

TOWN OF



OFFICIAL COMMUNITY PLAN

2017



TOWN OF ESTON

Official Community Plan BYLAW 2017-11

1. Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Town of Eston hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and 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 this _____ day of _____ 20__

Read a second time this _____ day of _____ 20__

Read a third time and passed this _____ day of _____ 20__

MAYOR

SEAL

ADMINISTRATOR

TOWN OF ESTON

**OFFICIAL COMMUNITY PLAN
SCHEDULE "A" to BYLAW 2017-11**

MAYOR

SEAL

ADMINISTRATOR

Lenore Swystun, MCIP, RPP
Director

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Section 1: Introduction

1.1 WELCOME TO THE TOWN OF ESTON

The Town of Eston is located in west central Saskatchewan at the junction of the Provincial Highways #44 and #30, approximately 51 kilometres from the Town of Eatonia, 60 kilometres from the Town of Kindersley, 57 kilometres from the Town of Elrose, and 30 kilometres from the South Saskatchewan River and the Eston Riverside Regional Park. Eston has rich agricultural roots with two elevators and a number of agricultural services in Town, which is reflected in the Town slogan “Golden Fields and Harvest Moons.” Over time, natural resource development has increased in the area.

The Town’s 2016 census population was 1,061.¹ Eston offers affordable residential options as compared to larger neighbouring communities that are more immersed in the oil and gas development and exploration.

There are a number of community services and amenities offered including recreational, educational, health care, and emergency services. The Town has a large recreational complex, outdoor swimming pool, golf course, and ball diamonds. There are two schools in Eston, one Kindergarten to Grade 12 and the Eston College. For emergency services, the Town has a Health Centre, medical clinic, RCMP detachment and fire department. The Town also has mutual aid agreements with surrounding municipalities. These amenities assist in attracting new residents and visitors to the community.

Eston is a hub community that is participating in the Prairie West Planning District. This District includes the Rural Municipalities of Snipe Lake No. 259, Kindersley No. 290, Milton No. 292, Winslow No. 319 and Antelope Park No. 322; the Town of Eatonia; and the Villages of Dodsland, Plenty, and Marengo. The municipalities have agreed to work together on land use planning, economic development, service delivery and other regional opportunities.

This Plan is intended to guide the municipality for a period of twenty to twenty-five years and should be read in its entirety and reviewed every three to five years, in order to facilitate the development and on-going sustainability of the community by encouraging a stronger, creative and more cohesive municipality that can, through improved regional links, manage change towards a desired future by increasing municipal capacity.

1.2 ENABLING LEGISLATION AND PURPOSE OF THE OFFICIAL COMMUNITY PLAN

The Planning and Development Act, 2007 and *Statements of Provincial Interest* provide the legislative framework for the preparation and adoption of the Town of Eston Official Community Plan (OCP). The

¹ Census of Canada. (2016). Community Profile. [2016 Data Products]. Retrieved from E-STAT <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4708076&Geo2=CD&Code2=4708&Data=Count&SearchText=Eston&SearchType=Begins&SearchPR=01&B1=All&TABID=1>

OCP will address future land use, development, and other matters of community concern affecting lands within the municipal boundaries.

This Plan responds to the requirements of the Act by providing policies based upon *Community Goals* for the conservation and use of municipal resources. The day-to-day decisions of the municipal Council will be based upon these goals, objectives and the policies in this Plan to promote orderly and sustainable development within the municipality. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting practices that are compatible with the land base and environment of the Town of Eston.

.1 Enabling Legislation

The Town of Eston Official Community Plan meets the legislative requirements as outlined in *The Planning and Development Act, 2007* and *Statements of Provincial Interest*. The Plan has been established and adopted in accordance with the provisions of Section 32 of the Act.

.2 Beyond Legislative Authority

The Town of Eston 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 Official Community Plan are 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 within the Town.

1.3 FORMAT OF THE PLAN

The Town of Eston Official Community Plan is divided into five (5) major parts:

Section 1	An introduction to the Official Community Plan, providing some general background information and guidance.
Section 2	The vision, goals, and general principles for the community are provided.
Section 3	General policy directions are provided for the Town.
Section 4	Action plan for implementing the Plan are provided.
Section 5	The tools available for the Council to administer the Official Community Plan are presented.

The **policies** of the Plan are action statements intended to address particular issues and advance the Town towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.

Future Land Use Map: One of the key aspects of the Plan is to provide an overall future land use and development concept for the Town of Eston. The Future Land Use Map (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and human-made features.

Reference Maps: The series of Reference Maps attached in Appendix “B” provide supplementary information. All Reference Maps are approximate and are subject to change. Reference Maps are conceptual only and should not be used to make site specific decisions.

Action Plans: To achieve the goals set out in the Town of Eston Official Community Plan, a clear plan of action or implementation strategy is required. An action plan table for the Town has been included in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the Town achieve its goals outlined in the Plan.

Definitions: The definitions contained in the Town’s Zoning Bylaw shall apply to this Official Community Plan. The definitions are not contradictory to the Plans. Any amendments to the Zoning Bylaw definitions shall ensure they do not conflict with this Plan and the District Plan.

Section 2: Guiding Growth in the Town of Eston

2.1 INTRODUCTION

This Plan encourages some degree of change in the Town of Eston to manage the impacts and promote development opportunities. A dynamic municipality requires a strategy to successfully promote agricultural diversification, business enterprises, job creation and a variety of residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local business as well as other economic and social opportunities.

2.2 GUIDING PRINCIPLES

This Official Community Plan:

- Strives to maintain the rural character and quality of life;
- Encourages sustainable development and growth which efficiently uses land and existing transportation networks and provides for the affordable servicing of land in order to limit the fragmentation of land;
- Builds foundations for a sustainable, healthy rural economy by planning in the context of land resource quality, geographic location, economic opportunities, environmental conditions, natural features, adjacent land uses and relationships with other municipalities;
- Promotes new development in rural areas that is compatible with agricultural lands; and
- Promotes inter-municipal cooperation and partnerships to stimulate community initiatives through land development in a manner that contributes positively to the well-being of all community members in the municipality.

2.3 COMMUNITY VISION

This vision statement is intended to give a broad, inspirational image of the future that someone or a group of people are aiming to achieve. The vision statement is written in present tense, in a positive tone and is easy to understand. From the community engagement process, the following statement was created.

In 2041...

The Town of Eston is a progressive community that offers endless opportunities. The Town attracts new residents, visitors and businesses that reflect and maintain the Eston small town charm.

We respect our deep roots through historical family and agricultural ties.

We are known for our community spirit, caring for our seniors and youth, volunteers, and providing quality services including education, health care, transportation and infrastructure.

2.4 GOALS OF THE TOWN OF ESTON

The Town of Eston Official Community Plan responds to the requirements of *The Planning and Development Act, 2007* and *Statements of Provincial Interest*, by providing policies based upon “Community Goals” for the use of municipal resources. The day-to-day decisions of Municipal Council will be based upon these goals.

Residential Development:

- To provide and expand residential development within the Town to include a variety of options.

Community Engagement and Social Priorities:

- To ensure the safety and well-being of residents and encourage community involvement in municipal initiatives.

Community Economic Development:

- To attract new economic development ventures to draw residents and visitors to Eston.

Recreation and Tourism:

- To promote recreational and tourism amenities and events within the Town and wider district.

Transportation Networks:

- To maintain and work with various stakeholders to enhance road, rail and trail networks in the Town.

Infrastructure Systems:

- To expand infrastructure efficiently in the Town to accommodate increased growth.

Natural and Ecological Resources:

- To respect our agricultural surroundings and welcome other natural resource development.

Environmental Management:

- To ensure environmentally sensitive lands including parks and open spaces are maintained and expanded.

Heritage and Cultural Resources:

- To identify, protect and celebrate heritage and cultural resources and events.

Inter-Municipal Cooperation:

- To collaborate with the RM of Snipe Lake and surrounding communities on initiatives such as land use planning, economic development, and tourism opportunities.

Section 3: General Policies for New Development

3.1 GENERAL POLICIES FOR NEW DEVELOPMENT

The policies outlined in this section address challenges and opportunities which may arise throughout the Town of Eston Official Community Plan. In managing change, the Town will undertake comprehensive, integrated and long term planning to ensure that development with the landscape quality of the area can be sustained by service levels and meet the *Statements of Provincial Interest*.

OBJECTIVES

-  To ensure safe, accessible and compatible development.
-  To encourage growth that is reflective of the Town's goals, policies and Future Land Use Map.
-  To support growth and development in areas where infrastructure capacities exist or can be expanded in a feasible manner.
-  To value the agriculture sector and strive for a sustainable balance of land use development.

General Policies

- .1 The Town will strive, through this OCP and the Prairie West District Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town and wider district.
- .2 Eston shall have a compact form, mix of uses and densities that will allow for the efficient use of land, infrastructure and public facilities. This OCP will designate an 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 The Town will continue to be involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services such as fire protection, recreation, health care, emergency services, education, and economic development.
- .4 In managing change, the Town should maintain and renew a comprehensive integrated and long term asset management plan to reduce strain and impact on municipal infrastructure or public service facilities.
- .5 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP and the Prairie West District Plan. A proposal may be denied when it is detrimental to the health, safety, 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.
- .7 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.
- .8 The Town of Eston encourages development and new subdivisions to locate where servicing and infrastructure are in place, or planned to support the intensity and type of development. Development should avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .9 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 (Appendix "A").
- .10 Planned development will help to increase land values, not be wasteful of land resources, minimize public expenditure in service provision, and recognize significant community features in maintaining the small town lifestyle.
- .11 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 of green space and trails;
 - f) Provisions for public safety; and
 - g) Other criteria which support a sustainable community.
- .12 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.



.13 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.

.14 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.



.15 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.



3.2 RESIDENTIAL DEVELOPMENT

The Town of Eston provides for a variety of residential accommodations such as single detached, multi-unit, rental, seniors and attainable housing. According to the 2011 Census of Canada, there were a total of 455 occupied private dwellings, of which the majority lived in single-detached dwellings.² People are attracted to Eston because of the affordable options and services it offers. There is an opportunity to expand residential housing in Eston through infill and new subdivision developments.

OBJECTIVES

- ✚ To support and encourage a variety of residential developments.
- ✚ To support residential development in areas where servicing exists.
- ✚ To encourage innovative housing development and design.
- ✚ To provide life-cycle housing.
- ✚ To continue to explore further incentives for housing development.

General Policies

- .1 The Town of Eston supports a mix of residential to include single detached, multi-unit, rental, senior and attainable housing.
- .2 Residential development shall be encouraged where infrastructure capacity exists or where there is the opportunity to expand infrastructure services. Suitable residential areas are identified on the Future Land Use Map (Appendix "A").
- .3 The Town of Eston encourages infill residential development in Town and existing subdivisions. New development should complement the existing Town and neighbourhood.
- .4 The Town should explore opportunities to create incentives to cleanup old abandoned housing and buildings and disposal of insignificant and dilapidated buildings where those sites are needed for infill development.
- .5 New residential areas shall be designed based on compact development principles, incorporating planned walkway systems linking residential areas and providing ready access to Town facilities, parks, and open spaces.
- .6 When planning new residential areas or rezoning portions of land for residential use, the proposed development shall have regard to:

² Census of Canada. (2011). Community Profile. [2011 Data Products]. Retrieved from E-STAT <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>

- a) Compatibility of adjacent land uses;
 - b) Avoidance of environmentally sensitive and 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 use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and
 - g) Provision of land for Municipal Reserve pursuant to *The Planning and Development Act, 2007*.
- .7 The Town of Eston should continue to explore opportunities for housing incentives to attract new development to meet the needs and demands of a growing community.
- .8 Seniors and rental accommodation is a priority within the community. The Town should investigate ways to attract such types of developments to the community.
- .9 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 generally intact.
- .10 Residential building construction will be regulated by the Building Bylaw to ensure high quality of housing consistent with the *National Building Code of Canada*. The safe construction and maintenance of dwellings, along with the certification of modular homes to meet safety standards, will be enforced.
- .11 Mobile homes shall be accommodated when they can be effectively integrated with other types of dwellings within the Town. Mobile homes will be regulated by the Zoning Bylaw and must meet the requirements of the Canadian Standards Association.
- .12 Ready-to-move (RTM) homes are suitable within any residential areas, and modular units in residential areas specified by the Zoning Bylaw, if constructed to complement neighbourhood dwellings. These newer forms of pre-fabricated dwellings are required to meet the construction standards of the *National Building Code of Canada*.

Senior Housing Policies

- .13 The Town will encourage to the provision of affordable senior housing units in the form of townhouses and other multi-unit dwellings through exploration of partnerships with the Provincial government and local housing authorities to provide subsidies.
- .14 Where possible, senior housing should be located within walking distance (less than 10 minutes) of amenities and services, or the downtown area, in order to provide better access for those with reduced mobility.

3.3 COMMUNITY ENGAGEMENT AND SOCIAL PRIORITIES

Community spirit and care for residents is strong in the Town of Eston. Residents want to be involved in community events and initiatives and pull together in times of need. Community members volunteer their time through various community organizations such as Eston Players in Concert (EPIC), Communities in Bloom, and various recreational and economic committees and boards to list a few.

It is important to the community that Eston retains its small town feel and charm and that safety is always a priority.

OBJECTIVES

- ✚ To promote community events and initiatives.
- ✚ To support local committees and organizations and encourage a strong volunteer base.
- ✚ To evaluate the safety of developments in and around Town.

Community Engagement and Social Policies

- .1 Social aspects including accessibility and safety shall be part of all developments and services offered in the Town.
- .2 The Town should continue to actively engage residents in community events and initiatives. A variety of tools to engage and inform the community should be used including web, paper, newsletter, and social media.
- .3 The Town of Eston appreciates the local volunteer base and wants to maintain it. Work undertaken by local committees and organizations should be acknowledged.



3.4 COMMUNITY SERVICES AND PUBLIC HEALTH AND SAFETY

There are two schools within the Town including the Eston Composite School (Kindergarten to Grade 12) and the Eston College. The school offers many amenities and programming options for students.

The Eston College is a faith based college that has a capacity for 200 students. On an annual basis there is an average of 50 students that attend the College. There are also on-site dormitories.

For health services and amenities the Town offers a Health Centre, a medical clinic with a community doctor and elderly care facility. The Town of Eston has a fire hall with a volunteer fire department and a local RCMP detachment.

The Town also provides amenities and services for residents to be engaged in the community including local clubs and organizations that hold a number of events and initiatives such as the Rodeo, July 1st Canada Day, and Ladies Night Out.

OBJECTIVES

- ✚ To ensure community services and amenities are accessible and safe to all.
- ✚ To promote community events and initiatives.
- ✚ To promote the educational amenities in Town.
- ✚ To encourage the coordination and integration of community facilities where appropriate.
- ✚ To support and enhance health care facilities.
- ✚ To encourage expansion on the Town's emergency services including RCMP and fire.

Community Service Policies

- .1 The Town of Eston shall support current and future community amenities and services. This includes education facilities, religious institutions, park spaces, libraries, museums, campgrounds, and municipal buildings.
- .2 The Town will work with service delivery agencies, other municipalities, 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 uses as may be permitted by the Zoning Bylaw; and
- f) Entering into collaborative inter-municipal or inter-agency agreements.

.3 The Town 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.



.4 Eston should seek funding opportunities to enhance local amenities and provide additional programming.

.5 The use of vacant community service buildings (i.e. halls, schools, etc.) shall be encouraged to continue for future institutional uses. The conversion of community service buildings to residential buildings is not encouraged, unless it is found to be viable.

.6 The Urban Orchard is an important amenity in the community. The Town shall continue to work with the community to maintain and expand the Orchard.



.7 Year-round events are encouraged by the Town. Working together with local community clubs and organizations, the Town will explore opportunities to organize and promote one large annual event that provides identity to Eston.

.8 The Town shall promote the Eston Composite School and the Eston College as integral community services within the community and wider region. These spaces can also be used for community gatherings and events.

.9 The Town of Eston should work with the Sun West School Division and other stakeholders to maintain the current educational facilities while exploring options to enhance them.

- .10 The Town in collaboration with the Eston College and Great Plains College should explore opportunities to provide post-secondary education to provide options to current residents to remain in the community and to attract new residents.

Health and Safety Policies

- .11 The Town of Eston supports the Health Centre and medical clinic as well as the provision of physician services. Working together with the Health Region, neighbouring communities and other stakeholders, the Town should continue to be actively engaged in discussions related to health care in the community including employment and services.



- .12 Safety shall be considered as part of every development within the community.
- .13 The Town shall coordinate with the Prairie West Planning District on matters regarding public health and safety and hazard lands.
- .14 The Town shall ensure that Emergency Response Plans are current and reflect changes in land use or activities. In addition, firefighting requirements will be considered as a part of every re-zoning application, subdivision review and servicing agreement.
- .15 The Town shall continue to support emergency services including the local RCMP detachment and fire department. Expansion of services and number of employees and volunteers is encouraged.
- .16 The Town is encouraged to utilize FireSmart³ principles for subdivisions planned within and adjacent to potential fire hazard areas.
- .17 Safety within the community should be evaluated and areas for improvement should be prioritized for the benefit of residents and visitors.
- .18 Eston 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.
 - a) Development constraints to those adjacent to active railways are addressed in Section 3.7.

³ FireSmart principles and resources can be found at the following website:
<http://www.environment.gov.sk.ca/firesmart>

3.5 COMMUNITY ECONOMIC DEVELOPMENT

There are a number of businesses and industries within the Town including a grocery store, two motels, restaurants, a drug store, gift shops, a service station and agricultural, and oil and gas related services.

Main Street is one of the focal areas of the Town that includes some significant heritage buildings. The Town would like to attract development to the Main Street while preserving and adaptively reusing the existing commercial buildings.

The Town engaged the community in a re-branding initiative which included new Town signs and an updated website. The Town would like to pursue this further and use the branding to spur further economic development.

OBJECTIVES

- ✚ To support existing and new businesses within Town.
- ✚ To explore opportunities for business incentives.
- ✚ To have a thriving commercial district.
- ✚ To attract innovative business ventures to the community.
- ✚ To identify opportunities for the former hospital.
- ✚ To encourage shop local campaign options.
- ✚ To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary, and service industries.

General Policies

- .1 The Town of Eston supports existing businesses and industries within the community. Attracting new commercial and industrial development is encouraged. The Future Land Use Map (Appendix "A") illustrates areas suitable for commercial and industrial expansion.
- .2 The Town of Eston should work with the business community to continue to explore incentive options to retain and attract new businesses to Town.
- .3 A shop local campaign or promotion of shop local options may be pursued to promote economic generation in the Town.
- .4 Eston shall continue to participate in the joint Economic Development Committee with the RM of Snipe Lake No. 259 to discuss local economic opportunities including incentives, branding, and sharing regular information with business owners and community members.

.5 Economic development initiatives such as the Trade Show may continue to be supported and enhanced to promote the services offered in the community.

.6 The Town may pursue the development of an overall marketing plan to promote the Town.

.7 In collaboration with community stakeholders, the Town should identify opportunities for the former hospital site that will contribute to the overall economy and provide positive results for the community.

.8 The Town will assist the appropriate agencies to identify potential contaminated sites that may exist in the community and cooperate in the development of appropriate mitigation plans for those sites. Incentives may be considered for redevelopment of brownfield sites so long as the development includes undertaking appropriate environmental assessments.



Town Centre Commercial Policies

.9 Eston's commercial district shall continue to be the focus of commercial development within the community. Retaining and attracting new businesses to locate to the Main Street will be a priority.

.10 New development within the commercial district shall complement the commercial district's characteristics. Design guidelines may be adopted for the Main Street.

.11 Revitalization and re-use of existing buildings, specifically heritage buildings, shall be encouraged.

.12 Re-zoning of commercial districts to residential districts within the core commercial area will not be supported by the Town, other than mixed-use development that allows for residential units above commercial activities.



Highway Commercial and Industrial Policies

- .13 A revitalization initiative for highway commercial areas should be considered by the Town to ensure attractive entryways and exits in the community.
- .14 The Town supports services that accommodate visitors to stay short and long term in the community. Motels, hotels, and bed and breakfasts are encouraged.
- .15 The Town supports new industrial development within the community. Value-added agriculture and industry related to oil and gas are encouraged in compatible areas.
- .16 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, odour, or potential environmental contamination. Such uses shall be encouraged to find a location that minimizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- .17 Industrial uses along railway lines shall be protected from the encroachment of incompatible uses.
- .18 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 public road system;
 - b) The development will not generate inappropriate traffic on residential streets;
 - c) The development shall not have adverse impacts on the natural environment, including groundwater resources; and
 - d) It shall not detract from the visual attractiveness of the area.
- .19 Industrial development proposals that require a re-zoning amendment should be guided by a Comprehensive Development Review and should indicate:
 - a) Future major roads;
 - b) Drainage systems and improvements;



- c) Major open space areas;
- d) Culturally and archaeologically 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 expansion into adjacent land.



Hazardous Use Policies

- .20 Facilities or developments, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:
 - a) Hazardous facilities shall not be located closer to dwellings than permitted or recommended by the Saskatchewan Ministry of Environment;
 - b) Anhydrous ammonia facilities shall be located a minimum of 100 metres (328 ft.) from provincial highways and municipal roadways;
 - c) Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and,
 - d) In instances where the risk is severe, development may be directed to a suitable rural location.

- .21 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated use or in new industrial parks. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with the *Saskatchewan Fire Code*, the *Environmental Management and Protection Act*, the *Dangerous Goods Transportation Act*, the *Fire Prevention Act*, the *National Building Code*, and other applicable codes and standards.

- .22 Oil and gas related industries shall be supported and will locate in areas that are suitable for this type of development.

- .23 The Town encourages working with the natural resource sector, principal agencies, and other organizations to provide education and awareness about oil and gas development.

3.6 RECREATION AND TOURISM

The Town has a number of recreational amenities including a recreation complex with skating, curling, fitness centre, and bowling; an outdoor swimming pool; ball diamonds; a motocross track; batting cages; and, a disc golf course. There are many recreational programs that are offered for all ages.

There are three parks in Eston known Henry Hamilton Park, Jamieson Park and Centennial Park. There is also a full service campground.

Another tourism attraction is the Eston Riverside Regional Park that is located in the RM of Snipe Lake by the South Saskatchewan River, offering camping, swimming, and a nine-hole golf course.

OBJECTIVES

- ✚ To provide quality and safe recreational amenities.
- ✚ To enhance recreational facilities and programming for youth.
- ✚ To promote regional recreational amenities.
- ✚ To encourage Town events and initiatives.
- ✚ To implement consistent signage throughout the Town.
- ✚ To promote tourism opportunities in Eston and the wider district.
- ✚ To create accessibility to recreation regardless of financial constraints.

Recreation Policies

- .1 The Town shall maintain existing recreational amenities and services provided in the community for a wide range of ages and abilities.
- .2 Recreational amenities shall be promoted and encouraged to have a joint use to increase efficiencies and the services that are offered.
- .3 The Town of Eston should seek funding sources to enhance and expand recreational amenities and services. Opportunities for cost-sharing on a regional basis are encouraged.
- .4 The Town of Eston encourages recreational events and tournaments to increase usage of facilities and attract visitors to the Town.
- .5 Where feasible, the Town will facilitate partnership agreements, joint ventures and facility sharing with the schools and other community organizations to expand the supply of open space, parks and recreational facilities.



- .6 The Recreation Board shall continually assess recreational programs and identify other opportunities to engage the Town in recreation.



- .7 Playground areas for youth shall be encouraged to be interspersed throughout the community to ensure children have access to recreational amenities.

Tourism Policies

- .8 The Town of Eston shall investigate innovative ways to create tourism within the community to attract visitors and increase economic activity. A consistent brand for the Town of Eston shall be implemented.

- .9 The Town of Eston shall promote the branding initiative by adopting a consistent signage policy throughout the community to promote the Town and what it has to offer.

- .10 The Town may work with the Prairie West Planning District to explore opportunities to create a tourism plan for the region. Regional amenities include the Regional Park and tours that could be implemented of the river hills, tipi rings and existing farm sites.



3.7 TRANSPORTATION NETWORKS

Transportation networks in the Town include a number of local roads, the Provincial Highways, an active rail line, and a walking path. The Provincial highways #30 and #44 pass through the Town. Highway #30 travels to the Village of Brock up to Highway #7 and south to the South Saskatchewan River and the Eston Riverside Regional Park. Highway #44 connects people to Elrose to the west and Eatonia to the East. The Town wants to ensure transportation networks are safe and efficient. To maintain road networks, the Town has implemented local road improvement on some streets.

OBJECTIVES

- ✚ To provide safe and efficient transportation networks.
- ✚ To work with the Department of Highways to maintain and improve the Highways that run through Town.
- ✚ To discuss with railways the safety of the rail line and alternative uses.
- ✚ To attract transportation related services.
- ✚ To promote alternative transportation methods and infrastructure.
- ✚ To enhance trail systems within the Town.

General Policies

- .1 The Town of Eston shall ensure all transportation networks are safe. Maintenance and upgrades shall be implemented when it is feasible to do so.
- .2 Services that support transportation such as gas stations and car and truck washes are encouraged in the Town.
- .3 The Town of Eston encourages alternative and technologically advancing transportation such as electric cars. The Town may explore opportunities to develop proper infrastructure to accommodate such transportation systems to include car charging stations.
- .4 The Town supports the Eston Airport as an important local and regional amenity.
- .5 New subdivisions may be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet requirements. In the case of the Town adopting a concept plan, any future subdivisions will provide for the general placement of road networks identified.

Road Policies

- .6 Street classification of local, arterial and collector streets should be established in order to promote orderly, safe and efficient street systems. Control of access points and provision of service roads may be required in some instances.
- .7 The Town will encourage developments that will ensure safe access and egress from adjacent roadways without disrupting their transportation function.
- .8 Standards that improve the visual appearance when entering Eston may include landscaping, signage, or screening and shall apply to lands near these entryways.
- .9 The Town in collaboration with the Department of Highways should assess and identify improvements for Highways #30 and #44.
- .10 In order to assist seniors and people with accessibility challenges, the Town should explore options to revitalize the courtesy car or other types of public transit to get to and from community amenities and health care appointments.

Rail Policies

- .11 The Town of Eston together with the railways should discuss the safety of the rail line through Town. Options to increase safety and reduce emergency situations should be explored.
- .12 The Town should consult with railways regarding proposed land development and infrastructure projects which may have impacts on existing drainage patterns. Similarly, it is encouraged the two have a reciprocal relationship where the railways consult with the Town where facility expansion or changes impact drainage patterns to adjacent uses.
- .13 A minimum 30 metre (98 ft.) setback from the railway right-of-way property line to the building face shall be required for any new residential or commercial development. Setbacks from industrial development shall be determined through consultation with the Railways.
- .14 Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 metres (984 ft.) from the rail line in order to prescribe mitigation measures and to determine the viability of foundation structures.
- .15 All costs associated with preparing the noise and vibration assessment and implementing the approved mitigation measures shall be borne by the affected developers.

Trail Policies

- .16 The Town encourages the expansion of trail networks within and around the community.
- .17 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.
- .18 The Town should review the quality and functionality of existing pedestrian infrastructure including sidewalks to ensure safety of the residents.

3.8 INFRASTRUCTURE SYSTEMS

The Town provides waste, recycling, water, and sewer services to residents. The Town has a landfill that is located in the surrounding RM. Water is provided through a shared water pipeline with the Town of Kindersley. Other infrastructure systems offered in Eston include SARCAN, internet, and phone services.

OBJECTIVES

- ✚ To maintain and enhance current infrastructure systems.
- ✚ To maintain and expand an Asset Management Plan to prioritize infrastructure improvements.
- ✚ To maintain appropriate service levels of all utilities in order to ensure that the potential for infill and growth is not adversely affected.
- ✚ To explore waste management options.
- ✚ To work with service providers to improve communication systems.

General Policies

- .1 The Town shall ensure proper maintenance and upkeep of public works, sewers, streets, maintenance yards and other public utilities.
- .2 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.
- .3 The progress of the Asset Management Plan shall be monitored for the short and long term and as such a schedule, budget, and deliverables will be included. The current infrastructure capacities for the Town of Eston are included in Appendix "C."
- .4 In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with policies from the Official Community Plan, to ensure the effective and efficient control of development and public spending.
- .5 The Town shall ensure that capital works and infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.

- .6 Preference will be given to reinforce existing services, and when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself. Front end costs of expanding municipal services shall be recovered through off-site development levies.
- .7 Town infrastructure such as signage and street lights should be evaluated and prioritized for improvements.
- .8 The Town will continue to work with satellite, internet, cellular, and cable providers to ensure internet and phone access is maintained to a high quality.
- .9 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.
- .10 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.
- .11 The Town shall continue to work with neighbouring communities and the Prairie West Planning District to explore joint infrastructure options for water, sewer and waste.



Water and Sewer Policies

- .12 The Town shall seek funding opportunities for regular maintenance and upgrades of water and sewer systems. Upgrades may include the Eston Kindersley water line, water tower, and sewer lines.
- .13 The Town shall continue to collaborate with surrounding communities to provide quality water to residents.

Waste Management Policies

- .14 The Town shall encourage various waste reduction strategies including the promotion of the Recycling Centre. Opportunities to expand recycling options in the community shall be encouraged by the Town.
- .15 Regular maintenance shall be undertaken on the Town's landfill to ensure compliance with Provincial regulations.

.16 Waste management options should be explored by the Town in conjunction with neighbouring municipalities to promote cost savings for the region.

3.9 NATURAL AND ECOLOGICAL RESOURCES

The Town of Eston is sensitive to natural lands and resources within the community and surrounding area. There are many parks and green space located within the community. The Town has dedicated a large percentage of Municipal Reserve throughout the community. Recent community green space developments are the Centennial Park for the 100th anniversary for the Town as well as a community orchard that was implemented by various community members. Nearby, there is the Eston Riverside Regional Park which includes a number of sensitive lands such as the river, rolling hills, and archaeological artifacts.

OBJECTIVES

- ✚ To maintain agricultural practices and production.
- ✚ To support natural resource development and encourage related services to locate in Town.
- ✚ To identify and protect environmentally sensitive resources in Town and the larger district.
- ✚ To work with the Saskatchewan Water Security Agency to monitor development and ensure protection of the aquifers.
- ✚ To manage ground water resources to ensure that existing and future users are not deprived of water supply and would not have a known detrimental effect on aquifers.

Natural Resource Policies

- .1 The Town recognizes the agricultural roots of the community and area. Agricultural production and diversification of practices are encouraged.
- .2 The Town supports sustainable natural resource development and exploration that maximizes local and regional economic benefits. Opportunities for natural resource related services are encouraged in the Town.
- .3 The Town recognizes the importance of implementing land use controls that identify and preserve pipeline rights-of-way. Public and pipeline safety shall be taken into consideration in the development planning and design. Development along pipelines shall be subject to the following:
 - a) Any development involving pipeline and/or power line transmission rights-of-way shall be sited to comply with all relevant Federal and Provincial legislation. Setbacks from pipelines and other utility corridors shall be in accordance with appropriate corporations. Refer to “Land Use Planning for Pipelines publication by Canadian Standards Association (CSA) PLUS663”, which may be amended from time to time;

- b) Setbacks from the edge of the pipeline easement shall be 12.0 metres (39 ft.) except for where there is more stringent Federal and Provincial regulations in which those regulations apply;
- c) The National Energy Board has designated a setback area of 30 metres (98 ft.) on either side of a pipeline in which, subject to exceptions for such things as normal agricultural activities, anyone proposing to conduct a ground disturbance/excavation, must:
 - i. Ascertain whether a pipeline exists;
 - ii. Notify the pipeline company of the nature and schedule of the excavation; and,
 - iii. Conduct the excavation in accordance with such regulations.
- d) Development proposals which may impact the pipelines within 200 metres (656 ft.) of the Town's pipeline corridor shall consult with the pipeline operators as part of the formal land use planning and application process, and prior to submitting a subdivision or development permit application.

Environmental Management Policies

- .4 Environmentally sensitive lands that may be identified in Eston 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 The Town shall ensure that development protects and sustains important waterbodies, waterways, wetlands, and groundwater systems in the Town and broader region employing site-specific planning programs, either alone or in cooperation with other agencies, organizations, or governments
- .6 Park space including the Jamieson Park, Henry Hamilton Park, and Centennial Park are valued resources in the Town of Eston, continued maintenance and expansion is encouraged.
- .7 Green space is identified on the Future Land Use Map found in Appendix "A", green (or open) space is considered to be passive and structured leisure and recreational areas that enhance the aesthetic quality and conserve the environment of the community. The Town shall ensure these spaces are protected into the future.
- .8 The Town shall ensure green space is integrated as part of new developments especially in residential, core commercial, and community service areas. Green spaces will enhance the aesthetics of these areas and provide residents recreational opportunities.
- .9 Sensitive lands within the Town shall be identified and protected from incompatible developments.
- .10 The Town of Eston shall maintain and enhance park space, green space, and trails to ensure natural areas continue to be part of the community.

.11 Protection or mitigation for loss of existing trees and planting of new trees may be conducted in a safe and visually appealing manner along streets, roadways, and in open spaces with new development.

.12 Buffer strips should be maintained adjacent to watercourses and water bodies to allow for protection measures against erosion, sediment control, flood hazards and areas of industrial or oil related activities and storage. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.



.13 The Town recognizes sensitive environmental resources in the wider district and shall work with neighbouring communities, the Prairie West Planning District, and other stakeholders to protect these resources.

.14 Development shall not deplete or pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.

.15 Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans and other issues that may be required for the purpose of ensuring public health and safety.

.16 Care must be taken in the storage, handling, manufacturing, and use of products on sites related to aquifer areas to avoid contamination of the underlying aquifer.

.17 All applications for development near aquifers shall be accompanied by a report certified by a Professional Engineer that shall address site design, waste water management, and hazardous materials handling, storage and disposal, descriptions of physical/facility-specific structures, and plans and standards.

.18 Where an area exhibits potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.

.19 New development shall be prohibited in a flood way of the 1:500 year flood elevation of any watercourse or waterbody. In order to accurately determine estimated peak levels and flood areas within the 1:500 flood way, the Town may pursue a flood study.

.20 Natural and sensitive environmental areas shall be identified and protected where human activities may create potential to stress the environment. Development of new buildings and

facilities in the 1:500 year flood fringe of any watercourse or water body shall require flood-proofing to an elevation of 0.5 metres above the 1:500 year flood.

- .21 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.
- .22 All development near any water bodies will be complementary to the natural features of the surrounding area. All development shall be in accordance with the 25 Year Water Security Plan.⁴
- .23 Promoting environmental resources for passive recreation and tourism purposes is supported by the Town.

Municipal and Environmental Reserve Policies

- .24 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*.
- .25 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.
- .26 The Town will encourage the incorporation of environmentally sensitive areas and manmade surface drainage facilities, such as existing drainage channels, into the park and green space system.
- .27 Subdivision applicants will be required to dedicate 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*.
- .28 Public reserve locations that support a combination of parks, green spaces, nature reserves and recreational facilities will be encouraged.
- .29 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 through Town when possible.
- .30 The Town shall continue to maintain municipal reserve space and dedicate lands for municipal reserve as required.



⁴ <https://www.wsask.ca/About-WSA/25-Year-Water-Security-Plan/>

3.10 HERITAGE AND CULTURAL RESOURCES

There are a number of heritage and cultural resources within the Town and surrounding area. There are three municipally designated heritage buildings in the Town including the former RM of Snipe Lake municipal office, the Evans House and Lovedale School, the last two of which are located at the Prairie West Historical Centre (Museum). The Museum also has a collection of historical artifacts that are important to the area.

Cultural identity is shown through the Town's agricultural roots and community spirit. Community members take pride in the Town by volunteering on local clubs and organizations.

OBJECTIVES

- ✚ To identify and protect community heritage and cultural resources.
- ✚ To encourage revitalization of historic assets.
- ✚ To welcome new cultural backgrounds and strengthen diversity.
- ✚ To enhance community celebrations.
- ✚ To encourage the continuation and growth of the Museum.
- ✚ To encourage our agri-culture.

Heritage Policies

- .1 Highly sensitive environment areas or sites with potential for significant heritage resources shall be identified to ensure the protection of these resources when these lands may be affected by development.
- .2 The Town encourages the preparation of an inventory of heritage resources within and around Eston, and supports the preservation and enhancement of buildings and sites that have historical significance.
- .3 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.
- .4 The Museum is an important amenity that tells the story of Eston and area. The Town supports the Museum and services it provides.



- .5 The Town of Eston recognizes the exceptional heritage resources found within the wider district and shall work with stakeholders and the Prairie West Planning District to ensure they remain as valuable assets to protect for future generations.
- .6 The Town encourages partnerships among community interest groups and businesses to promote the Town's heritage and cultural assets throughout the region.
- .7 The Town will move forward, where criteria is met, for the designation of respective building, sites, and districts either municipally, or where applicable, provincially, nationally and internationally.
- .8 The Town of Eston will encourage opportunities for the reuse, rehabilitation, preservation, or restoration of historic buildings.
- .9 The Town encourages the review and updating of the History Book on a regular basis to capture the past and present heritage of the Town and surrounding area.
- .10 Heritage may be highlighted through the naming or sponsorship of public amenities and spaces. Recognition, through signage or place naming, may be encouraged throughout Eston to honour significant citizen and organizational contributions.
- .11 Where a proposed development is located in a heritage sensitive area, the Town will refer the proposal to the Heritage Resources Unit to determine if a Heritage Resource Impact Assessment is required pursuant to *The Heritage Property Act*.

Cultural Policies

- .12 The Town encourages existing cultural facilities and organizations, multi-cultural activities and festivals that promote or foster multi-cultural understanding.
- .13 The Town shall work cooperatively with the Museum, business owners and other stakeholders to provide venues for community arts, recreational and cultural displays and activities.
- .14 The Town of Eston supports and encourages community events that celebrate and promote awareness and understanding of Eston's heritage and culture.



- .15 The contribution of public art will be greatly encouraged, and be located in areas of high visibility.
- .16 The Town will continue to support community-based arts and organizations through grants, incentives, or by other means.
- .17 Agriculture is a cultural aspect of the Town and should be recognized.



3.11 FUTURE URBAN DEVELOPMENT

Future Urban Development 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.

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.
- ✚ To ensure the conversion of rural/agricultural to urban land happens in a logical and effective manner.

General Policies

- .1 Future Urban Development Areas are identified on the Zoning District Map. These are areas where the future use of land or the timing of development is uncertain due to matters 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, though 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.

Urban/Rural Fringe Policies

- .4 The Town will consult with the Rural Municipality of Snipe Lake No. 259 and the municipalities in the Prairie West Planning District on land use planning matters to support orderly development of neighbouring lands. The Town will seek agreement with the adjacent RM on the use of land in future development priority areas identified by the Town. An agreement between the Town and RM to manage development within these identified future land uses should be explored.
- .5 The Town may undertake initiative to alter its boundaries to ensure that it is able to retain a five-year supply of land or for the purposes of accommodating specific development proposals where Town services are required.

Section 4: Making Things Happen

4.1 IMPLEMENTATION AND ACTION PLANS

Successful implementation of this plan depends to a large degree on whether its policies can guide local development in action in a variety of contexts over the next twenty-five plus years. This section contains information 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.

An action plan table for the Town has been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Town achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and Council will prioritize the action items. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

4.2 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the municipality and wider district, the Plan gives direction to Council on their day-to-day decision making. The Plan's land use policy areas illustrated in the Future Land Use Map in Appendix "A" provides geographic references for the Town'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:

- a) Municipal bylaws and public works will conform to this Plan;
- b) 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
- c) 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.

4.3 THE FUTURE IS A SHARED RESPONSIBILITY

A community is successful when all sectors cooperate with their time, effort, and resources to enhance the quality of life in the community or district. The Town can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in managing agricultural diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available in the Town. To achieve the goals and objectives of this Plan, the Town will advocate for Provincial partnerships and technical assistance to deliver services and programs for sustainable agricultural, economic, and community development.

Section 5: Implementation and Administration

5.1 PLANNING TOOLS

This section outlines the variety of traditional tools that the Town has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, Zoning Bylaws, servicing agreements, development levies, and review processes to ensure that an Official Community Plan is effective over the long term.

5.2 DEFINITIONS

The definitions contained within the Town's Zoning Bylaw shall apply to this Official Community Plan is not contradictory to the Plans. Any amendments to the Zoning Bylaw definitions shall ensure they do not conflict with the Official Community Plan.

5.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Town of Eston 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.

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, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for future development in the Town will be achieved.

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

5.4 ADOPTION OF THE PRAIRIE WEST DISTRICT PLAN

The Town of Eston is participating in the Prairie West Planning District. The municipalities have adopted the Prairie West District Plan as per *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Town of Eston Official Community Plan to guide land use development decisions at the local and District level over the next 25+ years.

In support of the Prairie West District Plan, the municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Prairie West District Planning Agreement Bylaw 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*.

5.5 ADOPTION OF THE MUNICIPAL ZONING BYLAW

Following the adoption of the Official Community Plan (OCP) and District Plan, the Town is required to enact a Zoning Bylaw which will set out specific regulations for land use and development as per Section 103 of *The Planning and Development Act, 2007*:

- The Zoning Bylaw must generally conform to this OCP, the District Plan and future land use and development shall be consistent with the goals and objectives of this Plan and the Prairie West District 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 prescribed for each zone;
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions; and
- The objectives and policies in the OCP 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 by 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 municipality 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 individual municipality.

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 this Plan, the District Plan and the Future Land Use Map to ensure that the development objectives of the municipality are met.

5.6 CONTRACT ZONING

For purposes of accommodating a re-zoning for unique development situations, Council may consider entering into re-zoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a re-zoning agreement to have an area of land re-zoned 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; and
- d) A condition that, on the rezoning of the land, none of the land or buildings shall be developed 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 for entering into a re-zoning agreement. The following are additional guidelines:

- The re-zoning 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 re-zoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;
- The development or re-development of the site for the specific use will be of benefit to the immediate area, the municipality, and the District as a whole; and
- 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.

5.7 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
- 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 an 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 this Official Community Plan, the District Plan, and any part of a concept plan that is inconsistent with the Official Community Plan and District Plan has no effect insofar as it is inconsistent.

5.8 COMPREHENSIVE DEVELOPMENT REVIEWS

A Comprehensive Development Review may be completed by the developer prior to presenting it to Council proposing to re-zone land for multi-parcel country residential, commercial, or industrial 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; and
- Appropriate information specific to the particular land use (residential, commercial or industrial).

5.9 SPECIAL STUDIES

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 road and highway system within the Town to identify lands affected by flooding or slope hazards, endangered species habitat, heritage resources, potable water supply septic management, the potential for ground and surface water pollution, and any general health risk to health and the environment.

5.10 PUBLIC WORKS

The capital works program and public improvements of the Town shall be consistent with the policies set out in this Official Community Plan and the District Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.

5.11 DESIGN STANDARDS AND GUIDELINES

The development and administration of design standards and guidelines is encouraged throughout the Town. These guidelines can include areas such as building or site design and appearance, lighting, signage, building orientation, trails, and landscape design standards to promote and achieve a high standard of development.

5.12 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 requires the capital upgrading of services 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.

5.13 SERVICING 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. The municipality may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.

5.14 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Town of Eston. The affected municipality has input into the subdivision procedure:

- The municipality provides comments on all subdivision applications within the municipality;
- 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 land use standards. Zoning is intended to implement the municipality's and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the municipality; and
- In order for the subdivision to be completed in a timely manner, it is advisable to consult with the development officer and/or planning staff of the municipality before submitting a subdivision proposal to Government Relations.

5.15 MONITORING PROGRESS

REVIEW

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 municipality to an inflexible development policy. As new issues and concerns arise or old ones change, the Plan shall be revised to meet those 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 municipality. New implementation initiatives will be needed as priorities will require adjustment in response to the varied and changing conditions in the Town and the greater district.

AMENDMENT

This Official Community Plan is a starting point and is capable of amendment and refinement on a continuous basis. 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 municipality and the District as a whole should be examined. Amendment to the Plan for a specific development proposal should be avoided; instead any Plan amendment should examine the broader scope of the issue.

Appendices

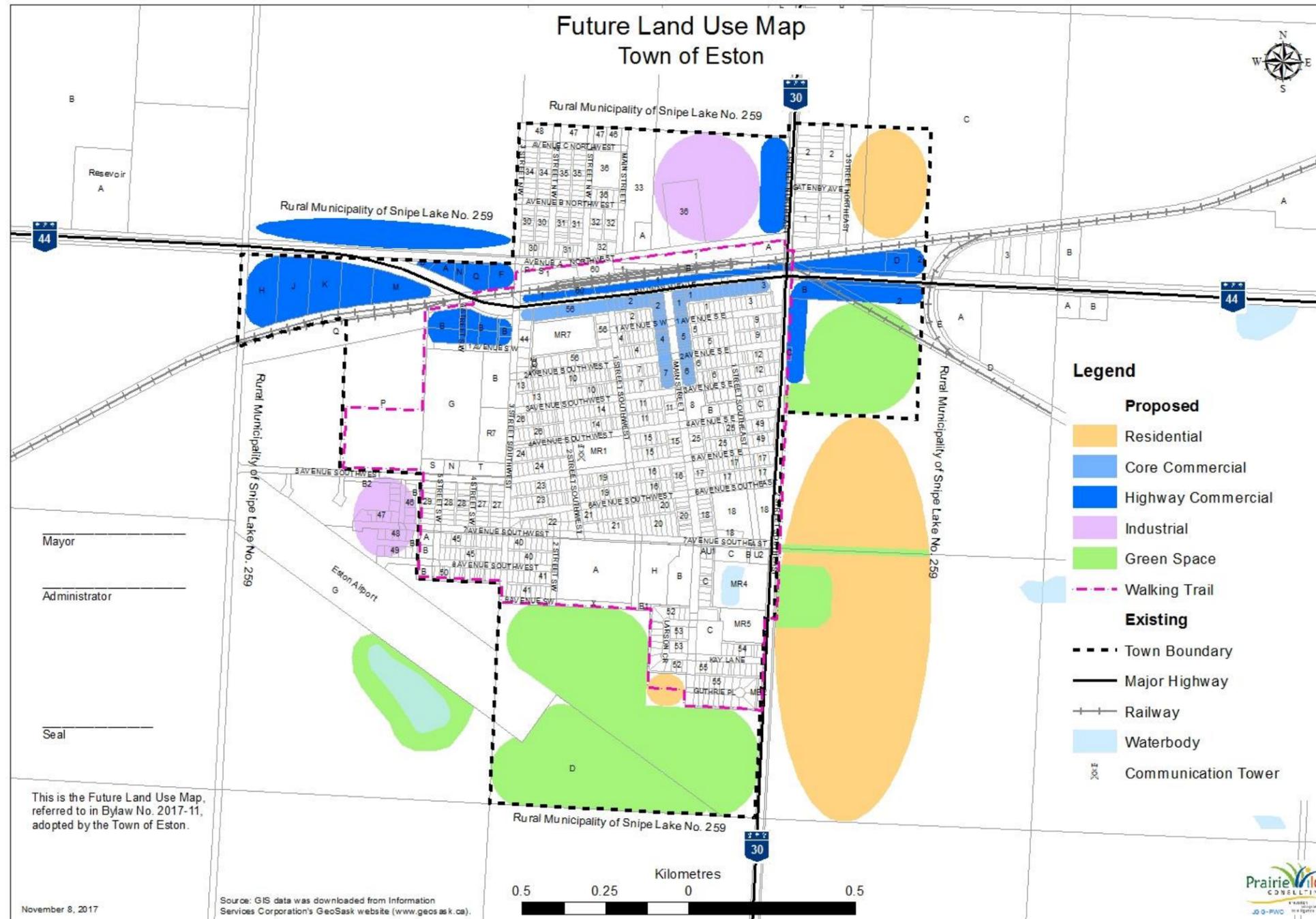
Appendix “A” – Town of Eston Future Land Use Map

Appendix “B” – Town of Eston Reference Maps

Appendix “C” – Town of Eston Infrastructure Capacities

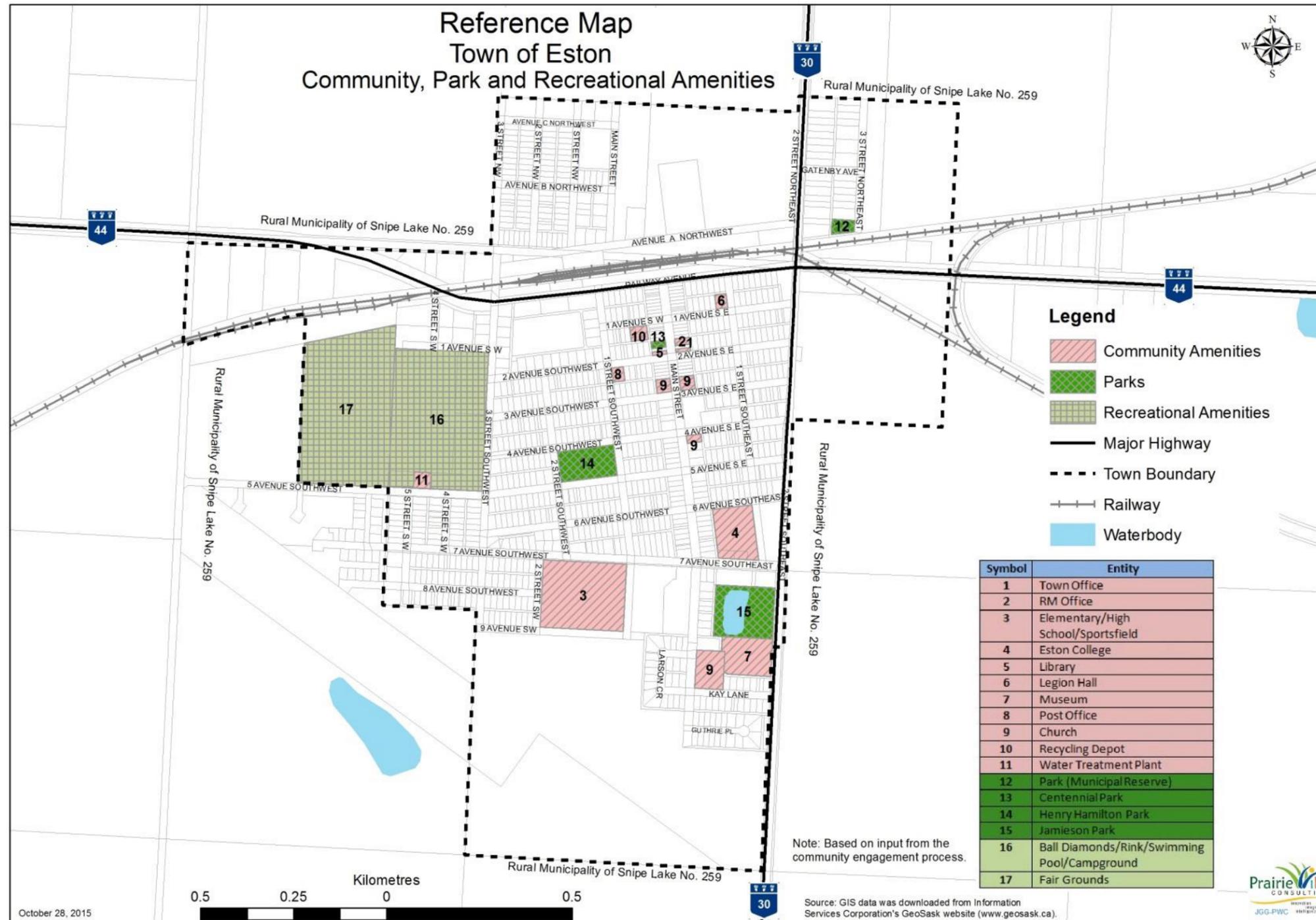
Appendix “D” – Town of Eston Action Plan Table

Appendix "A" - Town of Eston Future Land Use Map

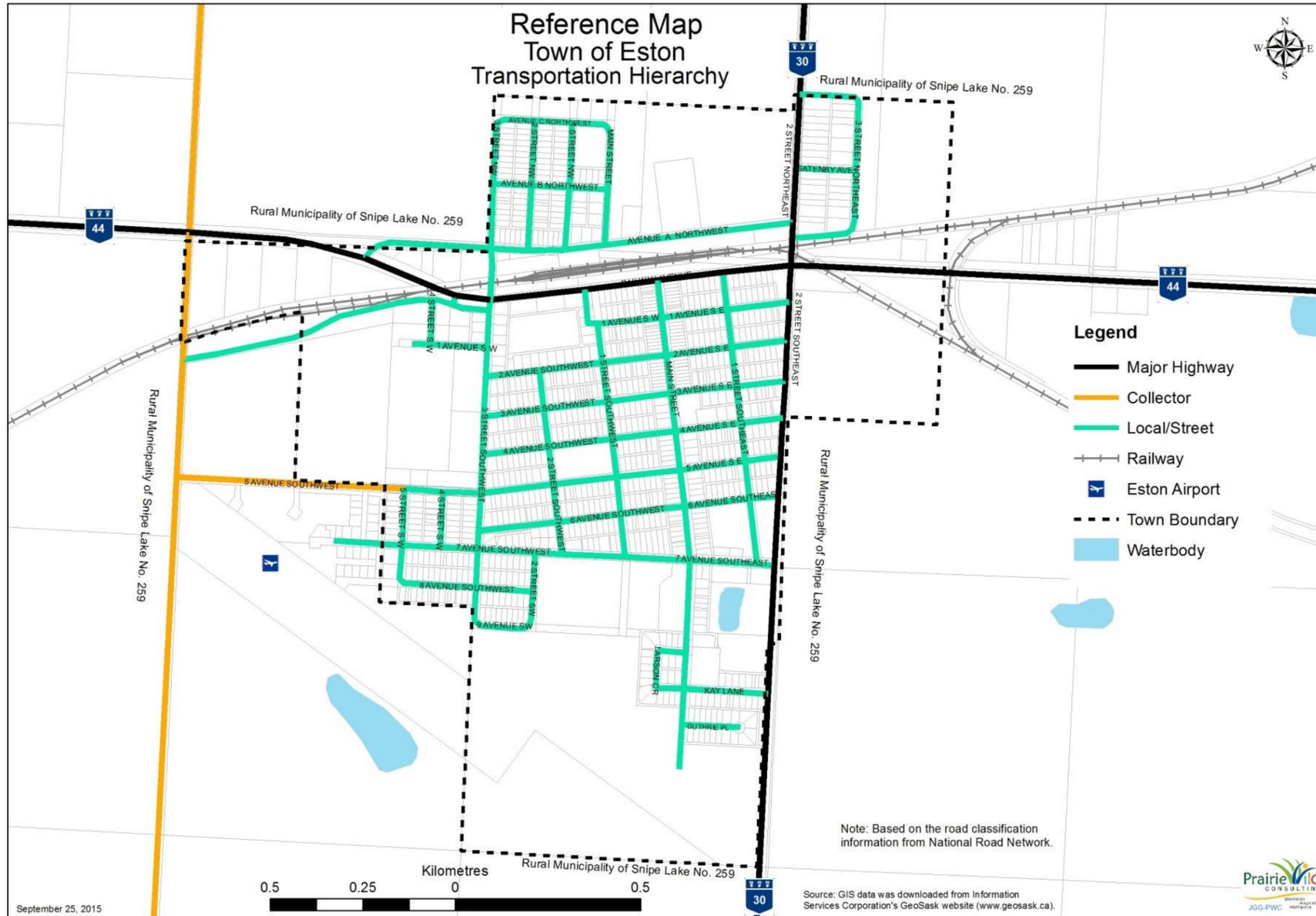


Appendix "B" - Town of Eston Reference Maps

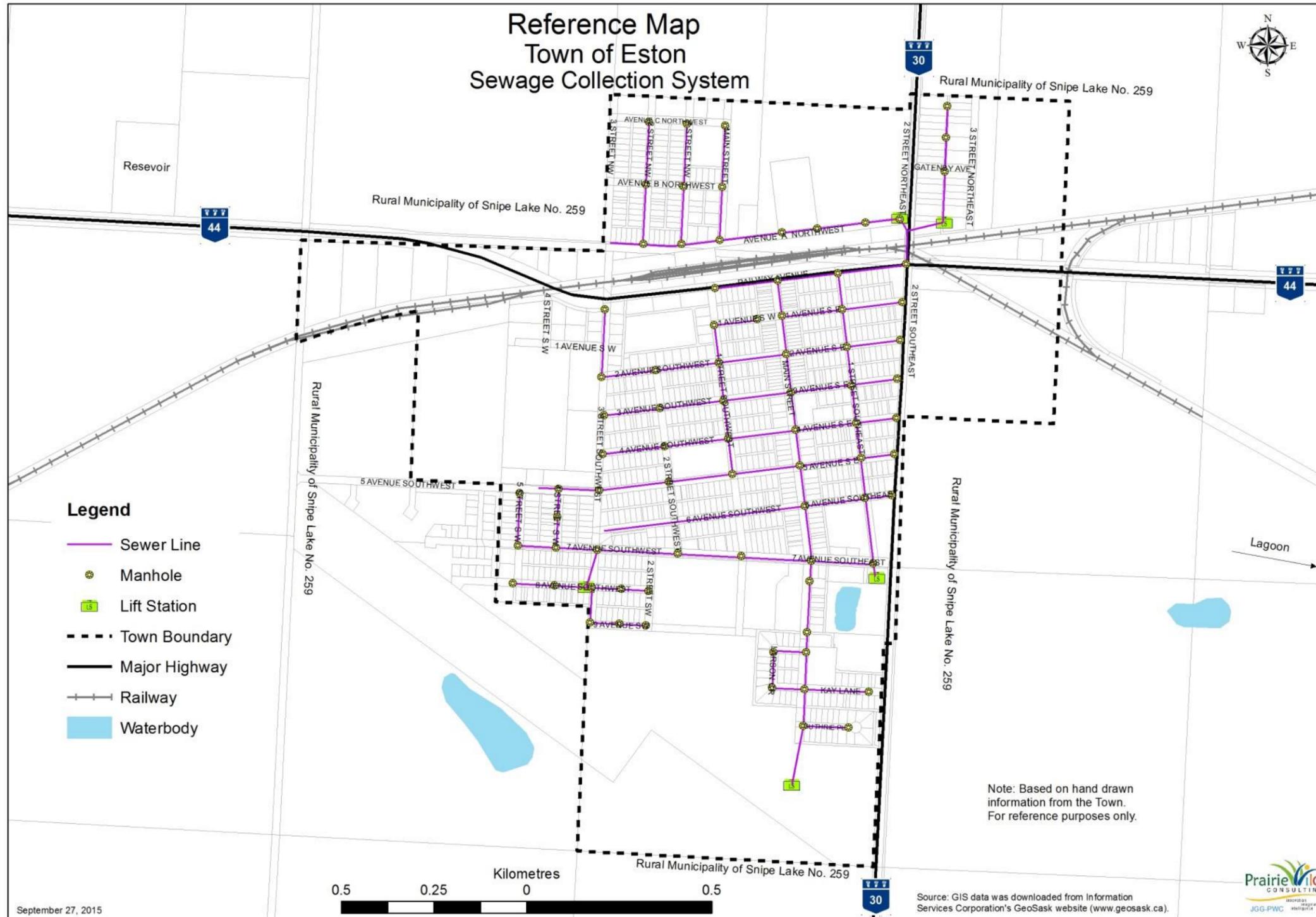
Appendix "B1" - Community, Park and Recreational Amenities as of 2016



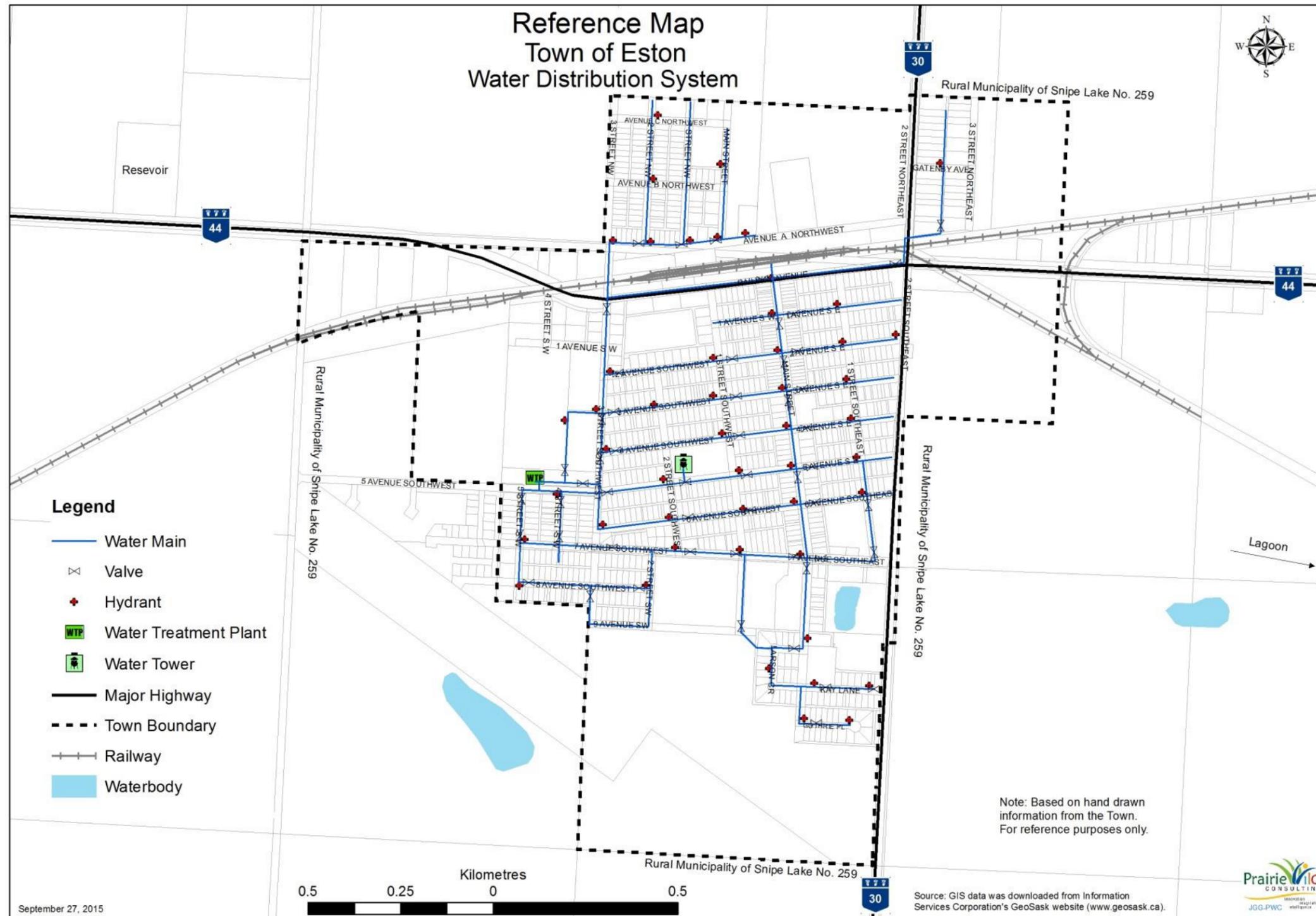
Appendix "B4" - Transportation Hierarchy as of 2016



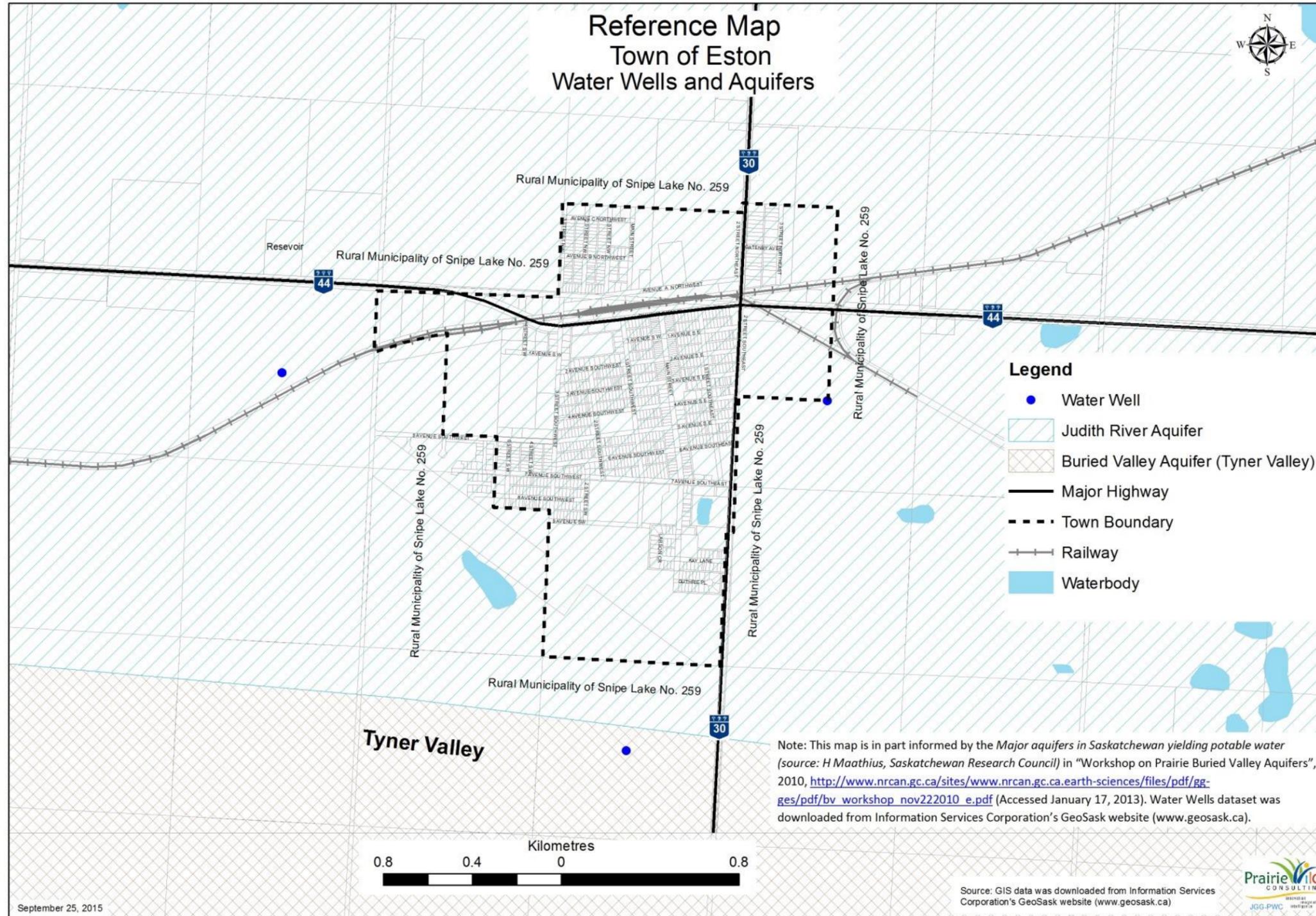
Appendix "B5" – Sewage Collection System as of 2016



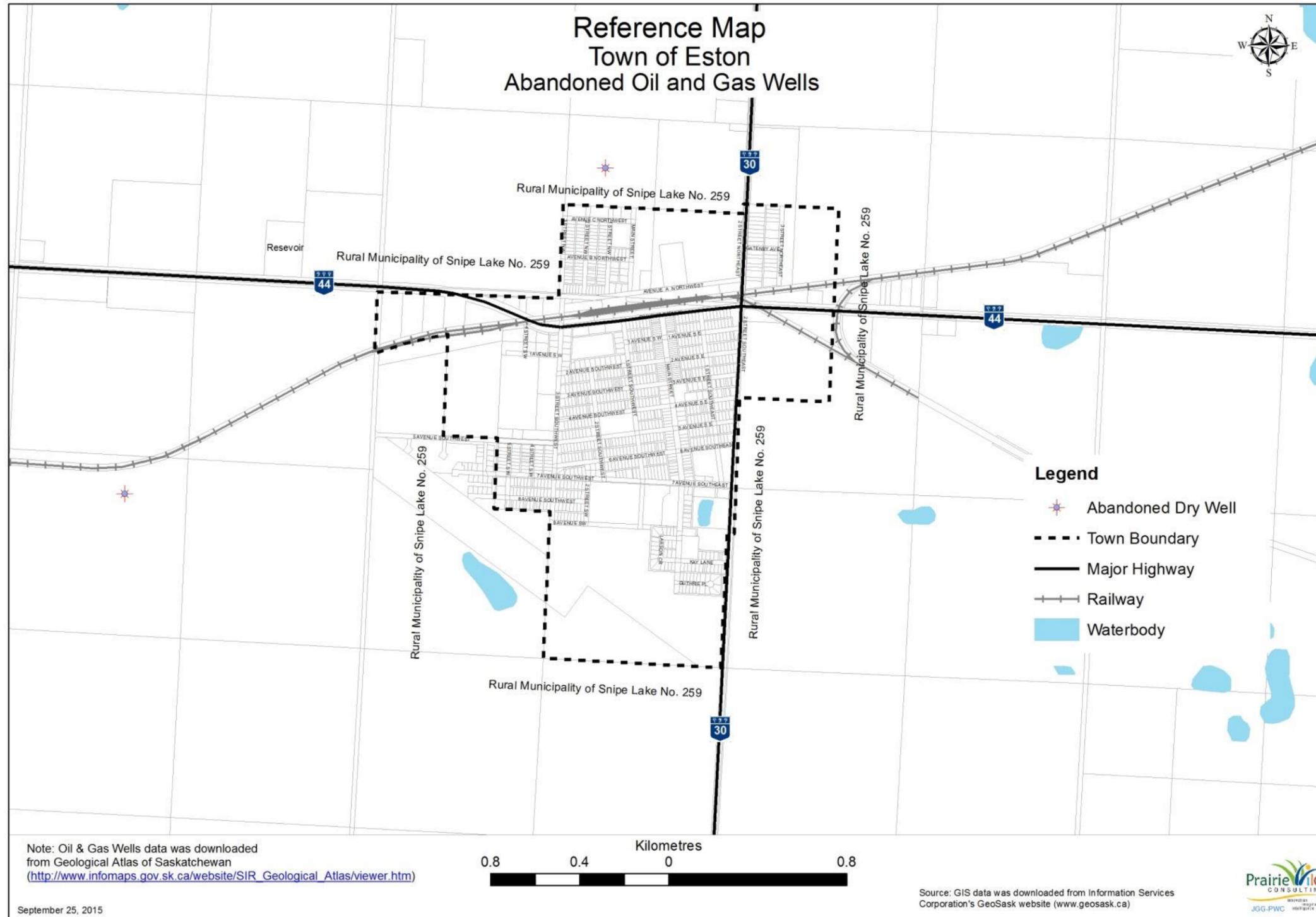
Appendix "B6" - Water Distribution System as of 2016



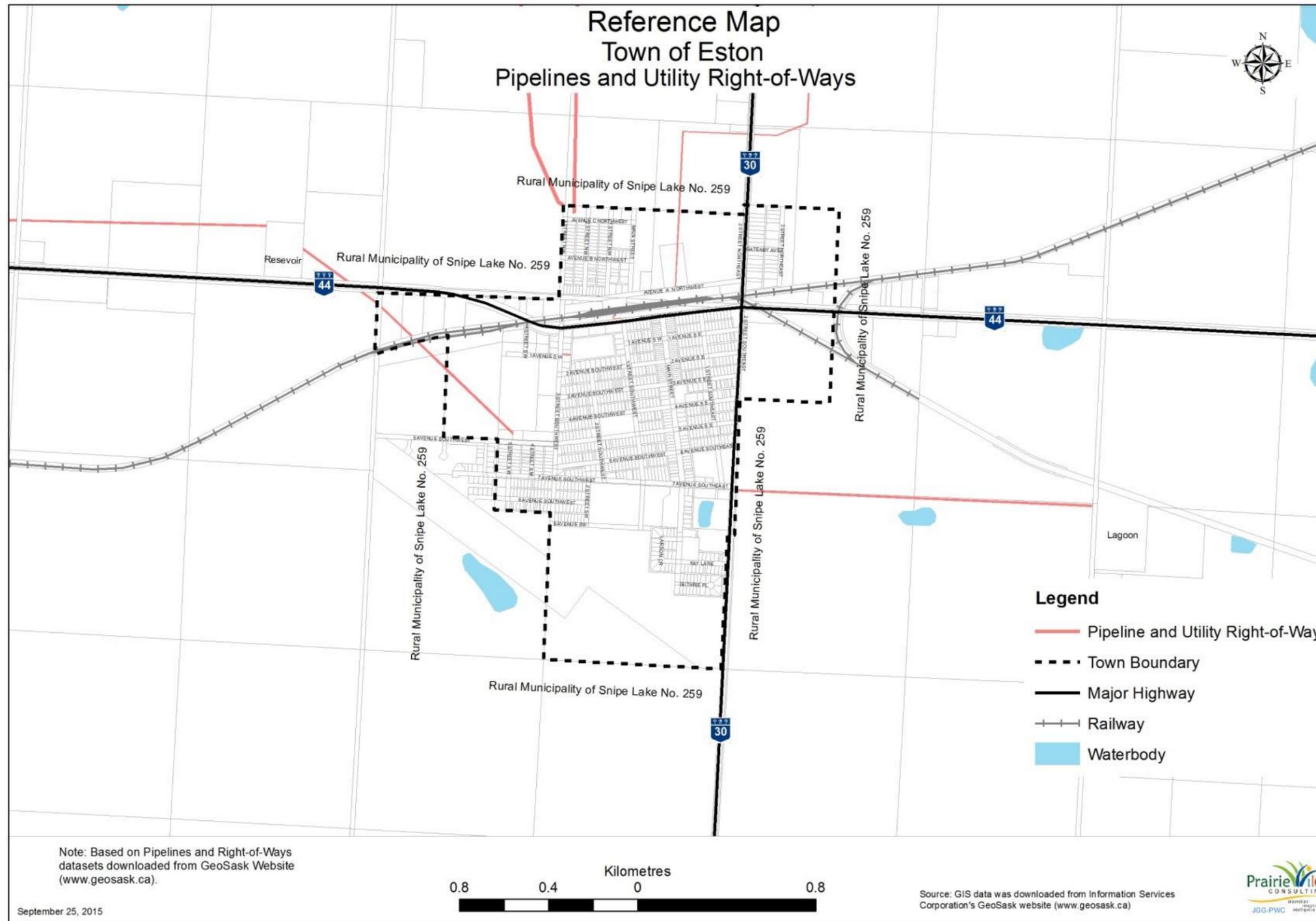
Appendix "B7" – Water Wells and Aquifers as of 2016



Appendix "B8" – Abandoned Oil and Gas Wells as of 2016



Appendix "B9" – Pipelines and Utility Right-of-Ways as of 2016



Appendix “C” – Action Plan Table for the Town of Eston

The following Action Plan table is a foundation – Council should develop a comprehensive Action Plan that is reflective of the overall objectives and goals of this Plan.

Action Statement	Performance Goal/Aim	Policy Section	Priority Timeline i.e. immediate, mid-term, 10+years	Current Status	Reporting Period Status Update (Typically annually)
<i>Residential Land Use</i>					
<i>Community Engagement and Social Priorities</i>					
<i>Community Services and Public Health and Safety</i>					
<i>Community Economic Development</i>					
<i>Recreation and Tourism</i>					
<i>Transportation Networks</i>					
<i>Infrastructure Systems</i>					
<i>Natural Resources and Environmental Management</i>					

Heritage and Cultural Resources

Future Urban Development

Other
