

# TOWN OF MAIDSTONE

# OFFICIAL COMMUNITY PLAN

PREPARED FOR:

THE TOWN OF MAIDSTONE

PREPARED BY:

CROSBY HANNA & ASSOCIATES  
LANDSCAPE ARCHITECTURE AND PLANNING  
SASKATOON, SK

July 2012

## The Town of Maidstone

Bylaw No. \_\_\_\_\_

A Bylaw of the Town of Maidstone to adopt an Official Community Plan.

The Council of the Town of Maidstone, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 of *The Planning and Development Act, 2007* the Council of the Town of Maidstone hereby adopts the Town of Maidstone Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 1-87, the Town of Maidstone Basic Planning Statement Bylaw, and all amendments thereto, are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the \_\_\_\_\_ day of \_\_\_\_\_,

Read a Second Time the \_\_\_\_\_ day of \_\_\_\_\_,

Read a Third Time the \_\_\_\_\_ day of \_\_\_\_\_,

Adoption of this Bylaw this \_\_\_\_\_ day of \_\_\_\_\_,

SEAL

\_\_\_\_\_  
(Mayor)

\_\_\_\_\_  
(Town Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the \_\_\_\_\_ Day of \_\_\_\_\_, of the year \_\_\_\_\_

(signature) \_\_\_\_\_, (date) \_\_\_\_\_

A Commissioner for Oaths in the Province of Saskatchewan

My appointment expires \_\_\_\_\_

**THE TOWN OF MAIDSTONE**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule “A” to Bylaw No. \_\_\_\_\_  
of the Town of Maidstone

\_\_\_\_\_  
(Mayor)

SEAL

\_\_\_\_\_  
(Town Administrator)

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# 1. INTRODUCTION

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## 1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007*, the Council of the Town of Maidstone has prepared and adopted this *Official Community Plan* to provide the Town with goals, objectives and policies relating to approximately 20 years of future growth and development within the community.

Section 32 of *The Planning and Development Act, 2007*, provides that the *Official Community Plan* is required to 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 lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (e) the management of environmentally sensitive lands;
- (f) source water protection; and
- (g) the means of implementing the *Official Community Plan*.

## 1.2 SCOPE

The policies of this *Official Community Plan* shall apply to the incorporated area of the Town. Policies which address the future development of areas outside the current limits of the Town will take effect on annexation of those areas to the Town, or in conjunction with the Council of the Rural Municipality. All development shall conform to the objectives and policies contained in this *Official Community Plan*.

## 1.3 PURPOSE

This *Official Community Plan* is intended to serve as a statement of the goals, objectives and policies of the Town of Maidstone relating to the future growth and development of the community. The policies are intended to provide Council with direction in establishing other bylaws and programs to guide the future growth and establish guidelines for formulating decisions on future land use and development proposals.

## 2. GOALS

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The planning goals for the Town of Maidstone are as follows:

- (1) To encourage land uses, densities and regulations that promote orderly and cost-efficient development within the financial capability of the community, while at the same time enhance and preserve Maidstone's "small town atmosphere / lifestyle" and role as a rural service centre.
- (2) To direct development and growth of Maidstone towards a diversification of land use activity in a manner that will maintain a positive relationship with environmental values, resource capabilities and community strengths and the broader community in the R.M. of Eldon.
- (3) To provide for an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
- (4) To balance individual property rights with community interests and goals.
- (5) To promote the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- (6) To encourage land use design that support walkability and connectivity to Maidstone's destination sites.
- (7) To stabilize and achieve long term population growth for the Town.
- (8) To support and complement provincial interests where those interests have been identified to the municipality.
- (9) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan where such realization is consistent with the protection and maintenance of federal and provincial interest.
- (10) To support and complement the Statements of Provincial Interest.

## 3. OBJECTIVES AND POLICIES

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### 3.1 RESIDENTIAL

#### 3.1.1 Findings

- (1) Maidstone, with a current (2006) population (Statistics Canada) 1,037, experienced an annual population increase of 0.83% between 2001 - 2006. According to health statistics (covered population), the average annual growth was estimated to be at 1.3%. Population projections suggest a continued increase into the future, with the Town's population projected to reach between 1,223 - 1,627 by the year 2026. Based on population projections and average household size, new residential development could reasonably be expected to require an additional 9.5 - 15 ha (23.5 - 37 acres) of land within the next ten years and 20 - 32.5 ha (49 - 80 acres) of land within the next twenty years.
- (2) As of July 2009, there were 23 serviced available residential lots in the Town. By 2011, this supply could potentially be fully exhausted.
- (3) Stakeholders representatives indicated that housing is needed in the community for oil workers and the young.
- (4) Stakeholder representatives also indicated that home based businesses should be regulated so that large projects are confined to more appropriate areas (i.e. industrial).
- (5) Responses to the community survey indicated that residents are strongly in favour of additional residential development, including very strong support for townhouses, condominiums and apartment buildings.
- (6) Responses to the community survey indicate strong support for additional commercial development in the Town. Responses also indicated general support for highway commercial along both Highway 16 and Highway 21 (within the Town).

#### 3.1.2 Objectives

- (1) To provide adequate land for future residential development.
- (2) To identify the areas, within Maidstone and outside of the Town's current boundaries, that are most suitable for future residential development.

- (3) To allow for the development of a full range of residential uses and densities including single-detached, semi-detached, duplex, and multiple-unit dwellings, to serve the long term needs of the community.
- (4) To support the development of affordable housing.
- (5) To support walking and other alternative forms of transportation in future residential development.
- (6) To ensure that buildings and lots are constructed and maintained to acceptable standards.
- (7) To facilitate economic development and foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.
- (8) To ensure that future forms of residential development are compatible with existing development, maintaining the “small-town” character of residential areas.

### **3.1.3 Policies**

- (1) Infill residential development on existing vacant lots will be encouraged.
- (2) Initially, new residential development will be encouraged to locate in the areas designated as “Future Residential” on the Future Land Use Concept. At the time of subdivision, these areas will be zoned in the Zoning Bylaw for residential uses and compatible development. Prior to such subdivision and rezoning, these areas will be zoned Future Urban Development District to regulate development and to prevent development of uses which would conflict with long term residential use of these areas.
- (3) The Town will take steps to subdivide and service land for residential purposes where there are insufficient lots to meet demand.
- (4) Additional residential subdivision development will be supported by Council only in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding three years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.



- (5) A separate Mobile Home District, for mobile home and compatible development, will be established in the Zoning Bylaw. Extension of the Mobile Home District into additional areas will be considered on a case by case basis.
- (6) A series of residential districts will be provided in the Zoning Bylaw for a full range of residential uses. These districts will provide varying levels of restrictions on residential types and dwelling unit densities. Single detached dwellings and certain community facilities will be permitted in all residential districts except the mobile home district. Higher density residential uses will be allowed and other potential compatible uses at Council's discretion in only those areas in which increased residential densities and a wider range of compatible uses are determined to be appropriate.
- (7) Council shall, in the Zoning Bylaw, authorize the relaxation of rear yard requirements for corner lots in residential districts, provided that larger side yards are provided along the flanking street.
- (8) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (9) Home based businesses shall be accommodated, provided they are clearly secondary to the principal residential use of the dwelling unit and are compatible with the broader residential character.
- (10) Home based businesses shall be compatible with nearby residential properties and shall preserve the amenity of the overall residential environment. Home based businesses shall generate minimal traffic, parking, noise, electrical interference, vibration, odour or other elements that are not normally found in the residential environment.
- (11) Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion. The Zoning Bylaw shall prescribe a time limit for the approval of such discretionary uses.
- (12) The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business related vehicle trips per day, and other relevant matters.

- (13) To promote walkability and the use of alternative transportation modes, residential areas shall be oriented to serve pedestrian and cycling traffic as well as automobile traffic.
- (14) To ensure that new residential neighbourhoods connect to and complement existing and future development in Maidstone, the Town will require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.
- (15) Council will encourage residential development that contributes to the social diversity of the Town's population by meeting any recognized deficiencies in the quantity or quality of existing residential, including affordable, rental or special needs housing.

## 3.2 COMMERCIAL

### 3.2.1 Findings

- (1) Commercial land use in Maidstone is focussed on Main Street and First Avenue and as well as along Railway Avenue. There is limited highway commercial development within the Town.
- (2) Maidstone has a distinct downtown commercial area that offers a diverse range of retail and commercial services. The Town of Maidstone desires to continue to accommodate commercial development in the downtown core as well as expand downtown commercial development to potential appropriate areas.
- (3) The Town of Maidstone and the Rural Municipality of Eldon, have signed a Memorandum of Understanding to work together to develop and service commercial development in the Highway 16 and 21 corridors. A treated water line was constructed to the intersection of the highways in 2009. The potential development area is shown on Map 1 - Future Land Use Concept and holds potential for expansion of future highway commercial use within the Town.
- (4) There is a currently no serviced, but undeveloped, downtown commercial lots in the Town. Infill opportunities in the downtown area are available for the Town to explore.
- (5) There is a currently no serviced, highway commercial lots in the Town.
- (6) Responses to the community survey indicated strong support for additional commercial development in the Town. Responses also indicated general support for highway commercial development, within the Town, along both Highway #16 and Highway #21.

### 3.2.2 Objectives

#### a. **Downtown Commercial**

- (1) To maintain and enhance the downtown as a cohesive, viable and dynamic commercial area.
- (2) To encourage the development of new commercial enterprises in downtown Maidstone.
- (3) To allow for a full mix of commercial uses required by Maidstone residents and visitors.
- (4) To ensure an available supply of land for downtown commercial development.

- (5) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.
- (6) To encourage the rehabilitation and re-adaptive use of existing commercial buildings.
- (7) To encourage connectivity of downtown to existing and future residential development, particularly for seniors and others with mobility constraints.
- (8) To provide opportunity for increased levels of overall activity in and near the downtown.
- (9) To allow for a mix of non-commercial uses in the downtown area, providing they do not hamper or conflict with commercial development.
- (10) To provide opportunity for higher density housing in areas near the downtown.

**b. Highway Commercial**

- (1) To ensure that sufficient land is set aside, along Highway #21 and along Highway #16, for development of highway commercial uses.
- (2) To support and collaborate on highway commercial development projects with the Rural Municipality of Eldon as outlined in Section 4.3.3.
- (3) To restrict development of non-highway commercial uses in designated highway commercial areas.
- (4) To promote the expansion of existing highway commercial operations and encourage the development of new uses in the existing highway commercial area.
- (5) To encourage and facilitate visually appealing entries to the Town through existing and future highway commercial areas.
- (6) To ensure that commercial buildings and sites are constructed and maintained to acceptable standards.

**3.2.3 General Commercial Policies**

- (1) To ensure that new commercial developments connect to and complement existing and future development in Maidstone, the Town may require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.

- (2) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.

#### **3.2.4 Downtown Commercial Policies**

- (1) The Zoning Bylaw will contain a Community Centre Commercial District to provide for a wide range of downtown commercial and other compatible uses.
- (2) The area shown as “Downtown Commercial” on the Future Land Use Concept will be zoned in the Zoning Bylaw, for downtown commercial uses and other compatible development.
- (3) Council will consider extending downtown commercial zoning to those areas shown as “Future Downtown Commercial”, on the Future Land Use Concept, as demand warrants. The areas shown as “Future Downtown Commercial” will be zoned for a mix of commercial, institutional and multi-unit residential uses which would not conflict with the long term future use of this area.
- (4) Council will continue to promote the Town as a place for new business development.
- (5) Council may, by resolution, adopt policies that provide business incentives to new businesses or expanding businesses, including but not limited to the following:
  - (a) Tax incentives;
  - (b) Construction incentives; and/or,
  - (c) Job creation incentives.
- (6) Council shall strive to promote and encourage the revitalization of the Town's community centre commercial area and may use such actions and tools, including but not limited to, the construction of infrastructure, investment in public buildings and public realm improvements such as streetscapes and public park development, encouragement of public - private partnerships, tax abatement incentives, incentives to promote the use of vacant and underutilised buildings or sites, and planning and building permit fee rebates.
- (7) Where necessary, the Town will undertake to acquire land for additional downtown commercial development, through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, Council will investigate the possibility of land exchange on a case-by-case basis.

- (8) Generally speaking, a land use pattern that reflects higher density residential development (i.e. increased multiple unit developments) in proximity to the downtown commercial area, will be encouraged through residential and other zoning designations.
- (9) Zoning regulations will be developed with the intent of promoting a pedestrian focus in the downtown commercial area.

### **3.2.5 Highway Commercial Policies**

- (1) The Zoning Bylaw will contain a Highway Commercial District to provide for a wide range of highway commercial and other compatible uses.
- (2) To ensure a viable and dynamic downtown commercial area, the Highway Commercial District will only provide for commercial uses that are oriented to the highway, encouraging non-highway commercial uses to locate downtown.
- (3) The area shown as “Highway Commercial” on the Future Land Use Concept will be zoned for highway commercial uses and compatible development.
- (4) Council will consider extending highway commercial zoning to those areas shown as “Future Highway Commercial”, on the Future Land Use Concept, as demand warrants. Prior to such re-zoning, these areas will be zoned as Future Urban Development District to regulate development and to prevent development of uses which would conflict with the long term use of these areas for highway commercial activity.
- (5) Where necessary, the Town will undertake to acquire land for highway commercial development through purchase or exchange.
- (6) Council may by resolution, adopt policies that provide business incentives to new businesses or expanding businesses including but not limited to the following:
  - (a) Tax incentives;
  - (b) Construction incentives; and/or,
  - (c) Job creation incentives.
- (7) Council may adopt policies that provide business incentives and may use such actions and tools, including but not limited to, the construction of infrastructure, investment in public buildings and public realm improvements such as streetscapes and public park development, encouragement of public - private partnerships, tax abatement incentives, incentives to promote the use of vacant and underutilised buildings or sites, and planning and building permit fee rebates.

- (8) To facilitate development of visually appealing entry points into the Town along Highway # 16 and Highway #21 Council may:
- (a) initiate the preparation of a coordinated highway entry enhancement master plan or strategy;
  - (b) provide financial support for the implementation of such a master plan or strategy; and/or,
  - (c) establish landscaping requirements and signage standards in highway commercial areas.

### 3.3 INDUSTRIAL

#### 3.3.1 **Findings**

- (1) The Town of Maidstone has an industrial park located at the south end of the community. There is a current inventory of six town owned, serviced industrial lots available.
- (2) Stakeholder representatives have indicated a need for adequate industrial screening, minimizing land use.
- (3) Responses to the community survey indicated very strong support for additional industrial development within the Town of Maidstone.

#### 3.3.2 **Objectives**

- (1) To attract new industrial operations to Maidstone.
- (2) To ensure an available supply of land for industrial development.
- (3) To identify areas for the development of industrial operations which will minimize conflicts with other land uses.
- (4) To ensure that locations and types of industrial development are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.
- (5) To ensure that industrial development and sites are constructed and maintained to acceptable standards.
- (6) To ensure that industrial development and sites are adequately buffered, screened and separated from incompatible land uses.

#### 3.3.3 **Policies**

- (1) The Zoning Bylaw will contain an Industrial District to provide for a wide range of industrial and other compatible uses.
- (2) The area shown as "Industrial", on the Future Land Use Concept will be zoned for industrial uses and compatible development.



- (3) Council will continue to promote the Town as a place for new business development, maintaining it's role as a rural service centre and supporting such industries as petroleum exploration and development.
- (4) Council may by resolution, adopt policies that provide business incentives to new or expanding industrial operations including but not limited to the following:
  - (a) Tax incentives;
  - (b) Construction incentives; and/or,
  - (c) Job creation incentives.
- (5) Council may by resolution, adopt policies that provide business incentives and may use such actions and tools, including but not limited to, the construction of infrastructure, investment in public buildings and public realm improvements such as streetscapes, encouragement of public - private partnerships, tax abatement incentives, incentives to promote the use of vacant and underutilised buildings or sites, and planning and development permit fee rebates.
- (6) In the Zoning Bylaw, those industrial uses which have the potential to use significant volumes of water and/or contribute significant flows to the sanitary sewer system as a result of industrial processing operations, will be listed as discretionary uses.
- (7) Prior to the approval of a discretionary use application in the industrial district, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such servicing feasibility, will be borne by the applicant.
- (8) Council may require industrial development and subdivisions to provide buffers to minimize conflict among industrial areas and other, incompatible uses.
- (9) Building maintenance and upkeep is important in order to preserve a visually pleasing community. Construction of buildings should be completed and lots landscaped.
- (10) To facilitate development of visually appealing development, landscaping requirements and signage standards shall be established in all industrial areas.
- (11) To ensure that new industrial developments connect to and complement existing and future development in Maidstone, the Town may require that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.

## 3.4 TRANSPORTATION AND UTILITIES

### 3.4.1 Findings

- (1) The Town's primary vehicle entry is Highway #21 running north/south of the community. Highway #16, now bypassing the community to the north, originally bisected the town. The Town of Maidstone can now be accessed from Highway #16, by way of Highway #21 or by Railway Avenue (the original Highway).
- (2) Stakeholder representatives have indicated a lack of crosswalks and sidewalks in the community for pedestrians. Future neighbourhood development and planning should emphasize increased route options, traffic flow, and safety for both pedestrians, cyclists and private vehicles.
- (3) Stakeholder representatives have also indicated the need for designated truck parking within railway property in the downtown area, in order to preserve streets.
- (4) Raw water is supplied to the Town from two wells situated on the north shore of Maidstone Lake and two wells situated 1km south of the Village of Waseca. BAR Engineering Co. Ltd. advised the Town in a report dated April, 2006 that the existing Waseca wells will be capable of meeting peak day water needs for a population of 1600 persons provided the Town limits pumping to no more than 16 hours per day. Assuming that the water consumption rate remains at 90 gallons per capita per day and an average growth rate for the Town of 2.5%, BAR recommends that the Town will have to look at increasing its raw water supply within 5 to 6 years. BAR has recommended that the Town develop a Waterworks Improvements Program to provide a strategy for how raw water supply requirements can be met for a population over 1,370 and to study alternatives for reducing the sodium concentrations in the water supply.
- (5) BAR has recommended that additional capacity should be added to the water treatment plant when the population of the Town is approaching 1,400 to ensure that the water treatment equipment can continue to operate according to manufacturer's recommended specifications (limited to operating 12-16 hours/day) and consistent with the Saskatchewan Environment Waterworks Design Guidelines. The time frame for providing additional raw water supply and extra capacity to filtration equipment is the same.
- (6) Treated water storage reservoirs are typically designed for a 10 to 15 year time horizon. BAR has advised that the existing water storage reservoir is probably of adequate size to meet the average annual peak day demand for the next twenty years. The current reservoir has sufficient storage to meet emergency and fire storage needs until 2020. A re-assessment of water storage would be needed if the Town's growth or water consumption rates markedly increase.

- (7) The Town's two electrically driven water distribution service pumps are of sufficient size to be able to supply water to the existing water distribution system to meet peak hourly demands. The pumps should be able to meet the peak hourly flows projected for the next 20 - 25 years.
- (8) The municipal sewage lagoon is located in the Town in the south portion of 27-47-23-W3. In Saskatchewan, a buffer zone is required between residential, commercial or institutional developments and sewage works. In planning for development, the Town of Maidstone should verify that proposals meet Saskatchewan Environment's buffer zone requirements.

### **3.4.2 Objectives**

- (1) To protect and facilitate the various functions of the provincial highway and municipal road system in Maidstone in order to maintain safe and efficient traffic movement.
- (2) To direct land uses associated with heavy truck traffic away from pedestrians and to areas where their impact on municipal roads will be minimized.
- (3) To ensure that development patterns create pedestrian and traffic safety.
- (4) To minimize the costs of constructing, improving and maintaining roadways.
- (5) To optimize use of existing Town water, sewer and solid waste management infrastructure and capacities.
- (6) To ensure that future development remains within the area serviceable by the existing water and sewer system for as long as possible.
- (7) To minimize municipal costs in the provision of services to areas which pose special servicing problems.
- (8) To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.

### **3.4.3 Policies**

- (1) The Town will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by the Municipality. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. Council may require a proponent of a development to undertake an engineering study that clearly articulates the on and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:
  - (a) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
  - (b) be proposed to be constructed by the developer as an integral component of the development itself.
- (2) Council will not approve new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity.
- (3) Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks, within the subdivision, the developer will be required to enter 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.
- (4) Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be a consideration in all land use and development decisions.
- (5) The Town of Maidstone will pursue a strategy for the development of additional water treatment capacity as well as additional filtration capacity, in the short to medium term future.
- (6) The Town of Maidstone will pursue a strategy on how the Town's raw water supply can be met for a population over 1,370 and to study alternatives for reducing the sodium concentrations in the water supply.

## 3.5 COMMUNITY SERVICES

### 3.5.1 Findings

- (1) Police protection is provided by the Maidstone Community RCMP Detachment, located in Lloydminster, with an office located on Second Avenue in Maidstone.
- (2) Fire protection is provided by Maidstone Waseca District Fire Board. The Town of Maidstone has entered into an agreement with the Village of Waseca, the Rural Municipality of Eldon, the Rural Municipality of Paynton and the Rural Municipality of Hillsdale to provide fire protection.
- (3) Health care services in Maidstone are administered by the Prairie North Health Region which serves approximately 72,800 people in total. Health Care in the Town is available primarily through the Maidstone Health Complex which offers acute care such as ambulance, emergency, laboratory, diagnostic imaging; community health services such as home care, public health nursing, dietician services, and addictions and family counselling; and continuing care such as long-term, respite, activities and recreation and an adult day program.
- (4) The Town of Maidstone is home to seven churches, as well as a diverse range of community uses and services such as the Maidstone Library, arena and curling rink, Delfrari-Victoria Park with campground and trout pond, tennis courts, ball diamonds and school facilities. A diverse range of clubs and organizations also operate within the community and broader region promoting and organizing sporting, recreation, fundraising, and spiritual pursuits.
- (5) Responses to the community survey indicated that residents generally feel that there needs to be more recreation programming and facilities for youth in the community.

### 3.5.2 Objectives

- (1) To monitor shifts in population structure and types of recreation demands and, on that basis, adjust recreation program delivery and facility provision on the basis of these shifts.
- (2) To support public service delivery agencies in the provision of services and, where appropriate, to assist in programming of services to the public.
- (3) To encourage the coordination and integration of community facilities where appropriate.

- (4) To encourage the increased utilization of existing and new facilities on a joint-use basis.

### **3.5.3 Policies**

- (1) The Zoning Bylaw will contain a community service district to provide for a wide range of community service and other compatible uses.
- (2) The areas shown as “Community Service” on the Future Land Use Concept will be zoned for community service and compatible development.
- (3) Council will, from time to time, and in conjunction with the Recreation and Parks Board, examine the feasibility of expanding the types of recreational programs and facilities in the community in accordance to town demographics and population growth.
- (4) The Town will encourage extensive participation by service clubs, community and public agencies, developers and other interested groups, in the development of community facilities.
- (5) Before supporting any substantial subdivision applications for new residential development, Council will consult with the Northwest School Division No. 203 to ensure that any requirements for new schools have been satisfactorily addressed in the proposed subdivision plan.

## 3.6 AMENITIES AND DEDICATED LANDS

### 3.6.1 Findings

- (1) The Town of Maidstone is home to the Delfrari - Victoria Park as well as the Gully 4H park. In addition to these, the school sites also offer park space for residents. On the west side of Maidstone, within the community's newest residential area, two open - green spaces have been incorporated into the subdivision.
- (2) Stakeholder representatives have indicated a need for improved pedestrian access throughout the community.
- (3) Results from the community survey indicated that residents strongly agree that there is sufficient park space in town. In addition to this, survey responses indicated that having park / green space within a five minute walk of each person's residence was an important design feature.
- (4) Survey responses indicated that residents feel strongly that walking and cycling paths are important design features of a community.

### 3.6.2 Objectives

- (1) To make appropriate provision for municipal reserves when land is subdivided.
- (2) To provide park space that is safe, suitable and that meets the needs of the community.
- (3) To promote land use development where walkability and connectivity to destination sites, both existing and new are key considerations.
- (4) To ensure that land intended for storm water or runoff management does not unduly consume the required municipal reserve dedication in new subdivisions.
- (5) To encourage the establishment of public and private open spaces within the Town, including the development of pedestrian pathways that connect to destination amenity sites.

### **3.6.3 Policies**

- (1) A Parks and Recreation District will be established in the Zoning Bylaw for the purposes of delineating those areas in which only parks, recreation uses, resource conservation uses and compatible development will be permitted.
- (2) The area shown as “Open Space” on the Future Land Use Concept will be zoned for parks, recreation uses, resource conservation uses and compatible development.
- (3) In the Zoning Bylaw, open space in the form of parks and playgrounds will be permitted uses in all zoning districts.
- (4) Council will consider the following factors in making decisions on the provision of municipal reserves:
  - (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
  - (ii) In commercial and industrial subdivisions, cash-in-lieu will be considered as the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
  - (iii) Large programmable park spaces should be provided in new neighbourhoods.
- (5) The Town will encourage extensive participation by service clubs, community and public agencies and other interested groups in the development of parks, green space and recreation facilities.
- (6) To facilitate development of visually appealing entry points into the Town along Highway 16 and Highway 21, Council may:
  - (i) provide financial support for the development of gateway features and corridor enhancement; and
  - (ii) establish landscaping requirements in highway commercial and industrial areas.
- (7) Wherever possible, natural and scenic areas of significant value shall be placed in public ownership.
- (8) To facilitate development of a walkable community, Council will consider the provision of adequate sidewalks, pathways in linear parks and adequate lighting.



The development of pedestrian amenities shall be done in a manner that promotes public safety.

- (9) Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for no longer than a 24 hour period after a storm event. Areas that store or retain water for more than 24 hours after a storm event shall be classified as storm water management facilities and shall be identified as “utility parcels” on subdivision plans.
- (10) Where possible, the Town will encourage the linkage of natural areas and parks in a continuous open space system.

## 3.7 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

### 3.7.1 Findings

- (1) The only known biophysical constraints on development in and around Maidstone is the “flatness” of the land, which can cause issues with stormwater drainage and spring runoff, as well as add to the cost of providing municipal sanitary sewer service (i.e. need more lift stations).
- (2) Flooding has not been a perennial problem in the past, however, an emergency was declared in 2005 when 7.5 inches of rain fell in 25 hours. In addition to this, depending on how fast the spring thaw occurs, spring runoff may be an issue.
- (3) The Saskatchewan Watershed Authority advised the term "Estimated Peak Water Level" (EPWL) should be the flood protection elevation reference for communities. EPWL is calculated first as the sum of pre-run-off starting elevation and water level rise due to the flood inflow to give a peak calm water level. To this is then added a water level rise due to the effect of wind to give the EPWL. For the purpose of existing development, the Province advises that the EPWL is used to determine the natural ground elevation in delineating flood hazard areas and the recommended elevation to which fill should be placed for development in flood hazard areas.

### 3.7.2 Objectives

- (1) To discourage inappropriate development in areas with potentially hazardous site conditions, including flood prone lands, slump prone lands and contaminated sites, without appropriate mitigative measures.
- (2) To remedy or mitigate the negative impact of a potentially hazardous site condition in the approval of development.
- (3) To ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

### 3.7.3 Policies

- (1) Urban development will be directed into areas believed to be capable of supporting such development.
- (2) The Zoning Bylaw will contain development standards for development on or near hazard lands.

- (3) Environmentally sensitive and flood hazard areas shall be used for public open space, unless it is demonstrated that development can occur subject to mitigation measures to ensure safety.
- (4) Development shall avoid the Flood Hazard Area or be flood proofed up to the Safe Building Elevation as defined in the Zoning Bylaw.
- (5) Council may require subdivision and development permit applicants to consult with the Saskatchewan Watershed Authority to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:100 year flood elevation plus wave and wind run-up or the 1:500 year flood elevation, whichever is greater.
- (6) Where a subdivision is proposed for land that is identified as being potentially hazardous, the applicant shall submit a report prepared by a qualified professional that assesses the risk associated with the proposed development (e.g. geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, including potential site contamination, etc.) and identifies any necessary mitigation measures.
- (7) Council may refuse to support the subdivision of land or authorize the development of structures on land determined to be hazard land or may permit development only in accordance with specified mitigation measures. The costs of any required hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development.
- (8) To ensure the Town is aware of and uses the most recent information on flood hazard areas within the Municipality as it relates to new subdivision applications and applications for a development permit.
- (9) The Town of Maidstone shall assist developers and other appropriate agencies in identifying contaminated sites that may exist in the community and direct those developers and agencies to toward appropriate site mitigation.

## 3.8 URBAN DEVELOPMENT CENTRES

### **3.8.1 Findings**

- (1) Many of the outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The *Treaty Land Entitlement Framework Agreement* specifies details of this process. As part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status. Such lands are known as "Urban Development Centres".
- (2) When lands within urban municipalities convert to reserve status, they become exempted from paying municipal tax and school levies.
- (3) As a condition of reserve status, Article 8 of the *Framework Agreement* requires First Nations and urban municipalities to negotiate an agreement which addresses:
  - Compensation for loss of taxes, levies or grants to urban municipalities. Compensation options include sale of municipal services to Urban Development Centres or receipt of a grant or other type of payment.
  - Compatibility of municipal bylaws and Urban Development Centre bylaws and their application and enforcement.
  - How disputes will be resolved.
- (4) If a First Nation and an affected urban municipality jointly elect not to enter into an agreement addressing the above points, they may choose to enter into any agreement which meets their respective objectives and needs. In the event an agreement cannot be reached, the matter may be settled by an arbitration board.

### **3.8.2 Objectives**

- (1) To establish a fair and equitable framework for the potential establishment of an urban development centre within the Town of Maidstone (i.e. establish an Indian Reserve within the corporate limits of the Town of Maidstone).
- (2) To maintain the financial integrity of the Town, its tax base and its municipal services, in the event that a First Nation desires to establish an Urban Development Centre.
- (3) To ensure compatible and enforceable land use and development standards in any Urban Development Centre that may be established in Maidstone.

- (4) To ensure that there is no property or commercial tax or other similar advantage to individuals or businesses located on any Urban Development Centre that may be established in Maidstone, relative to other areas in the Town.

### **3.8.3 Policies**

- (1) In all cases Council will seek an agreement pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Development Centre is created with reserve status. The Agreement shall be negotiated in good faith by the Town, and will be based on the objectives noted above.
- (2) The Agreement will consist of any or all of the following matters:
  - (a) Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to self government;
  - (b) Bylaw Compatibility clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nation's Bylaws should be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced and changed;
  - (c) Tax Loss Compensation clauses, which recognize that after the new Centre has been created as an Indian Reserve, the First Nation will be exempt from paying Town taxes (which pay for municipal services), describe how the Town will be compensated for loss of these taxes, recognize the types of and costs for those Town services which the First Nation plans for the new Centre and describe the responsibility for collection and the procedures and timing of payments;
  - (d) Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and
  - (e) Other Issues, which may include but are not limited to, regular meetings of the Band and Town Councils, procedures for sharing information between the Administrators of each party and between the Elected Councils of each party, incentives, exemptions, rebates and abatements of servicing costs, etc., access to property for maintenance, repairs etc..

## 3.9 AGRICULTURAL LAND AND FRINGE AREAS

### 3.9.1 Findings

- (1) In areas adjacent to the Town it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. Intensive livestock operations, anhydrous ammonia depots or construction of farm buildings could interfere with future urban land requirements.
- (2) Stakeholder representatives have indicated a desire for the Town of Maidstone and Rural Municipality of Eldon to work together to maintain and enhance the regional mentality that currently exists.

### 3.9.2 Objectives

- (1) To encourage orderly development in the area surrounding the Town to ensure that future urban development or servicing needs are not prejudiced.
- (2) Where required, to alter the Town limits based on need and to provide for orderly development of land uses and services.
- (3) To safeguard municipal services from incompatible land uses.
- (4) To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.
- (5) To cooperate with the Rural Municipality of Eldon in jointly developing areas in the rural-urban fringe, as outlined in Section 4.3.3.

### 3.9.3 Policies

- (1) The Town will work with the Rural Municipality of Eldon to address and resolve issues of mutual interest.
- (2) Areas suitable for development within the corporate limits of the Town not immediately required for urban development will be designated, in the Zoning Bylaw, as a “Future Urban Development” district.
- (3) The Zoning Bylaw will contain provisions to ensure that land use and development in the Future Urban Development District does not jeopardize or otherwise unduly restrict such future development.

- (4) Council will support any request for alteration of Town boundaries when such alteration is consistent with sound land use planning principles and this *Official Community Plan*, and is determined to be of benefit to the Town.
- (5) To provide for orderly development in accordance with the development policies contained in this *Official Community Plan*, Council may, from time to time, seek to alter the Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they should accommodate future development for a period of ten to twenty years and they can be serviced in a practical, cost-effective manner.
- (6) Council will seek to jointly develop concept plans and servicing plans with the Rural Municipality of Eldon in areas of mutual interest as noted in Section 4.3.3.

## 3.10 NATURAL AND HERITAGE RESOURCES

### 3.10.1 Findings

- (1) The Town of Maidstone is part of the North Saskatchewan River Watershed. In 2008, a Source Water Protection Plan was completed by the Saskatchewan Watershed Authority - North Saskatchewan River Basin Council. Recommendations and key actions have been identified respecting water conservation, climate change, ground water protection, surface water quality, apportionment of inter provincial water flows, surface water quality and protection of natural habitat. The approved watershed plans are now being implemented by all participating agencies.
- (2) Of the adjacent quarter sections surrounding the Town of Maidstone, the following quarter sections are considered Heritage Sensitive, meaning that the quarter section has to potential to contain intact archaeological or paleontological sites: SW33-47-23-W3M, NW28-47-23-W3M, SW28-47-23-W3M, SE28-47-23-W3M, NW22-47-23-W3M, NE22-47-23-W3M. Heritage sensitive quarter sections need to be reviewed for potential impacts to heritage resources when a subdivision is proposed and will require a review by the Heritage Resource Branch of Saskatchewan, Tourism, Parks, Culture and Sport.
- (3) According to the Saskatchewan Register of Heritage Property, the CNR Station, located in the Town of Maidstone, has been designated as Municipal Heritage Property under *The Heritage Property Act*. No other heritage properties existed in the Town of Maidstone at the time of this Bylaw.
- (4) Within the immediate vicinity of the Town of Maidstone, no critical wildlife habitat was identified during the Saskatchewan Terrestrial Wildlife Inventory project (started in 1975 and completed in the early 80's). However, due to the nature of the reconnaissance, time and costs constraints of the inventory, not all critical wildlife habitat was identified. In essence, this does not necessarily mean that critical wildlife habitat does not exist in the vicinity of Maidstone.
- (5) Policy is required to help ensure that development is consistent with the protection of natural and heritage resources in the municipality in order to recognize the limitations and opportunities these resources offer, to protect people and property, to achieve natural resource protection, to avoid excessive development and maintenance costs and to minimize disruption and pollution.

### 3.10.2 Objectives

- (1) To protect ground water resources from contamination to ensure a safe supply of drinking water.



- (2) To support the implementation and evolution of the North Saskatchewan Watershed Source Water Protection Plan (NSWSWPP) consistent with the principles, objectives and land use policies of this Official Community Plan.
- (3) To protect environmentally sensitive areas from pollution.
- (4) To protect critical wildlife habitat, natural, historic, archaeological and other features, resources or sites of cultural heritage significance from incompatible development and, where such protection cannot be achieved, to ensure appropriate mitigation of impacts.

### **3.10.3 Policies**

- (1) Development shall not deplete or reduce the quality of water resources in the broader region.
- (2) The Town of Maidstone will commit to protection of ground and surface water, public health, property and the environment through the use of water management programs that:
  - (a) maintain healthy ecosystems;
  - (b) provide safe and reliable drinking water; and,
  - (c) provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of their resources.
- (3) Development shall ensure that waterbodies, waterways, wetlands, groundwater and riparian systems are protected and sustained.
- (4) Development shall not needlessly destroy any site of cultural heritage significance.
- (4) Council shall work with provincial agencies to protect any significant heritage resources, critical wildlife habitat, wetlands and rare or endangered species located on land proposed for development. Where significant potential for such has been found, Council may defer issuing a permit for any development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.
- (5) Council may require that a developer undertake a Heritage Resource Impact Assessment (HRIA), as per *The Saskatchewan Heritage Property Act*, should development be proposed in areas considered to have archaeological significance.
- (6) Council may require an ecological impact assessment should development be proposed in areas that contain undisturbed land, native vegetation or in proximity to major water sources and coulees.

- (4) The Town of Maidstone may employ site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments, to protect water bodies and wetlands. They may limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until the affected Council is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.

## 4. IMPLEMENTATION

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### 4.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this *Official Community Plan*, and will be adopted in conjunction herewith. The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this *Official Community Plan*, and will be adopted in conjunction herewith.

#### 4.1.1 Purpose

- (1) The purpose of the Town's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the Town.

#### 4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this *Official Community Plan* by prescribing and establishing zoning districts for residential uses, community service uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping and so forth.

- (1) R1 - Low Density Residential District

The objective of the **R1** - Low Density Residential District is to provide for residential development in the form of single detached dwellings, semi-detached, two-unit dwellings and for other compatible uses.

- (2) R2 - Medium Density Residential District

The objective of the **R2** - Medium Density Residential District is to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, street townhouses, dwelling groups and for other compatible uses.

- (3) RMH - Mobile Home Residential District

The objective of the RMH - Mobile Home Residential District is to provide for residential development in the form of mobile homes and other compatible uses.

(4) CS - Community Service District

The objective of the **CS** - Community Service District is to provide for development in the form of a range of community services and other compatible uses.

(5) C1 - Community Centre Commercial District

The objective of the **C1** - Community Centre Commercial District is to provide for development in the form of a range of downtown commercial / community centre commercial and other compatible uses.

(6) C2 - Highway Commercial District

The objective of the **C2** - Highway Commercial District is to provide for development in the form of a range of highway commercial and other compatible uses.

(7) MU - Mixed Use District

The objective of the **MU** - Mixed Use District is to provide for a mix of land uses, including higher density residential uses, a range of downtown commercial uses, and other compatible uses, in proximity to the downtown area or other community centre.

(8) M - Industrial District

The objective of the **M** - Industrial District is to provide for development in the form of a range of industrial and other compatible uses.

(9) PR - Parks and Recreation District

The objective of the **PR** - Parks and Recreation District is to provide for parks and recreation development and for other compatible uses.

(10) FUD - Future Urban Development District

The objective of the **FUD** - Future Urban Development District is to provide for interim land uses where the future use of the land or the timing of development is uncertain due to issues of servicing, transitional use or market demand.

#### **4.1.3 Amendment of the Zoning Bylaw**

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) the nature of the proposal and its conformance with all relevant provisions of this *Official Community Plan*.
- (2) the need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) the need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) the capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) the capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

#### **4.1.4 Contract Zoning**

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Planning and Development Act, 2007*.
- (2) Section 4.1.3 of this *Official Community Plan* shall apply in the review of applications for rezoning by agreement.
- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
  - (a) the uses of the land and buildings and the forms of development.
  - (b) the site layout and external design, including parking areas, landscaping and entry and exit ways.
  - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.

- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) Council may consider the use of contract zoning to accommodate development or subdivision proposals when:
  - (a) limiting the uses within a zoning district will avoid land use conflict; or
  - (b) it is necessary to ensure that appropriate services and infrastructure is provided.

## 4.2 OTHER IMPLEMENTATION TOOLS

### 4.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this *Official Community Plan*, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

### 4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Planning and Development Act, 2007*.
- (2) Pursuant to *The Planning and Development Act, 2007*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

### 4.2.3 Municipal Land Banking

- (1) Where private development of land for urban purposes is not occurring to meet the Town's land use requirements, Council may undertake to acquire land for subdivision or development to meet such demand. Council will determine a suitable pricing system for resale of any lots developed.

### 4.2.4 Land Exchange and Purchase

- (1) To facilitate the relocation of non-conforming uses, Council may consider a program for acquiring such sites, or for exchanging municipally owned land in an appropriate area of the Town for the relocation of those uses.

## 4.3 OTHER

### 4.3.1 Update of Official Community Plan

- (1) Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this *Official Community Plan*, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

### 4.3.2 Further Studies

- (1) As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of Maidstone.

### 4.3.3 Cooperation and Inter-jurisdictional Consideration

- (1) Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this *Official Community Plan*. The Town of Maidstone and the R.M. of Eldon entered into a Memorandum of Understanding in 2007 to provide for the construction of a treated water line from the Town to the intersection of Highways 16 and 21. The line was constructed in 2009. The Town and R.M. also agreed to pursue a joint planning initiative to guide future development of the water service area which is located primarily in the R.M. but also in the Town. The potential development area referred to as the Residential and Business Development Area is shown on Future Land Use Map 1 - Development Constraints and Opportunities within the R.M. of Eldon's Official Community Plan. The R.M. of Eldon Official Community Plan provides general direction for future development of this area for highway commercial, light industrial, single parcel residential and limited multi- parcel country residential use. This Plan provides policy for future development of portions of the Residential and Business Development Area for future commercial and light industrial use. The Town and R.M. have agreed to work collaboratively in the future in developing more detailed plans for this area.

### 4.3.4 Programs

- (1) Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.



#### **4.3.5 Provincial Land Use Policies and Interests**

- (1) This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies.

#### **4.3.6 Binding**

- (1) Subject to Section 40 of *The Planning and Development Act, 2007*, the *Official Community Plan* shall be binding on the Town, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this *Official Community Plan*.

#### **4.3.7 Definitions**

- (1) The Zoning Bylaw definitions shall apply to this *Official Community Plan*.

#### **4.2.5 Building Bylaw**

- (1) Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

#### **4.2.6 Development Levies and Servicing Fees**

- (1) In accordance with Section 169 of The Act, the Councils may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within existing subdivided areas. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the phasing of associated public works.
- (2) In accordance with Section 172 of The Planning and Development Act, 2007, the member rural municipalities may establish, by Council resolution, a schedule of development specifications and servicing fees to be used by the municipality as the basis for the negotiation of servicing agreements with proponents of new subdivision development. Such servicing specifications will provide a consistent set of development standards for provision of direct services by developers in new subdivision development. The schedule of fees will be based on the identification of overall services and public works that the municipality anticipates will be

needed as a result of new subdivision development for a specified term. Offsite service fees for individual developments will be established based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

#### **4.2.7 Concept Plans**

- (1) In the interests of ensuring a comprehensive and planned approach to development, a developer may be required to prepare a concept plan for an entire area that will ultimately be developed for residential, commercial or industrial purposes and submit supporting documentation, where appropriate, as follows:
  - (a) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, including potential site contamination, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval.
  - (b) Engineering reports to address concerns such as availability of water supply, surface water drainage, and sewage treatment and disposal.
  - (c) The initial concept plan shall provide an integrated layout for the total development as envisioned, showing road layout and access to external public roads, phasing of development, and dedicated lands. Connectivity from the development area to existing areas of the Town for pedestrians as well as vehicles will be an important consideration by Council. Once the initial concept plan has been accepted by Council, and subdivision and development commences, no subsequent subdivision that is inconsistent with the approved concept plan and all policies in this document will be permitted without approval of a revised concept plan.

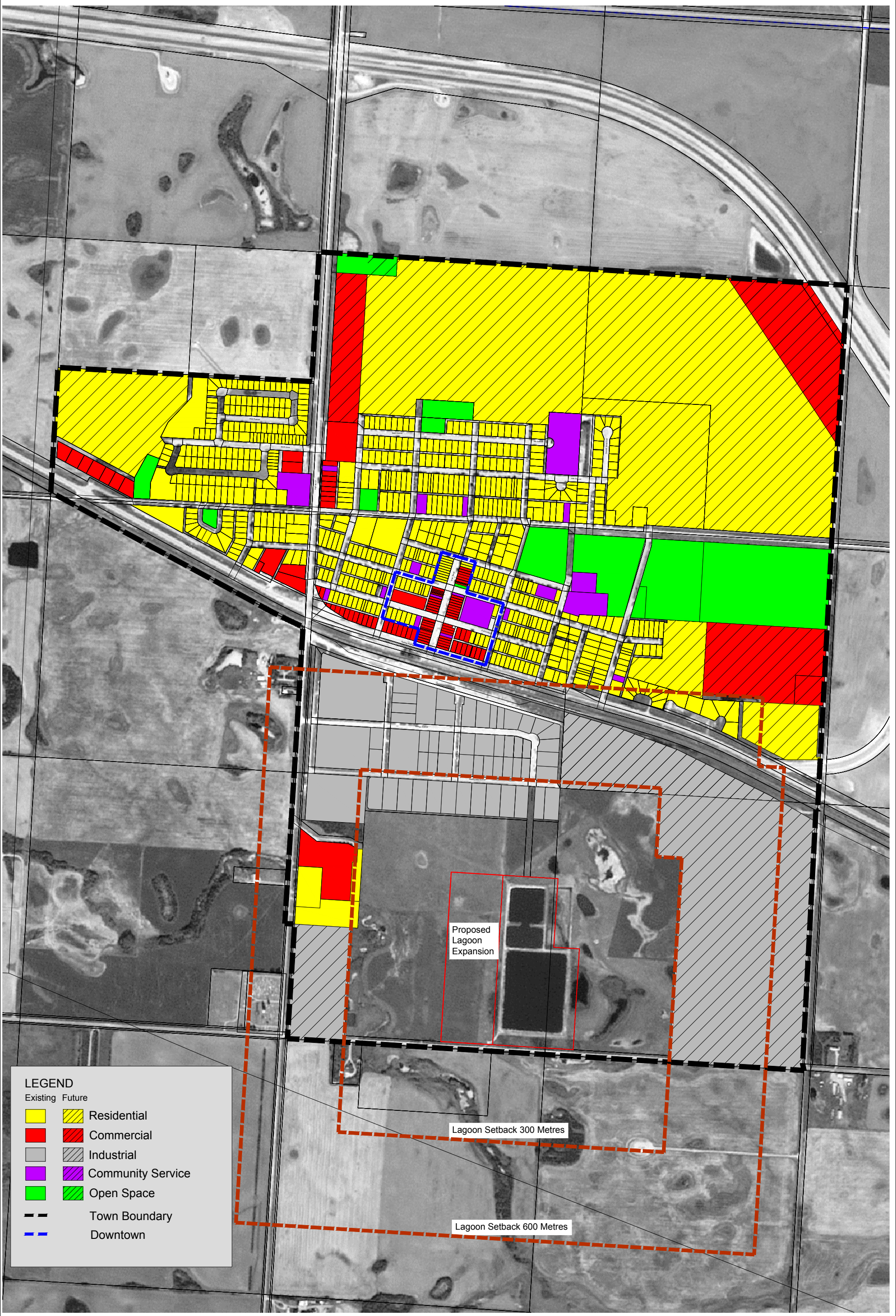
Council may adopt concept plans, and agreed upon amendments to concept plans, as part of Section 6 of this Official Community Plan, pursuant to Section 44 of The Act.

## 5. FUTURE LAND USE CONCEPT

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1. Future Land Use Concept

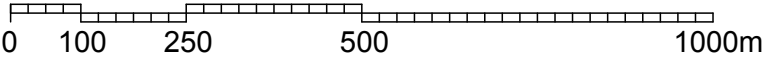




# Maidstone Official Community Plan

Map 1 - Future Land Use Concept

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING -



12/07/24



## 6. CONCEPT PLANS

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