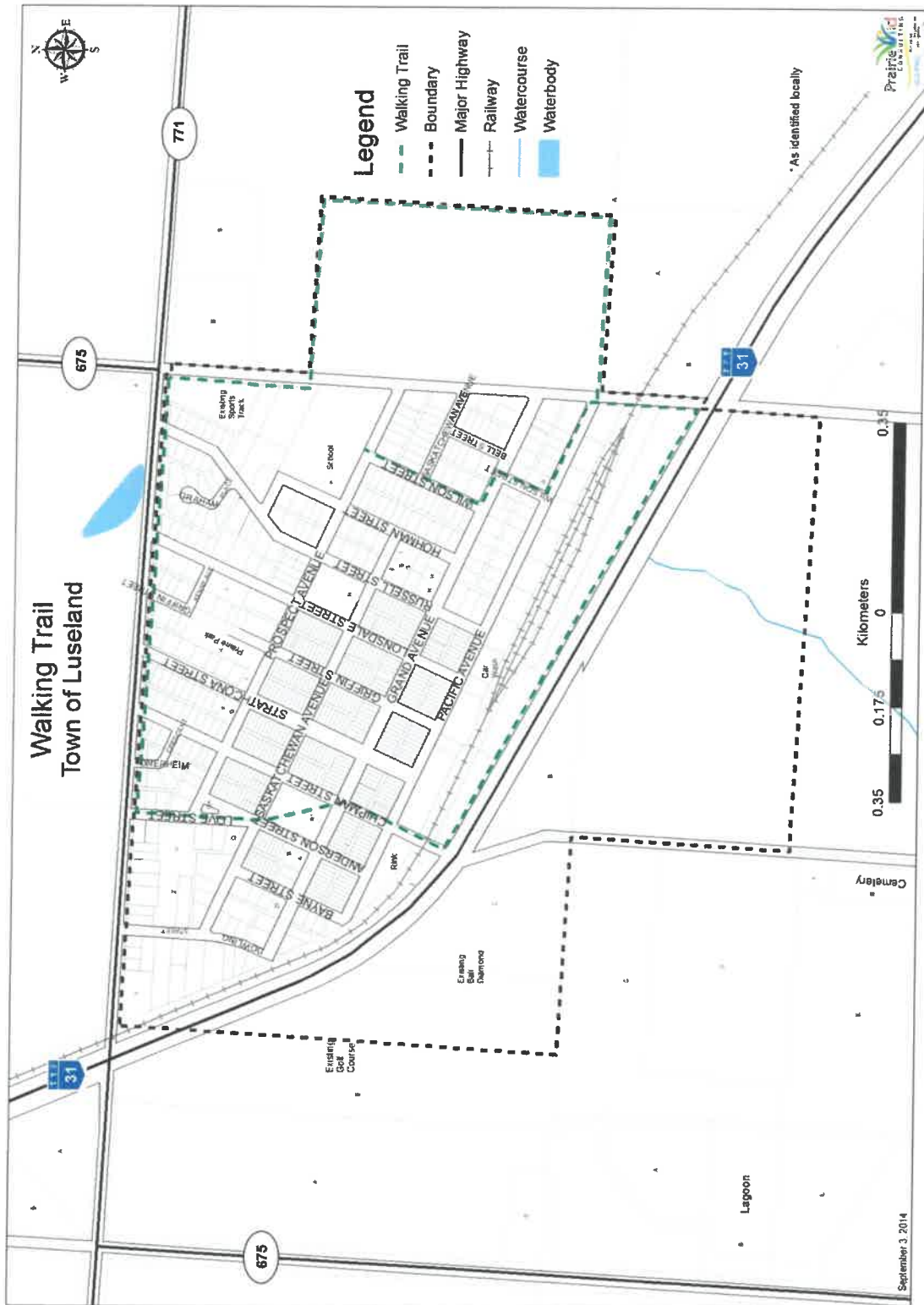
APPENDIX "B" – REFERENCE MAPS











APPENDIX “C” – TOWN OF LUSELAND INFRASTRUCTURE CAPACITIES

Town of Luseland	
CONNECTIONS	
WATER SUPPLY	Aquifer – main supply – 15 ga/min Spring – 55 ga/min Total – 70 ga/min Pump – 68 ga/min
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	4 day storage New treatment Facility equipment to double population (~1200)
ANNUAL WATER TREATMENT	20-32 million gallons
SEPTIC TREATMENT	3 cell lagoon 1 treatment, 2 storage
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	N/A
SOLID WASTE MANAGEMENT (TRANSFER STATION / LANDFILL life expectancy)	Shared landfill located in the RM of Progress ~ 20 year expectancy
CURRENT ENGINEERING STUDY (YES/NO; YEAR)	Yes - 2010
PUBLIC WELLS OR WELL- HEADS	2 + 2 new
WATER LINES / UTILITIES	Yes
LAGOONS	Yes
CEMETERY	Yes