



# Official Community Plan

Town of Maple Creek

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# 1. Introduction

Sections 29 & 30 of the *Planning and Development Act 2007* require a municipality to prepare and adopt an Official Community Plan (OCP) within two years of incorporation. An OCP establishes a common vision for the community's future and provides strategies to guide development towards attaining that vision.

The Official Community Plan for the Town of Maple Creek is intended to serve as a “roadmap” for community development and a reference to help the Town and the community to work together to make decisions on planning and land use management. An OCP establishes the long-term land use patterns for the community.

This document is the culmination of input from Steering Committee meetings, Open Houses, questionnaires and key informant interviews with individuals from organizations, government agencies, and non-profit groups. The objectives and policies reflect community values and coordinate with the regulations of regional and provincial agencies with interests in the plan area. At its core, it is a community-built document which is subject to periodic review as conditions change.

## 2. Planning Context

The Town of Maple Creek's municipal vision, and municipal goals are adopted by Council, and form the basis on which this document is built. The vision and goals therefore play an important part in establishing the tone and direction of the Official Community Plan.

### 2.1. Legislative Requirements

The legislative requirements for Official Community Plans as established in Section 32 of the *Planning and Development Act, 2007* are listed below.

*32(1) An Official Community Plan must incorporate, insofar as is practical, any applicable provincial land use policies and statements of provincial interest".*

*(2) An official community plan must contain statements of policy with respect to:*

*(a) sustainable current and future land use and development in the municipality;*

*(b) current and future economic development;*

*(c) the general provision of public works;*

*(d) the management of environmentally sensitive lands that are subject to natural hazards, including flooding, slumping, and slope stability;*

*(e) the management of environmentally sensitive lands;*

*(f) source water protection; and*

*(g) the means of implementing the official community plan.*

*(3) An official community plan may:*

*(a) address the co-ordination of municipal programs relating to development;*

*(b) contain statements of policy regarding the use of dedicated lands;*

*(c) contain concept plans pursuant to section 44;*

*(d) contain a map or series of maps that denote current or future land use or policy areas;*

*(e) if a council has been declared an approving authority pursuant to subsection 13(1), contain policies respecting site plan control for specific commercial or industrial development pursuant to section 19;*

*(f) contain any other statements of policy relating to the physical, environmental, economic, social, or cultural development of the municipality that the council considers advisable; and*

*(g) address the co-ordination of land use and development, future growth patterns and public works with adjacent municipalities.*

## **2.2. Municipal Vision**

A key element in the preparation of the Town of Maple Creek Official Community Plan is to work in partnership with the community members and civic leaders to develop a vision statement that portrays Maple Creek's distinct characteristics and shared aspirations.

The Town of Maple Creek's vision is to provide a safe and relaxed place in which to live, work and play. Residents desire an attractive, prosperous, diverse, and sustainable community which is culturally and socially-fulfilling for its residents.

The people of Maple Creek are fond of their community. They like its size, its friendly streets, colourful citizenry, history and its small town atmosphere. Maple Creek is a good place for families, children, seniors, and others who appreciate a softer and less complicated life-style. The citizens of Maple Creek aspire to achieve a diverse community that:

- Maintains its unique "small-town" characteristics and preserves its heritage;
- Achieves sustainable and environmentally friendly economic growth;
- Develops and maintains quality parks, recreation and community services for its residents;
- Protects its natural environment;
- Furthers its unique identity, focusing on greenery and cultural assets to attract new businesses, tourists and residents; and
- Fosters community spirit.

## 2.3. Municipal Goals

The OCP embodies a number of planning and land use goals that take into consideration input from Council, the Steering Committee, community members, businesses, and key stakeholders. The municipal goals are framed as the following:

- 2.3.1. *To maintain a small town atmosphere and character;*
- 2.3.2. *To plan for a balanced local economy, supporting existing businesses and creating opportunities for new commercial and industrial developments;*
- 2.3.3. *To have quality infrastructure that meets the needs of citizens, business and industry;*
- 2.3.4. *To plan and work for an expanded population base;*
- 2.3.5. *To restore and promote the heritage resources and heritage values of the community;*
- 2.3.6. *To plan and promote the Town as a desirable tourism destination offering a variety of services and attractions;*
- 2.3.7. *To provide parks, open spaces and recreation facilities which will meet the changing needs of community residents;*
- 2.3.8. *To preserve and protect the natural and environmentally sensitive areas;*
- 2.3.9. *To encourage alternative energy sources;*
- 2.3.10. *To encourage energy and water conservation;*
- 2.3.11. *To continue to celebrate local events;*
- 2.3.12. *To support the provision of quality health care and education services;*
- 2.3.13. *To provide safe and plentiful potable water to all Town residents;*
- 2.3.14. *To provide opportunities for housing that meets the existing and future needs of the community;*
- 2.3.15. *To continue to consult and work with the Town's neighbours to identify and address areas of mutual concerns.*

## **2.4. Principles**

The following guiding principles are utilized in the decision making process for allocating land to meet future demand in response to community needs. These principles will ensure that a balance is maintained between economic growth and the well being of the community.

### *2.4.1. Sustainability*

It is clear that sustainability is a goal that is embraced and sought by the Town of Maple Creek. The Town will continue to treasure its natural resources, including its creek, wetlands, topography, geology and water sources. The Town pledges to preserve and protect these resources with environmentally sound plans that echo its sustainable development philosophy.

### *2.4.2. Aboriginal Involvement*

The Town is committed to working with the Province and with the Aboriginal communities that are part of the broader community. The Town recognizes and respects the rights and responsibilities of Aboriginal people as legally defined through Treaties and the Constitution Act, 1982.

The future involvement and consultation of Aboriginal people in the planning process of our community allows a genuine opportunity to ensure that Aboriginal perspectives and issues are effectively addressed and incorporated into future planning and decision making.

### *2.4.3. Cooperation*

The Town's experience with community activities demonstrate that cooperation is a leading and rather fundamental trend when planning sustainable community. We define cooperation in this context as having a combination of factors that are complimentary to each; partnerships; participation; and consultation.

### *2.4.4. Consultation*

Public involvement is one of the basic requirements of planning and land use decision making. The Town of Maple Creek establishes public consultation as a fundamental component of the comprehensive process in preparing and adopting this OCP. The intent has been to engage residents and stakeholders through a wide array of direct and indirect consultation opportunities. The OCP process has provided the following occasions for community input: open houses, Steering Committee, and stakeholders' interviews.

The Town designed its public consultation process in order to obtain stakeholders and public input into the contents of the OCP. Stakeholders and the general public have been informed on the use of OCP. The process involved key stakeholders interviews, community meetings and questionnaire.

Although, some residents may seem reluctant to participate until they have a problem or personal interests arising from land ownership, or some of the less interested residents may not generally take part in participatory processes, yet the Town makes every effort so that planning should somehow incorporate their point of view. The Town is committed to providing all possible opportunities that support meaningful consultation with all segments of the community. The Town is supportive and sensitive to the needs of others. Our interactions are based on respect, fairness, equity and openness.

Good communication with all stakeholders is critical to achieving our goals. The Town follows effective and good communication at all planning stages, to ensure that needed input is obtained and, where appropriate acted upon. It also confirms that expectations are managed and met, wherein a balance of interest among all stakeholders is struck. Therefore, consultation with all stakeholders will occur on an ongoing basis in order to proactively identify gaps and issues and take timely actions.

#### *2.4.5. Innovation*

The Town of Maple Creek is committed to exploring and pursuing innovative strategies and concepts which could aid the Town in achieving its goals.

#### *2.4.6. Efficiency*

The Town when making decisions will consider those options which are cost effective and efficient.

#### *2.4.7. Growth Friendly*

The Town will continue to support existing businesses and industries while trying to create new opportunities for growth.

## **3. Background**

The Town's location is displayed in Figure 1, and the identified constraints are displayed in Figure 2.

### **3.1. Local Context**

Community planning in the Town of Maple Creek is undertaken in the context of local circumstances history, current and future socio and economic trends, as well as Provincial legislative requirements. The Town of Maple Creek has experienced slow growth over the past decade. Past growth although slow, has changed the character of the Town in terms of the local economy and land use. The Town of Maple Creek must adapt to the challenges posed by these changes if it is to remain a vibrant and a desirable community in which to live, work and play.

### **3.2. Regional Context**

The Town of Maple Creek is located in the southwest of Saskatchewan, and is midway between Swift Current, Saskatchewan in the east, Medicine Hat, Alberta in the west, the Town of Leader in the north and the Cypress Hills Interprovincial Park in the south. It is primarily accessed by the TransCanada Highway (TCH) and the CPR mainline (freight).

The Town occupies 4.42 km<sup>2</sup> and accounts for about 0.23 percent of the Provincial population in 2006.

### **3.3. Municipal Resources**

The Town is located 8 km south of the TCH. This strategic location along the TCH and CPR mail line plays an important part in the growth of the community.

The picturesque Town, with many tree lined streets, has several key attractions, both within the Town and in the surrounding areas. In the Town, there are two museums: the Jasper Cultural and Historical Centre and the South West Oldtimers' Association Museum. Local events like rodeos, the renowned Cowboy Poetry gathering, and the Stock Dog trials draw many tourists. Additionally, the Town is the east gateway to the Cypress Hills Interprovincial Park and Fort Walsh National Historic Site which is south of Maple Creek.

Agriculture is the primary contributor to the local economy with ranching and farming playing a key role in stabilizing the local economy. Gas exploration and production in the surrounding area, enhanced tourism development, alternative energy production, and support for livestock operations make great potential resources for the future of the community.

### **3.4. Municipal Constraints**

The availability of water, upgrading and maintaining of infrastructure, and providing affordable housing in the Town have emerged as the main development constraints that may handicap future growth if not addressed appropriately. The presence of the 1:500 year floodplain remains a constraint to land use on the western side of Town. The Province is currently conducting a floodplain study, but is not available to be included in this plan. Future floodplain studies should be considered when this Official Community Plan is reviewed.

The Airport, provides the community with excellent services, but remains a constraint that deters any future development adjacent to the glide path as established by Transport Canada regulations.

There is a clean landfill located adjacent to the Town's eastern boundary in the RM of Maple Creek No. 111. Saskatchewan Environment has no record of a landfill in this area, and has stated that since the landfill is used for the disposal of 'clean' material (i.e. concrete, asphalt, etc.) the legislated setback from landfills does not apply.

The presence of the CPR mainline is a benefit to the Town, but it also poses a road network constraint. There are only two at grade crossings of the mainline, and as the Town grows these crossings will be stressed to meet the crossing requirements safely.

## 4. Future Land Use Concept

### 4.1. Future land use

The OCP provides a general guideline for future land uses in the Town of Maple Creek. The designation of land uses reflects the Town's perspective on community development and provides a framework for decision making.

While the OCP sets out the general vision and patterns for future land use and development, the Zoning Bylaw determines specific uses and the conditions under which the land can be developed for each site. Any development within these areas/sites will be subject to specific zoning controls and site review. A use or development may still occur if it complies with zoning. However, if a change to land use is proposed, the new zoning must be consistent with the OCP. The designations and the objective of each are as follows:

- **Residential** - Reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.
- **Highway Commercial** - Reflects existing and future areas of commercial development.
- **Downtown** – identifies and distinguishes the existing and future central business district.
- **Industrial** - Reflects existing and future areas of industrial development
- **Community Service** - Reflects existing and future major institutional uses, recreational uses and public works.

**Note: Agricultural operations are permitted to occur on future development lands until the lands are required for urban development.**

The existing and future development concept is displayed in Figure 3.

## **4.2. Demographic Analysis**

Since the inception of the Town of Maple Creek, its population witnessed an increasing trend from 382 people in 1901 to 2,470 people in 1981. Over the last twenty-five years from 1981 to 2006, the Town's population experienced a decreasing trend at an average annual declining rate of -2.3%. As a result, the population decreased from 2,470 in 1981 to 2,198 in 2006.

According to the most recent available Statistics Canada Census data the senior population (Individuals aged 65 and over) for 2006 were 575, which represented 26 percent of the population. The percentage of seniors in the Town of Maple Creek, in 2006, was higher than the Provincial percentage which was 15.4 percent. The median age for the Town in 2006 is 45.4 and 38.7 for the Province.

People under the age of 15 represented 17.5 percent in 2006. Although the two population segments declined during the last 15 years, the senior population representation is higher than the younger generation. This indicates that overall, Maple Creek continues to retain and attract the senior demographic. Thus, this points that the immediate need of the Town should aim to retain housing and community services which cater to the senior demographic. Also, the demographics suggest that the Town needs to attract young families with children to ensure future growth.

Currently there are a total of 1,091 housing units in the Town of Maple Creek (occupied and non-occupied units); 99.4 percent of these units are single family attached or detached and 0.6 percent is classified as multi-family. Currently the housing supply is tight and the vacancy rate is estimated to be under 2 percent.

## **4.3. Growth Projections**

Understanding how the population of a community is changing can be used to predict the types and numbers of housing units a community will need to satisfy future demand.

As noted previously the recent long standing trend has been a declining population. There is the possibility that no growth and continued decline may occur over the long-term. If this trend continues then the Town will focus its resources on retaining a high quality of life in a slow growth local economy.

Although the historic trend has been slow growth recent indicators suggest that the Town needs to be prepared for the potential of a sustained period of growth. Saskatchewan Health population estimates, recent strong development activity, a strong Provincial economy, and

new residents and businesses have provided optimism regarding future growth. For the purposes of this plan and future land requirements a moderate growth scenario over a 50 year time horizon is assumed as listed in Table A. If the growth rate is less or greater than the assumption the land requirements and use should be adjusted to ensure sustainable and orderly growth.

**Table A – Growth Projections**

	<b>2006</b>	<b>2016</b>	<b>2026</b>	<b>2036</b>	<b>2046</b>	<b>2056</b>
<b>Slow Growth (0.5% / yr)</b>	2,198	2,308	2,423	2,544	2,672	2,805
<b>Moderate Growth (1.5% / yr)</b>	2,198	2,528	2,907	3,343	3,844	4,421
<b>High Growth (3% / yr)</b>	2,198	2,857	3,715	4,829	6,278	8,161

Based on a moderate growth rate the Town will see a population increase of 2,223 in the next 50 years. The Town only has enough residential land within its boundaries to accommodate an additional 1,015 people if it is assumed that future development will occur in a low density land use pattern. Thus the Town does not have a large enough land supply to accommodate the residential, commercial and industrial growth over the 50 year horizon. The current residential and industrial designations as noted in Figure 3 suggest that the Town has approximately a 20 year land supply located within Town boundaries.

## **4.4. Growth Areas**

This plan contemplates the below growth areas, but it does not sequence or prioritize the development areas. All the development areas can be developed if they are contiguous to existing development, the lands can be economically serviced, and there is market demand. Based on similar growth patterns there is approximately enough land in the Town's boundaries to accommodate an additional 1,000 people.

Figure 3 displays the proposed additional residential development areas.

### **4.4.1. Area A**

Area A is located in the south-eastern portion of the Town south of Highway 724. This area is adjacent to the Maple Creek Golf Course and has very appealing uninterrupted views of the Cypress Hills to the south. This area will be developed as residential as it provides attractive single family detached dwelling sites.

A portion of this area may have height restrictions associated with the airport glide path, and thus it is not a good candidate for multi-storey multifamily residential.

#### *4.4.2. Area B*

Area B is in the eastern portion of the Town north of Highway 724.

Area B could potentially include modular housing, multifamily and single family detached residential. It is anticipated that the modular housing would be most appropriate adjacent to the future industrial area south of the CP mainline.

#### *4.4.3. Area C*

Area C is located in the southwest portion of the Town adjacent to the airport. It is anticipated that this area will accommodate primarily single family detached residential.

#### *4.4.4. Area D*

Area D is located in the western portion of the Town. The development of this area is constrained by the 1:500 year floodplain associated with the Maple Creek. Dwellings shall be above the 1:500 year floodplain as per Provincial Regulations. If future studies suggest that all or a portion of these lands are developable then this area would be appropriate for single family detached and multifamily residential.

Area D is currently held under private ownership.

All of the future residential areas are south of the CP main line as that is where all of the community services are located.

#### *4.4.5. Industrial and Commercial*

Most of the future industrial growth will occur north of the CP mainline; adjacent to the existing industrial development.

The future commercial areas include lands adjacent to Highway 21 and the expansion of downtown.

Any of the industrial and commercial lands noted in Figure 3 can be developed as long as they are contiguous to existing development, the lands can be economically serviced, and there is market demand to support the development.

## **5. Residential**

The purpose of the residential designation is to provide opportunities for the creation of housing that is affordable, accessible, and adequate to satisfy the present housing demand and the anticipated future households, and that can be serviced in a technically and financially rational manner.

The growth in the economy and the larger percentage of the senior population in Town, present a demand for a variety of residential housing types that accommodate a range of lifestyle choices, incomes, and service needs. The Town is committed to effectively manage its growth so that residential development continues to contribute to an orderly settlement pattern and compliments the character of the community.

New communities should be integrated and contain various housing forms, to create diverse and accessible neighbourhoods.

### **5.1. Single Family Detached Housing**

The vast majority of dwellings within the Town are single family detached. The single family detached dwellings are in a low density setting, at approximately 10 units/ha.

It is anticipated that the lure and predominant preference within a small community will be detached single family dwellings. The Town will continue to provide the opportunity for additional single family detached dwellings to accommodate the majority of the future growth. It is expected that the density of future neighbourhoods will be similar to the current rate.

### **5.2. Modular Housing**

Modular housing dwelling units are suitable within any residential area if constructed to resemble neighbouring built dwellings and meet the construction standards of The National Building Code. The modular homes should be integrated into the community rather than separated and isolated within a modular home park. Modular housing is appropriate in both new developments and as infill. Provisions in the Zoning Bylaw should ensure that modular housing is consistent with the design and character of the adjacent dwellings.

### **5.3. Manufactured Home Communities**

Manufactured homes provide an affordable housing option. Due to potential negative effects associated with manufactured homes new dwelling units shall be clustered and concentrated within manufactured home communities. Within this plan's growth strategy a manufactured

community is appropriate in future development Area B. Manufactured home communities shall not be considered as infill development.

#### **5.4. Multifamily Housing**

There has been increased interest in a greater variety of housing types, particularly opportunities for senior citizens housing. Apartments will provide additional senior and affordable housing options. Council wishes to provide for higher density housing in order to improve the sustainability of the community and to meet the market demand. Such development must be appropriately located with proximity to community services, parks/open spaces, and commercial services.

Multifamily housing is appropriate within new communities and in and adjacent to the Downtown, and along arterial and collector roadways.

#### **5.5. Infill Housing**

Redeveloping older areas helps the Town achieve sustainability goals, and supports existing businesses within the downtown. Multifamily infill housing provides benefits as noted above, but it also presents challenges to the community. Change in residential areas is difficult and impacts residents. The Town will encourage multifamily infill housing only if the impact on the adjacent low density residential neighbours can be limited or mitigated.

#### **Objectives**

- a) To ensure that all households have access to adequate and affordable housing;
- b) Work with the development sector and landowners to ensure that serviced residential land continues to be available in the municipality to meet the demands in a timely manner;
- c) To maintain and enhance the quality of existing and future residential developments;
- d) To encourage residential development that is energy efficient;
- e) To improve housing affordability for both renter occupied and owner occupied households;
- f) To encourage the development of housing options (i.e. single family, modular, multifamily);

- g) To ensure that a sufficient amount of land is reserved in the Town to accommodate residential growth; and
- h) To protect and enhance existing residential areas by encouraging appropriate infill development.

## **Policies**

- 5.5.1. *Allow a range of housing options (single family, and multifamily) within the Town.*
- 5.5.2. *Designate an area for the development of a modular dwelling community.*
- 5.5.3. *To work with organizations involved with providing services for seniors to identify housing options for seniors.*
- 5.5.4. *To regulate the development of mobile and modular homes by the Zoning Bylaw.*
- 5.5.5. *Work with community organizations and the private sector to develop and deliver affordable housing.*
- 5.5.6. *Provide the opportunity for context sensitive multifamily infill. Infill development must be of high architectural quality, fit the character of the community, and ensure limited negative impact to adjacent residents.*
- 5.5.7. *Residential development shall not be allowed in proximity to an Intensive Livestock Operation, as per the Provincial Subdivision Regulations.*

## 6. Downtown

Downtown is a home to a mix of land uses, activities, and is a year-round destination for residents and visitors alike. Council desires that the heart of the Town remain a strong, vibrant, lively and historic area. The community's downtown vision is *"To maintain a strong sense of community by locating essential services and commercial opportunities into downtown, and preserve its heritage and architecture"*.

As the Town grows it is anticipated that the boundary of downtown will expand, and the adjacent uses will be redeveloped as downtown uses. It is important that Downtown be allowed to expand to ensure that new growth is not entirely focused on the fringe of the Town. Council will be sensitive to the impact the transition of uses has on the adjacent residents, and redevelopment must reflect the character and scale of the community, and mitigate potential negative impacts. Figure 3 shows the boundaries of Downtown expanding in several key locations.

### Objectives

- a) To ensure that infill development and/or redevelopment will be complimentary to the existing heritage character;
- b) To ensure that downtown is vibrant, sustainable, friendly, inclusive, and safe for residents, employees and visitors;
- c) To ensure that the community gathering place is within Downtown;
- d) To ensure government, public and cultural facilities remain Downtown;
- e) To ensure the streetscape is pedestrian friendly, safe and walkable;
- f) To encourage residential dwellings which provide vibrancy, and enhance personal and property integrity with 'eyes on the street';
- g) To accommodate the expansion of the boundaries to allow for the growth of new and future businesses;
- h) To re-enforce Downtown as one of the region's tourist destinations;
- i) To encourage partnership between business, government and private developers to achieve community goals through innovative and creative means; and

- j) Maintain and strengthen the character of Downtown by preserving buildings of historic value or architectural interest.

## **Policies**

- 6.1.1. *Where feasible and not in conflict with achievement of development, incorporate elements of buildings in new projects to impart heritage.*
- 6.1.2. *Government, public and cultural facilities shall be located downtown wherever possible.*
- 6.1.3. *Continue to create meaningful, memorable, and delightful public spaces integrated with public art and culture.*
- 6.1.4. *Where feasible and appropriate, retail business that complements existing activities and uses shall be encouraged to locate Downtown.*
- 6.1.5. *Multifamily residential dwellings, either separate or within mixed use buildings, are encouraged.*
- 6.1.6. *Downtown boundaries may be expanded to accommodate the growth of existing or new businesses.*
- 6.1.7. *Development design guidelines should be developed and applied to encourage and reinforce heritage components that present a strong sense of place and attractive downtown core.*
- 6.1.8. *Where possible create attractive public gathering spaces to encourage people to congregate, relax, and enjoy the social life of downtown.*

## **7. Commercial**

A critical element of a sustainable community is a vibrant economy which provides a full range of goods, services and jobs. Council shall protect and further support existing businesses while seeking to diversify the economic profile of the Town.

As the Town continues to grow, having an adequate supply of designated commercial lands will become increasingly important. The “commercial” designation is to provide opportunity for a full range of commercial uses which complement existing commercial and other uses, and which can be serviced in a technically and financially viable manner. Commercial activity is important to the Town for a number of reasons. In addition to creating business and employment opportunities, it allows residents to satisfy more of their shopping needs locally, thereby reducing the time and cost associated with travelling to other communities, and supports the local economy.

### **7.1. Scale of Commercial Developments**

One of the goals of the community is to retain its unique character. Currently most of the commercial developments are small scale and are consistent with the local context. Larger scale commercial operations (i.e. big box stores) increase the Town’s retail catchment area, but they also pull money out of the community, and due to their size social relationships between the business owner and the customer are lost. Thus, the Town will discourage the development of large format commercial developments, because they disrupt the local character and are not consistent with the small town scale.

### **7.2. Highway Commercial**

This Plan recognizes Highway 21 as the main transportation corridor and gateway linking the TCH through the Town to the Cypress Hills Interprovincial Park. Thus, areas fronting Highway 21 are a natural location for commercial use due to the high visibility and accessibility. Highway commercial should not detract from the Downtown and should focus on catering to the travelling public (i.e. automotive, accommodation, fast food restaurants, etc.) and serving as a gateway to the Downtown.

## Objectives

- a) To ensure sufficient land for the development of commercial development;
- b) Support the development of the tourism industry by encouraging the provision of additional tourist accommodation;
- c) To encourage highway related commercial development in the designated areas;
- d) To ensure that Downtown is the primary commercial node of the Town; and
- e) To ensure the scale of commercial developments is consistent with the small Town character.

## Policies

- 7.2.1. *Commercial developments shall be at a scale consistent with the local small Town context.*
- 7.2.2. *Highway commercial development should primarily be limited to those uses serving the travelling public which require high visibility and access.*
- 7.2.3. *New development along Highway 21 must have safe, functional access for vehicles, pedestrians, and cyclists through the site. It should have safe and functional connections with adjoining developments. Providing these connections will be the responsibility of the developer.*

## 8. Industrial

The Town recognizes that industrial development is vital to strengthening the local economy and attracting residents by providing local employment opportunities. Providing appropriate industrial lands for development help diversify the Town's tax base, create direct and spin-off benefits for local business and employment opportunities.

As part of ensuring an adequate industrial land supply, the Town has designated sufficient land for industrial use, primarily in north of the CP main line. This area is located close to Highway 21 which directly connects the community to the TCH.

### Objectives

- a) To promote and support opportunities that may attract additional industry;
- b) Ensure an adequate supply of industrial land is available to accommodate growth; and
- c) Ensure that future industrial land is appropriately placed within the Town to limit negative impacts.

### Policies

- 8.1.1. *The Town will cooperate with local, regional, and Provincial agencies in encouraging industrial development in the Town.*
- 8.1.2. *The Town will protect its industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and provide other benefits to the community.*
- 8.1.3. *Industrial land use and development shall not be permitted in environmentally sensitive areas (i.e. 1:500 year floodplain) or groundwater recharge areas.*
- 8.1.4. *Safeguards will be implemented to limit noise, dust, odour, or other impacts on residential neighbourhoods.*

## **9. Community Services**

The friendly people and the small town atmosphere have created a “sense of community” and a “sense of belonging” which is the pride of the community. The Town is committed to providing services that address the needs for a variety of lifestyles.

The availability of appropriate and high-quality services contributes to the community’s overall well-being. The Town has a system of community services which meets many of the present needs in the community for civic, cultural, recreational and administrative uses. These services are made available for residents and visitors. The availability of such services has direct impact on the quality of life for its citizens.

Considering the Town’s demographic structure future growth will occur from people moving into the community. The workforce demographic generally, at some point, will have children in the home. This suggests that the Town will need to increase the community services to accommodate a larger proportion of young families in the community.

The community Services are displayed in Figure 4.

### **9.1. Healthcare**

Under the direction of Cypress Health Region the Maple Creek Hospital provides healthcare to the local community. The hospital provides access to physicians, 24 hour emergency care, treatment services, laboratory and x-ray services, pediatrics and palliative care.

The Cypress Health Region has a plan in place to replace the existing hospital and the nursing home by building a new hospital that serves the entire Cypress Health Region including the southwest district of Cypress Hills Region. There is also the desire to expand the specialist skills provided by staff. As the population ages, hospital administration believe that more intermediate care beds, will be needed.

The Cypress Lodge provides full term care to those in need of care. Other health services available within the community include: home care, case management, public health nursing, mental health, youth counselors, health educators and a dental clinic that offers full dental services to the community.

Although the hospital provides acceptable healthcare services to the community, the system struggles to recruit enough staff and retain skilled employees.

## **9.2. Education**

The provision of school facilities to meet the local demand is an important issue for the community. There is a K-7 elementary/middle school (Sidney School) and an 8-12 high school (Maple Creek Composite High School) within the Town of Maple Creek. The Town has recently secured a Provincial grant to be used for facility renovation and education related activities at the high school. This investment is anticipated to help the Town provide quality education services which in turn will assist in attracting more young families with children. Both schools currently have capacity to accommodate additional students. Additionally, there is a private school (Discovery Learning Foundation) which currently accommodates grades 6-12.

At the assumed growth rate the Town may require another elementary school. If the necessity for another elementary school arises the Town will require the dedication of municipal reserve to establish an appropriate site for an education facility. The school site should be located within a future residential area.

Great Plains College has a satellite facility in Maple Creek. The College offers extension services for the University of Saskatchewan as well as the Saskatchewan Institute of Applied Science and Technology. It also offers adult education classes, satellite classes, English-as-a-second language, safety classes, video conferencing classes, and acts as a testing center for long-distance education. The College offers an opportunity to the community by providing education and local training to enhance the economic prosperity and quality of life for the community and the surrounding areas.

Chinook Regional Library is another social amenity that plays an important role in preserving the culture and knowledge in the community. Additionally, it provides residents the opportunity for community network and social interaction.

## **9.3. Community Organizations**

Currently the Town of Maple Creek is home to other community based organizations including: the Royal Canadian Legion, Royal Purple, Elks Club, a farmers market, an active seniors centre and a variety of church organizations. These organizations are integral to the social well being of the community.

## **9.4. Parks, Recreation & Open Space**

Parks, recreation and open space contribute significantly to the community character and quality of life. Residents of Maple Creek have access to parks, open spaces and recreation

facilities. The availability and quality of these amenities is one criterion in determining the overall livability of the community.

The Town offers many recreational opportunities including an indoor skating rink, a nine-hole golf course, curling rink, swimming pool, skateboard park, bowling alley and several playgrounds. One identified gap in current services is the potential for a youth facility and associated youth services. While maintaining parks and leisure facilities, the Town coordinates its action plans with local agencies and groups to ensure that these amenities deliver the best recreational services to the community.

New residential communities should have sufficient open space and parks to meet resident needs. The location and size of the new parks should occur at the Concept Plan stage or if in the absence of a Concept Plan at the time of subdivision.

The Town could use additional traditional manicured parks, especially within the mature areas in the centre of Town. Additionally, the existing open spaces (Jasper Centre and the park adjacent to the CPR lands) could be better utilized to accommodate enhanced recreational needs, a social gathering area, and provide additional destinations within the Downtown.

The 1:500 year floodplain associated with the Maple Creek provides the excellent opportunity for the development of passive recreation and open spaces. Undevelopable lands within the 1:500 year floodplain could be developed as natural recreation areas. The undeveloped floodplain lands should include recreation trails which could connect to other Town trails and key pedestrian street links. Currently there is assumed to be limited existing development within the 1:500 year floodplain.

## **Objectives**

- a) To plan for an equitable distribution of community services and facilities throughout the municipality;
- b) To promote the coordination and sharing of services in the Municipality with neighbouring municipalities to avoid unnecessary duplication and maximize efficient use of services and facilities;
- c) To encourage the provision of services and facilities, which are community based and locally controlled;

- d) To ensure that community services are meeting community needs, and to promote forums and assessments to assist in the identification of further community needs and services; and
- e) To utilize the undeveloped portions of the 1:500 year floodplain for recreation purposes.

## **Policies**

- 9.4.1. *Council shall seek every possible venue to maximise the utilization of funding sources, for the provision of community services and facilities.*
- 9.4.2. *Council shall provide information to residents on community services and resources.*
- 9.4.3. *Multi-purpose use of public buildings and involving users groups in the management of these facilities is encouraged.*
- 9.4.4. *The Town will work with the neighbouring municipalities to identify opportunities for efficient use of services and facilities and avoid duplication.*
- 9.4.5. *The Town and community organizations will mutually support each other to enhance the quality of life for residents.*
- 9.4.6. *The Town will review facility and service capacity and will continually work to improve the facilities and services provided.*
- 9.4.7. *The Town will require 10% municipal reserve for residential developments, and 5% of municipal reserve for industrial and commercial subdivisions.*
- 9.4.8. *New residential neighbourhoods require adequate parks and open space to provide for the recreation needs of the residents.*
- 9.4.9. *The undeveloped portions of the 1:500 year floodplain should form a comprehensive open space system for the Town, with passive recreation infrastructure (i.e. trails).*
- 9.4.10. *The Town should work toward providing enhanced public open space and amenities within the existing open space adjacent to the downtown (Jasper Centre and CPR Park).*

## 10. Emergency Services

Council is committed to ensuring that the community is adequately protected and responsive in the event of an emergency. The Royal Canadian Mounted Police provide protective and emergency services for the Town. The ratio of police staff to population served varies depending upon the population of the community, and the Town's ratio is fairly typical at approximately 1:600. This ratio is considered to be appropriate for the size of the community.

Fire protection is an important concern to the Town's residents and property owners. Primary fire response and suppression is provided by fire fighters under the direction of a permanent Fire Chief. While present service levels are considered acceptable, the department has been facing a challenge of finding enough volunteer staff that could work during the day.

Ambulance service is cooperatively provided to the community and under the management of the Cypress Health Region. A first responders unit to provide services for the community has been established in the community to deal with emergency situations.

The Town in conjunction with the Cypress Health Region and other communities participates in the Emergency Measures Organization. The Emergency Measures Organization creates plans and establishes communication between participants in the event of an emergency.

### Objectives

- a) To promote the coordination and sharing of services with neighbouring municipalities to avoid unnecessary duplication and maximize efficient use of services and facilities;
- b) To encourage provision of services and facilities, which are community based and locally controlled; and
- c) To provide adequate police and fire protection, and emergency response.

### Policies

*10.1.1. The Town will continue to provide adequate police and fire protection, and emergency response.*

*10.1.2. Work with neighbouring municipalities to avoid service and facility duplication and maximise efficiency.*

## **11. Heritage Resources**

Slow and stable development has preserved the Town's historic architectural fabric. The present range of architectural types and styles, from the colonial era to the twentieth century played a positive role in shaping the historical character. Maple Creek's heritage resources tell the rich story of the development of Maple Creek, and link the community to its local Northwest Mounted Police and Aboriginal history, the ranching heritage of the Cypress Hills area and the homesteading period.

The Town recognizes and celebrates the historic past through the preservation and interpretation of significant heritage resources. The Town is committed to identifying, preserving and enhancing the heritage resources. Heritage buildings that provide an opportunity for restoration and adaptive reuse are assets that add value to the community.

The Town, before lending a heritage status to any heritage building, will place a public notice in the paper, indicating the intention of the Town to have a property declared as a heritage building. Community members have the opportunity to raise any concerns or objections. Once the given notice period has elapsed, the Town will pass a Bylaw designating the property as having heritage value. After the adoption of the bylaw, the Town will submit the same to the Provincial Heritage Branch for inclusion in their property registry.

A number of historical sites dated to 1910-1930, with heritage value have been identified. These heritage sites have been officially designated as municipal heritage properties. They are the Jasper Cultural and Historical Centre, the Southwestern Saskatchewan Oldtimers' Association Museum, Commercial Hotel, the St. Mary's Anglican Church, and the Orr Building. These historic buildings have high a degree of integrity because some have survived from the nineteenth or early twentieth century in good condition with few alterations. An example of such alteration is found in Jasper Centre, which was built as the town's school, Jasper Street School, in 1910 and educated hundreds of local students until 1986.

Two museums are presently located in the Town which catalogue the region's history and share it with residents and visitors.

The heritage resources of the Town enhance the aesthetic character and contribute to the tourism industry. The Town shall promote awareness of the importance of these resources as features of an earlier period and promote their reuse as an important component in the revitalization of the community. The strong support and involvement of the Town as an

advocate of heritage preservation is critical to ensuring that the Town's heritage resources are appropriately protected and celebrated.

## **Objectives**

- a) To ensure that heritage and archaeological features are preserved for future generations;
- b) Capitalize on the Town's history by means of increasing heritage resource awareness;
- c) Use the Town's heritage resources as an important plank to tourism development;
- d) Develop a policy to identify and protect heritage properties of particular importance to the community; and
- e) To encourage residents to report the discovery of any archaeological evidence and sites of value to the community.
- f) To establish the downtown area as a heritage district.
- g) To establish a heritage advisory committee to aid in the restoration of significant heritage resources.

## **Policies**

*11.1.1. The Town shall raise awareness of heritage resources by means of identification and promotion.*

*11.1.2. The Town should work with Aboriginal communities to determine what actions may be appropriate to recognize and/or preserve identified heritage resources.*

*11.1.3. The Town should work with heritage properties owners to develop voluntary arrangements and find economic solutions which will help preserve community amenities.*

*11.1.4. Establishment of a heritage incentive program for the purpose of supporting the conservation of eligible heritage properties should be explored.*

*11.1.5. Continue to support the Town's heritage museums society and support cultural tourism initiatives.*

*11.1.6. A conservation plan should be developed as appropriate for the Town owned heritage buildings and sites.*

*11.1.7. Council may designate an area with buildings, sites and features with significant heritage value worthy of preservation as an architectural control district.*

## 12. Environmental Management

The Town of Maple Creek is characterized by the beauty of its landscape and unique natural features, including the creek and the views of the Cypress Hills to the south. This magnificent setting greatly enhances the quality of life by providing recreation areas, beautiful scenery, and natural habitat for wildlife.

A portion of the municipality, particularly in the north-western portion of the Town is within the assumed 1:500 year floodplain. The assumed 1:500 year floodplain is displayed in Figure 2.

The Town as a substantial urban forest consisting of street trees. This urban forest provides a number of benefits to the Town beside the visual amenity. The street trees provide the Town with shelter from winds, and they also act as a natural energy conservation method by reducing passive solar heating during the Summer months.

The Town will protect and enhance the natural environment through land use planning, development regulations and public education. Moving in this key direction the Town frames its objectives and addresses environmental issues through certain policies and regulations.

### Objectives

- a) To protect environmentally significant and sensitive areas;
- b) To retain the urban forest of street trees; and
- c) To protect existing and new developments from flooding and hazards to community members and properties.

### Policies

*12.1.1. Preserve and protect the aquatic environment of the creek; and wherever possible, link them with green spaces to develop a continuous network of open space throughout the Town.*

*12.1.2. Manage the quality of stormwater runoff to help protect and enhance aquatic habitats.*

*12.1.3. Support regional and Provincial initiatives to reduce air, land and water pollution and to maintain high environmental standards.*

*12.1.4. Support and promote the use of environmentally-friendly alternative modes of transportation.*

*12.1.5. Support the use of environmentally friendly products.*

*12.1.6. Work with the community to increase awareness and stewardship of the environment.*

*12.1.7. Replace when necessary street trees to retain the urban forest.*

*12.1.8. New development shall be above the 1:500 year floodplain as established in Provincial Regulations.*

## 13. Architectural Control Districts

As previously noted the Town values its historical architecture. Additionally, the Town wants to establish a consistent appealing theme for the Downtown and the Pacific Avenue corridor. Developing and establishing architectural controls for critical areas allows the Town to achieve its above goals.

The details of the architectural controls will be established in the Zoning Bylaw as per the *Planning and Development Act 2007*.

### Objectives

- To accommodate the preservation of significant historic architecture; and
- To accommodate a consistent architectural theme in key locations.

### Policies

*13.1.1. Council may establish architectural control districts in the Zoning Bylaw, as per the Planning and Development Act 2007, to preserve historic architecture and establish a consistent architectural theme in key locations.*

## **14. Public Utilities**

The Town of Maple Creek has an extensive system of public utilities designed to provide the community with an adequate and secure supply of potable water, disposal of sanitary sewage and solid waste, and handling of stormwater. The Town recognizes that the physical networks and equipment necessary to provide for and support these key public utilities are essential in meeting basic health and safety needs of the community. Managing this system to ensure public health and property protection is one of the Town's top priorities.

Figure 5 displays the Town's major public utility infrastructure.

### **14.1. Sanitary Sewer System**

Wastewater in the Town will continue to be collected in a sanitary sewer system and transported in a safe and economical manner to the wastewater treatment facility. The Town's sanitary sewage system is in good condition. The forcemain to the sewage lagoon is small in size which could handle about ~2,500 residents. The system although is considered adequate for the Town's current needs, further upgrading will be required over time to accommodate growth.

### **14.2. Stormwater Management**

Stormwater is accommodated by a piped and overland drainage system that runs from south to north of the Town. There are four separate and independent drainage catchments areas within the Town. As the creek is subject to flooding during extreme storm events, use of stormwater retention systems will lower the peak flows by delaying runoff and reduce the risk of flooding. Ensuring proper grading and sloping of roadways is necessary in providing low cost and effective surface storm water drainage systems.

### **14.3. Potable Water**

Providing a safe supply of potable water is essential. The Town obtains its water supply from springs, shallow wells and deep wells. The sources are located southwest and southeast of the community. At current water usage rates it is estimated the wells could accommodate a population of 5,000. Growth beyond the 5,000 population threshold will require additional water or a reduction in water consumption.

In 2004, the Town of Maple Creek constructed a new state of the art water treatment facility that provides a high quality and quantity of water to the community. The Town has two water reservoirs, the water reservoir at the water treatment plant which was constructed in 1987 was

upgraded in 2004 has a capacity of 1,818,500 L (400,000 gal). The west reservoir, which is outside of Town boundaries, was constructed in 1961 and has a capacity of 1,545,500 L (340,000 gal). Both reservoirs were cleaned in 2005.

The available water supply is expected to meet the current and future needs of the community. The treated water storage will need to be upgraded as the population approaches 3,250 persons.

Council will implement water conservation measures to increase the efficiency of the current system. The successful application of a water conservation program would result in the water supply being able to accommodate a population greater than 3,250.

The water distribution system is owned, operated and maintained by the Town. Water supply and distribution is not considered a development constraint and requires only minor upgrading over time to accommodate the expected growth.

#### **14.4. Solid Waste Collection**

Solid waste collection is provided and the level of service is acceptable to the community. The Town's landfill is located approximately 2 km to the north of the Town boundary. The Town is committed to play its role in reducing per capita garbage disposal. A range of recycling and a waste reduction programs are in place to regulate waste collection and disposal of garbage. The Town has a solid waste system that will serve the Town for the next 15 to 20 years. Extending the life of the landfill by reducing the amount of waste collected is important to the community from an environmental and economic perspective. The Town will continue to explore and pursue initiatives to reduce and recycle solid waste (i.e. converting solid waste to energy) to attain the Town's environmental and economic goals.

#### **14.5. Infrastructure**

Gas, power and communication facilities are well established in the community. The capability of extending services and the location of these facilities are important with regards to future development. The phasing of future development should be planned to maximize the existing infrastructure and take advantage of efficiencies.

Aging infrastructure is a concern. Council is dedicated to investigate financing opportunities for grants or conditional funding to assist upgrading the aging municipal infrastructure.

## Objectives

- a) To ensure the provision of efficient utilities necessary for the health and safety of the community;
- b) To support cooperation with public utility organizations engaged in providing services in the Town and with their regulatory authorities;
- c) To maintain the existing public utility system, while minimizing the impacts to the natural environment;
- d) Reduce wastewater volume through water conservation;
- e) Municipally owned and operated utilities will be maintained and improved through a program of preventive maintenance;
- f) Continue to raise public awareness of the need to conserve potable water and energy;  
and
- g) Meet the community's basic needs for solid waste collection and disposal, while providing residents with incentives and opportunities to participate in conservation and recycling programs.

## Policies

*14.5.1. New public utility infrastructure, as may be required, shall be designed and constructed in a manner that minimizes disturbance to the natural environment.*

*14.5.2. New infrastructure will be planned and constructed according to Provincial and municipal regulations, Town resources, and be an efficient and logical extension of services.*

*14.5.3. The Town will explore and implement where practical sustainability programs to conserve water and energy and reduce solid waste generation.*

*14.5.4. The Town will work with public utility organizations whom are engaged in providing services in the Town and with their regulatory authorities to continue to provide a high level of service for the community.*

*14.5.5. Private developments and subdivisions will be responsible for the infrastructure required to service the development*

*14.5.6. The Town will negotiate appropriate servicing fees for development to ensure that existing ratepayers are not responsible for future development costs.*

## **15. Transportation**

There is a systematic connection between growth, transportation and the environment in the policies being brought into this Plan. Land use patterns and densities determine to a high degree the travel demands on a community's transportation system. Council is dedicated to promoting not only an efficient, but a safe, vibrant and pedestrian friendly community that contains streets and pathways which accommodate the needs of all residents.

To meet the demands for growth, new road and sidewalk construction or upgrading must be planned and built.

The transportation network is displayed in Figure 5.

### **15.1. Highway 21**

Highway 21 is a critical component to the local and Provincial road networks. Through Town Highway 21 serves as an arterial roadway and provides the primary link from the residential uses south of the CP main line to the industrial node north of the CP main line. The function and streetscape of the Highway is of critical importance as well due to the amount of tourist traffic. Highway 21, being the gateway to the Town, is of critical importance in establishing the 'sense of place' and first impression for visitors, and therefore it should be enhanced to create a desirable gateway.

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

### **15.2. Canadian Pacific Main Line**

The CP main line is a benefit to agriculture and industrial developments. It is anticipated for the life of this plan the main line will be retained within its current alignment.

There are two at grade crossings over the CP main line. As the main line bisects the community the two crossings represent critical transportation links, and thus, the crossing safety and efficiency are of great importance. As the community grows and there is increased local and tourist traffic improvements will likely be required to enhance the safety and function of the crossings.

### **15.3. Cycling & Walkability**

Accommodating cycling either on streets or pathways will encourage residents to reduce their dependence on the automobile. Additionally, bicycle infrastructure (i.e. bike racks) should be considered at all civic facilities, the downtown area, parks, and in new development areas.

Safe and convenient pedestrian movement will be a priority consideration in the design of all roadway improvements and new roads. Roads will be designed with pedestrian safety and mobility as a consideration. The Town's demographic composition (i.e. large number of seniors) makes this even more important. To create a walkable environment the conditions for walking along streets, walkways, and pathways need to be appealing.

### **15.4. Air Transportation**

The Town of Maple Creek recognizes that the airport (a registered aerodrome) is valuable to the community. It is expected that the airport will be retained at its current location and will continue to serve the local needs. Through the life of this plan an expansion of the runways is not considered necessary.

Development adjacent to the airport needs to occur sensitively to ensure the continued safety and function of the registered aerodrome.

#### **Objectives**

- a) Develop appropriate transportation links in order to provide efficient movement of people and emergency services;
- b) Promote alternative transportation (i.e. walking and cycling) to address positive goals, reduce per capita energy use, reduce air pollution, health benefits, and increase safety;
- c) To improve transportation access to facilities and services while minimizing the social and environmental impacts;
- d) Protect the Town's capital investment in roads and public right-of-ways through continuing maintenance and improvement programs, and carry out road improvements in accordance with identified needs, and balancing limited resources;
- e) Maintain a system of street lighting by using energy-efficient street-lights, to ensure improved safety and visibility;

- f) To ensure roads are safe and that their location and design do not encourage excessive vehicular speed;
- g) To retain a transportation network which allows multiple routes to destinations (i.e. grid pattern);
- h) To protect the integrity of the airport and its flight paths to ensure its continued viability;
- i) To retain the viability of the operation of the CP main line and to ensure the safe and efficient crossing; and
- j) To ensure the Highway 21 gateway and corridor through Town positively impact the Town's tourism goals.

## **Policies**

*15.4.1. The Town shall finance new road construction and existing road improvements through a variety of methods including local improvements and subdivision servicing requirements.*

*15.4.2. The Town discourages excessive use of automobile for local transportation by encouraging residents to use other transportation modes including walking and bicycling.*

*15.4.3. A high priority should be given to road and sidewalk network improvements that service higher density areas and link higher-density commercial and residential areas.*

*15.4.4. Traffic and pedestrian safety is to be encouraged by designing narrow roads, limiting speed and by the use of cautionary signage.*

*15.4.5. A high priority should be placed on implementing continuous and direct sidewalks, walkways and pathways to schools, downtown, employment areas, and recreational destinations.*

*15.4.6. Development adjacent to the airport will conform to Federal standards in regards to glide paths and building height restrictions.*

*15.4.7. The Town will continue to maintain the airport to provide for the needs of the community.*

*15.4.8. The Town will continue to work with Canadian Pacific Railway to ensure the viability of the main line and the safety and efficiency of the crossings.*

*15.4.9. The Town will work with Saskatchewan Highways to ensure the Highway 21 corridor*



*presents a positive image of the Town and reinforces the Town's tourism goals.*

## 16. Municipal Expansion & Urban Fringe

Based on the moderate growth projection the Town will require additional lands to accommodate future growth. To efficiently and proactively plan for future growth the Town should retain a 30 year residential and industrial land supply within the Town's boundaries.

When the need for expansion arises the Town of Maple Creek shall consult the R.M OF Maple Creek No 111 on any future growth directions and annexation of land to the Town.

The logical expansion of industrial and highway commercial uses is to the north of the Town along Highway 21. This area can be serviced efficiently and is for the most part outside of the 1:500 year floodplain. Additionally, these lands are closer to the Trans Canada Highway (TCH) which is of great importance.

The residential expansion is likely to take place on the western boundary of the Town adjacent to Highway 21. This allows for additional highway commercial along Highway 21 and a new residential neighborhood that is close to existing community services. This area is likely impacted by the 1:500 year floodplain. A residential node north of the CP main line is not considered due to the lack of established community services.

The potential growth areas are shown on Figure 6. When additional land is needed the Town will review the potential growth areas and adjust them as required.

### Objectives

- a) To retain an adequate land supply within Town boundaries to ensure orderly, efficient, and planned growth occurs; and
- b) To work co-operatively with the R.M of Maple Creek No 111 regarding Town future growth plans and annexations.

### Policies

*16.1.1. The Town will proactively ensure there is a 30 year residential and industrial land supply within Town boundaries.*

*16.1.2. The Town will consult and work closely with the Rural Municipality of Maple Creek No.111 on all future planning initiatives that may have impacts beyond Town borders.*

## **17. Economic Development**

### **17.1. Retaining Existing and Growing**

Maple Creek is the service and industrial centre for the surrounding immediate region. This rural region supports Town businesses and provides a solid economic foundation. The Town is committed to retaining and supporting the existing businesses and industry, and create a positive environment for new business and industry to emerge.

One of the significant challenges the community faces and is likely to increasingly face is retaining a skilled workforce. As the western Provinces grow the Town faces stiff competition from other western centres for skilled labour. Along with interprovincial migration it is anticipated that the Town will have to attract international immigrants. The Town will work with businesses and the other levels of government to encourage immigration to the Town. In order to retain and attract the required workforce a high level of community services are required to ensure the Town provides an attractive quality of life.

In order to retain existing industry and grow the economy the internal and regional transportation network needs to be retained and improved as growth occurs. The most critical transportation links to the continued development of the Town is the Trans Canada Highway (TCH), Highway 21, and the CP main line.

Partnerships in promoting the region are important to the growth of the Town. The Town will work with economic development agencies, local business and industry leaders to promote the region and examine opportunities and barriers to growth.

It is anticipated that the likely growth sectors include resource extracting companies, further growth in agricultural related industries, manufacturing and construction based businesses, and tourism.

### **17.2. Tourism Sector**

An enhanced and growing tourism industry has the potential to diversify the local economy. The Town has a number of assets that could be utilized to further this goal.

The Cypress Hills Interprovincial Park and the Fort Walsh National Historic Site are highly rated destinations. It is estimated that 250,000 people/year pass through the Town on their way to these destinations. Supplementing these destinations with the Town's local attractions will provide the foundation of the local tourism economy.

The Town has numerous opportunities to build off of the above two high profile destinations. These opportunities include ecotourism, cultural and historical attractions (Aboriginal and settlement), special annual Town events (rodeos, cowboy poetry, etc.), local attractions (museums and businesses, Cypress Hills Vineyard and Winery, and Downtown).

In developing the tourism industry efforts should be concentrated in key areas. The Highway 21 gateway and corridor are the primary tourist routes in Town. Additionally, the Downtown area is significant because of its history, architecture, and local businesses. The Downtown area and the gateways into Downtown from Highway 21 are also crucial. Thus, these areas should have appropriate signage highlighting the key areas, consistent architecture, the 'eyesores' should be managed, and tourism related businesses should be directed to these high priority areas.

Additionally, working with regional partners in developing and marketing the area is important. The Town and the region have significant attractions, which when bundled together create a more viable destination.

## **Objectives**

- a) To increase the economic opportunities of the community;
- b) To retain and attract a skilled workforce to allow the Town to grow;
- c) To retain and improve the internal and regional transportation links;
- d) To provide an attractive business and industrial environment through a continued competitive tax regime and service provision;
- e) To ensure a high level of community services are available to provide for the needs of the current and future workforce; and
- f) To diversify the local economy by further developing the tourism industry.

## **Policies**

*17.2.1. The Town will continue to encourage the growth of the community.*

*17.2.2. The Town will work with businesses and other levels of government to retain and attract a skilled workforce.*

*17.2.3. The Town will work with the other levels of government to ensure the continued function*

*and viability of key transportation links.*

*17.2.4. The Town will work with Provincial agencies to ensure the continued provision of community services necessary to support Town growth.*

*17.2.5. The Town will continue to strive for providing a economical and efficient environment for the retention and development of business and industry.*

*17.2.6. The Town should develop a Strategic Tourism Plan to establish goals, define strategies, and obtain community support.*

*17.2.7. The Town will cooperate and work regionally to further define and develop tourism opportunities.*

*17.2.8. The Town should create an informal tourism district (Hwy 21 corridor and downtown) where consideration of the tourism industry and improvements should be a priority.*

## 18. Plan Implementation

It is intended that this Plan will consist not only of objectives, but also of policies for action to achieve the stated objectives. The Land Use Bylaw is used to regulate development in such a way that it achieves the policies of this Plan.

### 18.1. Zoning Bylaw

In conjunction with the Official Community Plan, the Zoning Bylaw will control the use of land. It prescribes uses for zoning districts and regulations and incorporate flexible zoning techniques. Regulations vary depending on the location and type of proposed development. The Zoning Bylaw shall be consistent with the policies and provisions of this OCP.

#### 18.1.1. Contract Zoning

Section 69 of the *Planning and Development Act, 2007*, lends the Town of Maple Creek the power to enter into rezoning agreements with property owners, for the purpose of accommodating a rezoning for a specific project. The contract binds the property owner to special restrictions on the use of the property, and in turn binds the local zoning authority to grant the rezoning on the following conditions:

- The rezoning to permit the development shall not conflict with adjacent land uses which are legally permitted uses;
- The request for a rezoning must be accompanied by a description of the plans indicating specific uses, building locations, landscaping, lighting, off-street parking, and any other aspects of development that may affect the site and adjacent uses;
- Assuring that development is maintained properly in the future; and
- The project permitted under this contract, will be of a direct benefit to the immediate community and to the Town as a whole.

#### 18.1.2. Minor Variances to the Zoning Bylaw

Council shall allow for minor variances to the Zoning Bylaw, to provide flexibility in the administration and the implementation of the Bylaw. The Council shall consider variances to the provisions of the Zoning Bylaw to non-existing uses. Accordingly, the Council may approve the variance if the general intent of the Official Community Plan and the Zoning Bylaw are maintained.

## **18.2. Subdivision and Concept Plans**

The OCP and the Zoning Bylaw control and direct the subdivision of land within the municipal boundaries. All subdivision applications must meet the guidelines and requirements of both the OCP and the Zoning Bylaw before Council finalizes its decision.

Concept plans will be used to:

- Provide preliminary plans for proposed development;
- Guide phasing of development;
- Identify land uses and density of development; and
- Determine location of school site, parks and pathways.

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

- Occurs in an efficient and cost effective manner taking into account the Town's capital works program and financial capability;
- Is orderly and geographically contiguous; and
- Provides sufficient land to satisfy the market demand.

## **18.3. Rezoning of Land**

Council considers the following factors when dealing with rezoning, subdivision and development of land applications:

- Conformity to the Official Community Plan;
- Conformity to the Municipal Goals;
- Compatibility of existing adjacent land use;
- Provision of dedicated lands as may be required by the Zoning Bylaw
- The adequate provision and timing of development of municipal services; and
- The completion of a servicing agreement with the Town.

## **18.4. Servicing Agreement**

Where council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

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

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

## **18.5. Development Levy Bylaw**

The Town's philosophy is that growth needs to pay for growth on a proportionate share. Off-site levies provide a means to recover infrastructure costs, for basic services and needs, associated with new development and redevelopment when in need for upgrading services beyond what was originally provided for in the subdivision of the land. Thus, Council may by Bylaw provide for the recovery of those capital costs.

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

## **18.6. Building Bylaw**

In accordance to Section 7(1) of *The Uniform Building and Accessibility Standards Act 2005*, the Town will ensure that building construction is regulated so that new construction is

physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

## **18.7. Land Acquisition**

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

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

## **18.8. Intermunicipal Cooperation**

Council is interested in promoting intermunicipal and interjurisdictional cooperation and partnership with the neighbouring municipalities. This cooperation shall focus on planning together for better and sustainable communities including economic development initiatives. The intermunicipal cooperation is a good mechanism to help ensure that the interests of both Town and RM of Maple Creek are addressed, and assist the Town to explore new areas of mutual interest. The Town will continue to work in partnership with other jurisdictions, First Nation communities and other agencies as a means of providing and sharing services effectively and efficiently and by avoiding duplication of services.

### **19.1.1 Capital Works Program**

Section 157(1) of *The Municipalities Act*, 2007, states that

*“A council may prepare and adopt a capital works plan for a period of not less than five years, including the current year, showing the estimated capital cost of and the proposed sources of financing for each capital work for each year of the plan”.*

The Council should prepare a Capital Works Plan in coordination with the Town’s Official Community Plan.

## **19. Monitoring & Amendment**

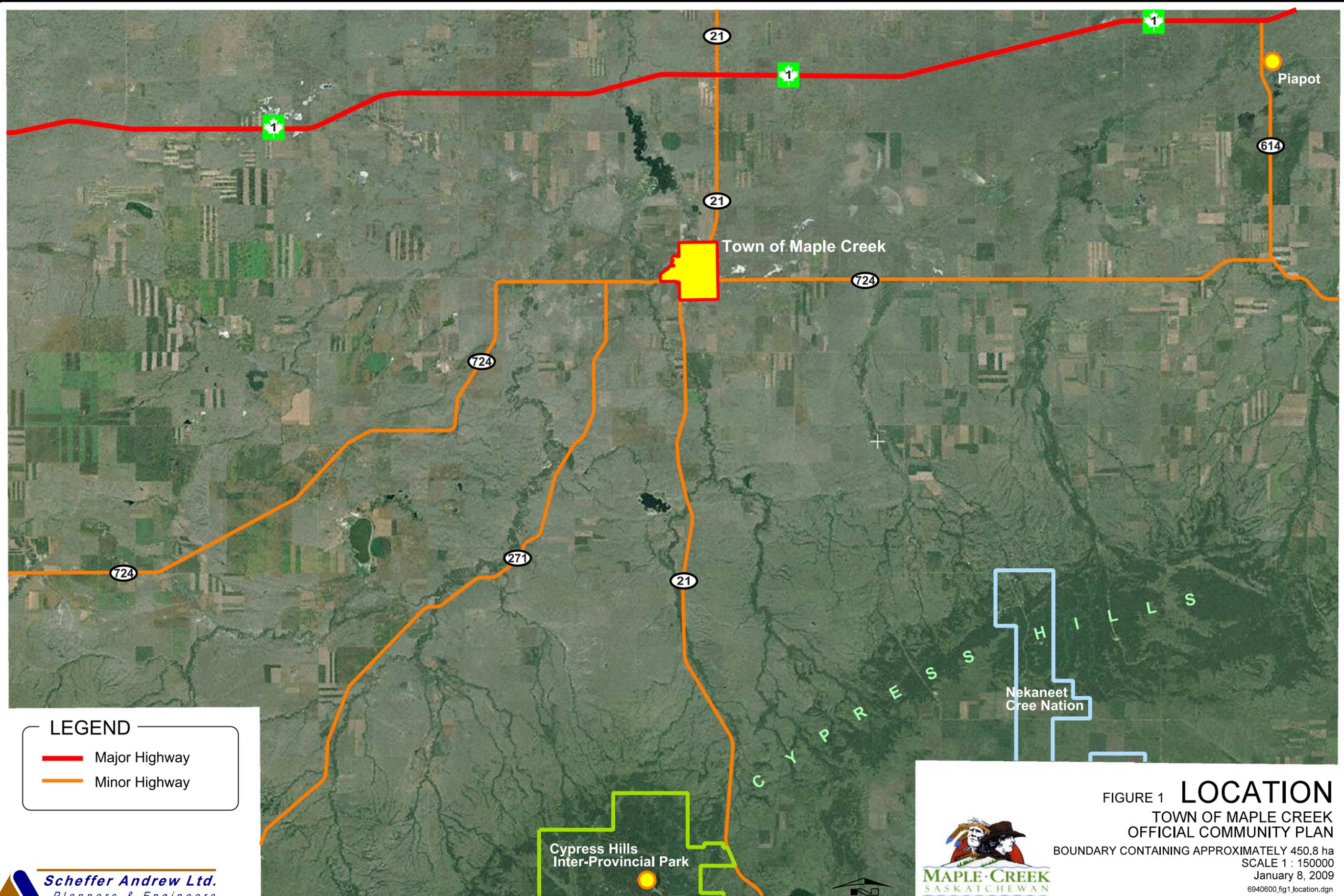
### **19.1. Monitoring**

The Official Community Plan establishes the policies that are expected to meet anticipated residential, commercial, and industrial needs within the financial and servicing capabilities of the community. The policies will serve as a basis for detailed planning and servicing. A successful implementation of the growth strategy is dependent upon consistent application of the policies with due consideration of the goals of the Official Community Plan. Development indicators should be tracked to ensure progress is being made in achieving the overall vision of the community.

### **19.2. Amendment**

The Official Community Plan may be amended from time to time when a prospective developer wishes to rezone land for a land use or form of development that may not be consistent with existing policies in the Official Community Plan, or amendments are initiated by Council or staff. Council will consider such requests based on:

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

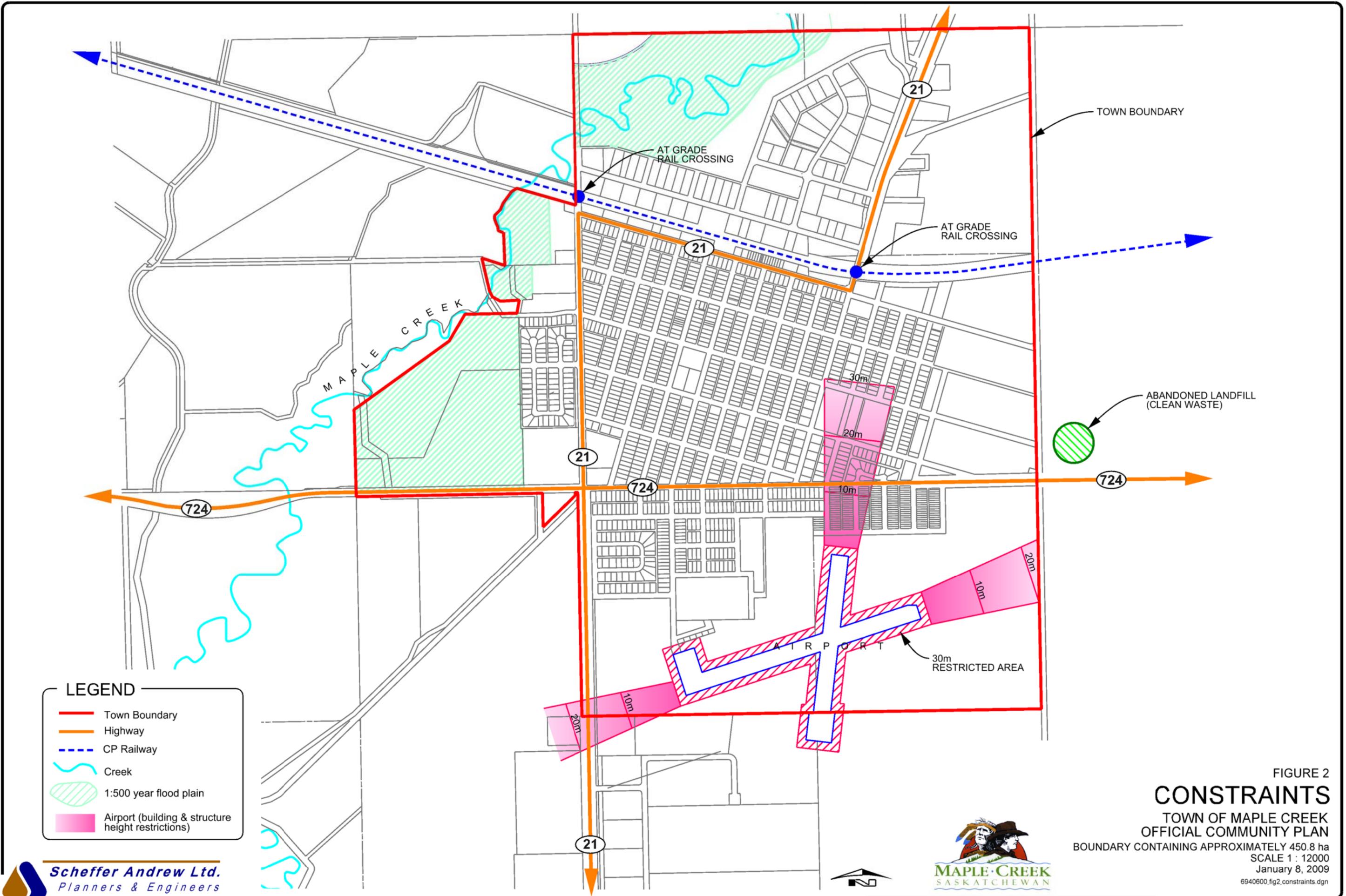


**LEGEND**

- Major Highway
- Minor Highway

**FIGURE 1 LOCATION**  
**TOWN OF MAPLE CREEK**  
**OFFICIAL COMMUNITY PLAN**  
 BOUNDARY CONTAINING APPROXIMATELY 450.8 ha  
 SCALE 1 : 150000  
 January 8, 2009  
 6940600\_fig1\_location.dgn





**LEGEND**

- Town Boundary
- Highway
- - - CP Railway
- ~ Creek
- 1:500 year flood plain
- Airport (building & structure height restrictions)

**FIGURE 2**  
**CONSTRAINTS**  
 TOWN OF MAPLE CREEK  
 OFFICIAL COMMUNITY PLAN  
 BOUNDARY CONTAINING APPROXIMATELY 450.8 ha  
 SCALE 1 : 12000  
 January 8, 2009  
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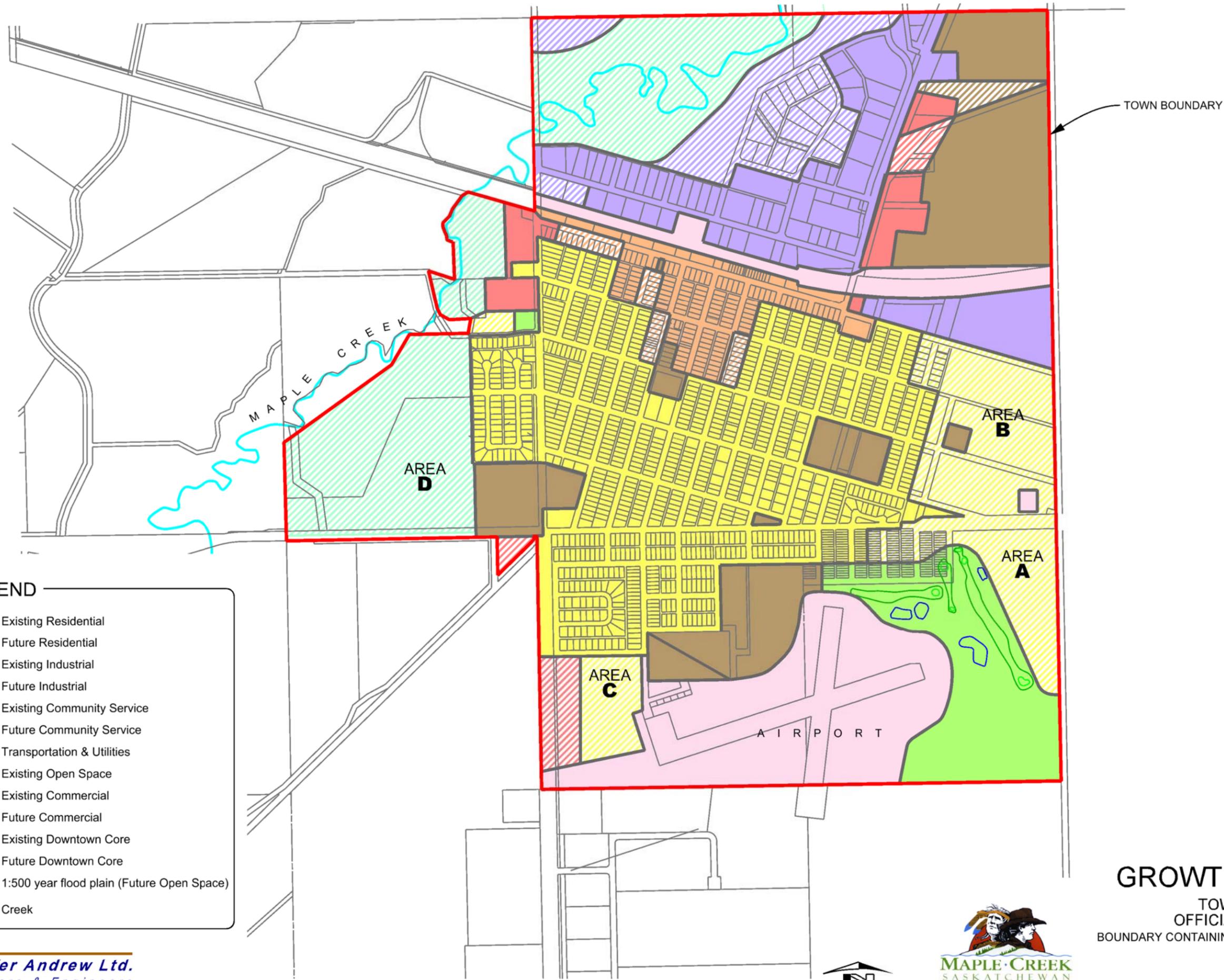
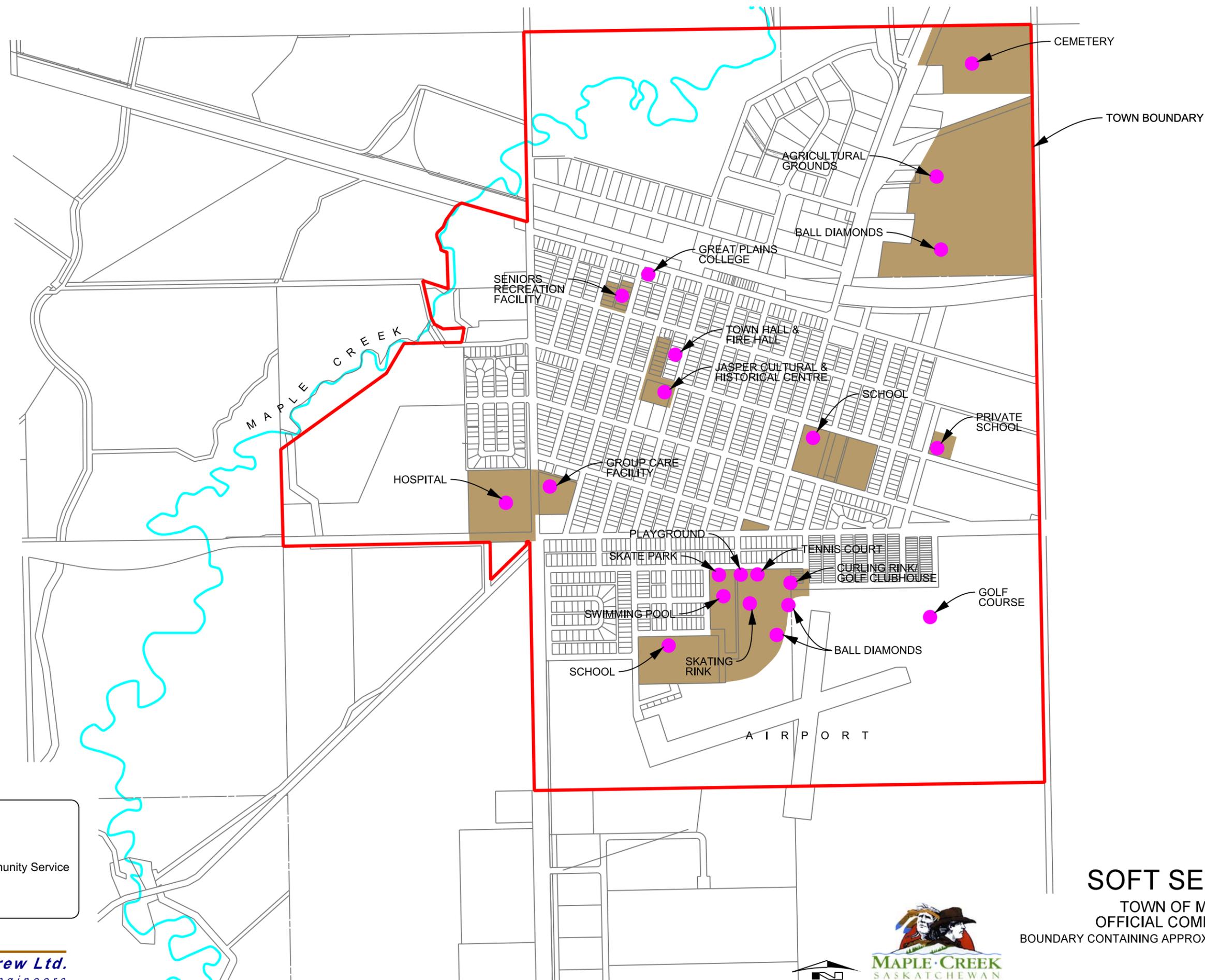


FIGURE 3  
**GROWTH CONCEPT**  
 TOWN OF MAPLE CREEK  
 OFFICIAL COMMUNITY PLAN

BOUNDARY CONTAINING APPROXIMATELY 455.5 ha  
 SCALE 1 : 12000  
 January 8, 2009  
 6940600.fig3.growth.dgn

**LEGEND**

- Existing Residential
- Future Residential
- Existing Industrial
- Future Industrial
- Existing Community Service
- Future Community Service
- Transportation & Utilities
- Existing Open Space
- Existing Commercial
- Future Commercial
- Existing Downtown Core
- Future Downtown Core
- 1:500 year flood plain (Future Open Space)
- Creek



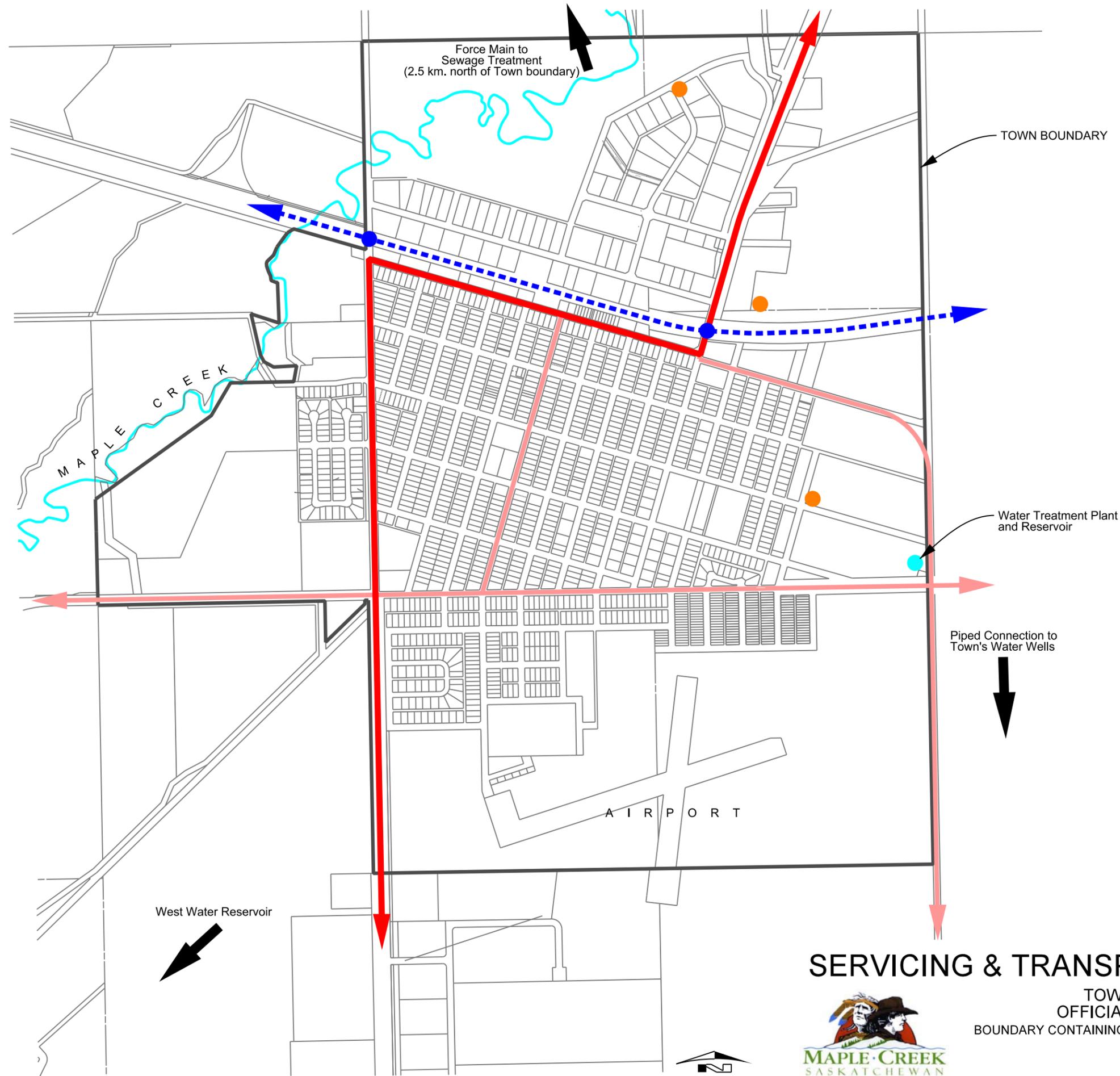
**LEGEND**

- Facility
- Existing Community Service
- Creek

**FIGURE 4**  
**SOFT SERVICES**

TOWN OF MAPLE CREEK  
 OFFICIAL COMMUNITY PLAN  
 BOUNDARY CONTAINING APPROXIMATELY 455.5 ha  
 SCALE 1 : 12000  
 January 8, 2009  
 6940600\_fig4\_soft.dgn



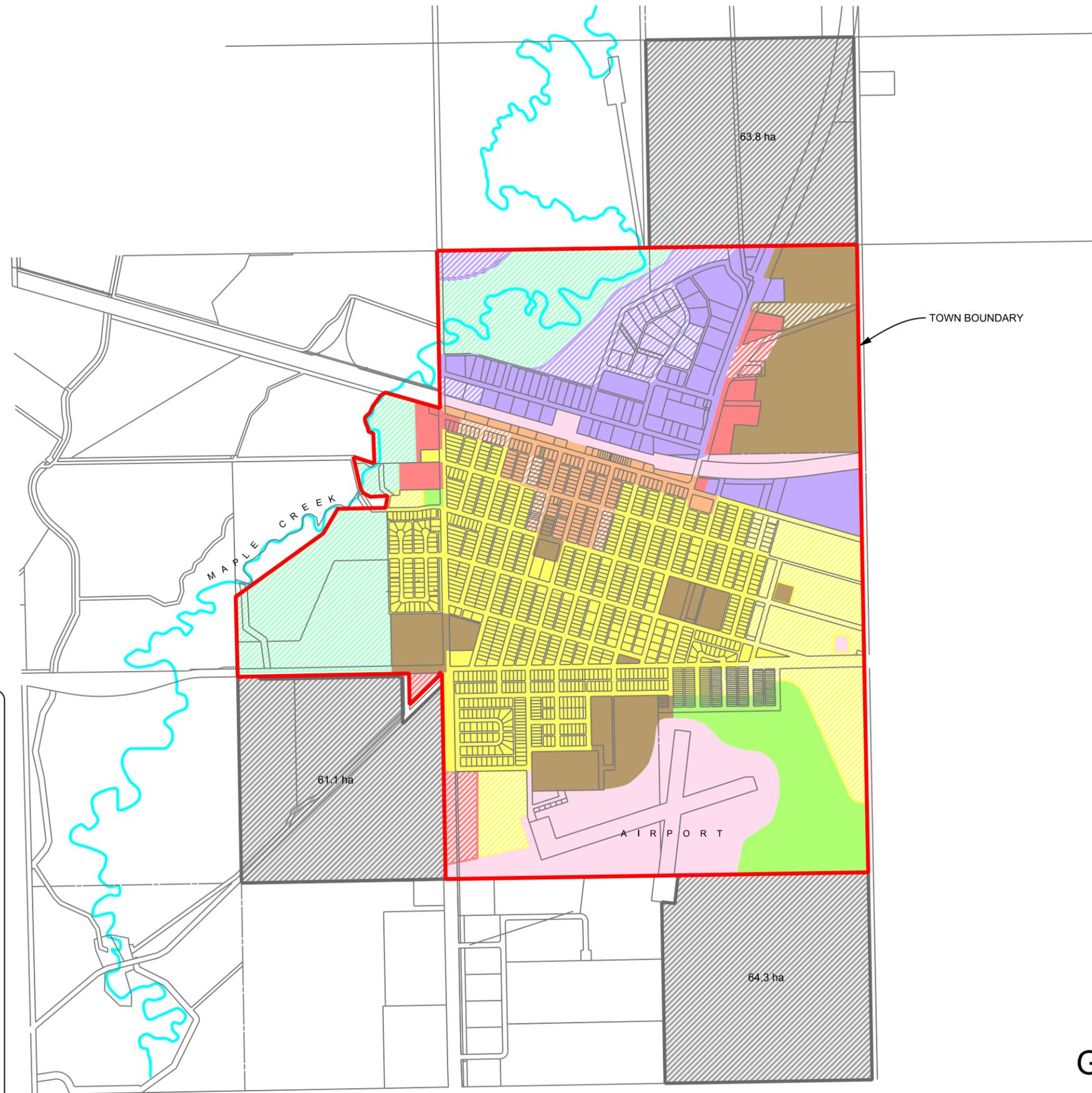


**LEGEND**

- Arterial Road
- Collector Road
- - - CP Mainline
- At Grade Railway Crossing
- Sewage Lift Station
- ~ Creek

FIGURE 5  
**SERVICING & TRANSPORTATION**  
 TOWN OF MAPLE CREEK  
 OFFICIAL COMMUNITY PLAN  
 BOUNDARY CONTAINING APPROXIMATELY 455.5 ha  
 SCALE 1 : 12000  
 January 8, 2009  
 6940600.fig5.servic.dgn





**LEGEND**

- Existing Residential
- Future Residential
- Existing Industrial
- Future Industrial
- Existing Community Service
- Future Community Service
- Transportation & Utilities
- Existing Open Space
- Existing Commercial
- Future Commercial
- Existing Downtown Core
- Future Downtown Core
- 1:500 year flood plain (Future Open Space)
- Potential Town Expansion
- Creek

FIGURE 6  
**FUTURE TOWN  
 GROWTH CONCEPT**

TOWN OF MAPLE CREEK  
 OFFICIAL COMMUNITY PLAN  
 BOUNDARY CONTAINING APPROXIMATELY 455.5 ha  
 SCALE 1 : 17500  
 January 8, 2009  
 6940600\_fig6\_future.dgn

