



# VILLAGE OF ENGLEFELD

## Official Community Plan

Schedule A to Bylaw 2024-02







VILLAGE OF ENGLEFELD  
OFFICIAL COMMUNITY PLAN  
SCHEDULE "A" TO BYLAW NO. 2024-02

  
CHARLES BIEMANS

MAYOR

  
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CHIEF ADMINISTRATIVE OFFICER





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Certified True Copy of Bylaw No. 2024-02 passed by the Council of  
the Village of Englefeld at their regular meeting on July 15, 2025

  
RHONA JIMENEZ

Chief Administrative Officer





## ► VILLAGE OF ENGLEFELD - OFFICIAL COMMUNITY PLAN

### **Land Acknowledgement**

The Village of Englefeld acknowledges its presence on Treaty 4 Territory. Treaty 4 is the traditional territory of the nêhiyawak (Cree), and Anihšīnāpēk (Saulteaux), Nakota, Lakota and Dakota people, and is the homeland of the Métis/Michif nation. Our village lies within Treaty 4 Territory, and we are committed to understanding the history of our shared land and working with our Indigenous neighbours when making land use decisions.

### **Community Acknowledgement**

The Village of Englefeld would like to thank the residents, business owners and other stakeholders who participated in the preparation of our Official Community Plan. Your comments, directions and vision for the future have helped to prepare the plan that will help guide growth and development in our community. A sincere thank you to everyone who participated in creating **OUR** plan.





## ► MAYOR'S MESSAGE

On behalf of Village Council and myself, I would like to present our new Official Community Plan. We would like to thank everyone in our community who participated in the planning process. Our new Plan has been prepared based on your voice, and it reflects the values and goals you have for our community. Your efforts have created the guiding document that will help Council's decisions shape the Village for many years ahead.

I am proud that Englefeld is a friendly and resourceful community, just like the people who make it home. We have strong roots in agricultural and manufacturing, and we will continue to build on these strengths as we grow into the future. Our Village has so much to offer, such as employment and recreational opportunities and ample land for development. We will continue to leverage these advantages to attract new residents and businesses to our community, and the new Plan helps guide us on this path forward.

Please take the time to review our Official Community Plan. We are all very proud of our community and our new Plan will unite us through our shared goals so we continue to grow together.

Sincerely,

**Darrell Athmer,**  
Mayor of Englefeld



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## 1. INTRODUCTION

### Welcome

Welcome to the Official Community Plan (OCP) for the Village of Englefeld (Englefeld). The OCP has been founded on input from residents and other stakeholders, making it reflective of the goals and values of our community. The OCP is a policy document that will help guide growth and development in our community to achieve our sustainability goals, and provide a framework for Council and Administration when making decisions affecting our village. The OCP is a plan for our community, and its implementation will be a shared community effort.

#### Our Vision Statement is:

*"An open, caring community with a vision to grow and a place to call home."*

#### Our Mission Statement is:

*"The Village of Englefeld aims to enhance its role as a regional hub, maintain quality of life, foster economic growth, and promote sustainable development, aiming for a diverse, healthy, and sustainable economy."*

### Our Values include:

- ▶ **Balance of Interests and Flexibility:** Balancing the interests of all stakeholders is crucial in planning decisions, considering the impact on cultural, natural, social, and economic environments.
- ▶ **Sustainability:** Understanding climate change's prevalence is crucial for a livable community, ensuring a healthy, prosperous, and sustainable future.
- ▶ **Accessibility:** The Council is committed to ensuring accessibility for residents and promoting opportunities for recreation, education, and employment, thereby enhancing the quality of life in the village of Englefeld.
- ▶ **Mutual Respect:** Mutual respect between and among stakeholders regarding status, culture, traditions, social and economic views, and values must be respected as we plan together to create a community.
- ▶ **Cooperation:** Collaborative planning, involving multiple sectors and jurisdictions enhances resource access, share of responsibility, and growth opportunities, facilitating informed decision-making and maximizing benefits for all stakeholders.
- ▶ **Consultation:** The Village is actively involved in community planning and communication for future development and land use, promoting consultation and cooperation to resolve issues between municipalities.
- ▶ **Initiative and Enterprise:** The council is committed to the timely implementation of necessary infrastructure and ensuring local land use decisions support individual enterprises and initiatives for success.
- ▶ **Learning and Innovation:** The Village is responsible for gathering and understanding development information, implementing innovative solutions, and evaluating them to provide opportunities for successful development.



## Policy Framework for the Official Community Plan

The Official Community Plan (OCP) is a growth management strategy that is used to manage land use, subdivision, municipal services and public utilities for a community. As a visionary document, the OCP identifies the goals, directions, and long-term vision and will guide future growth and development for Englefeld. The OCP provides certainty to developers, business owners and homeowners so they can make informed decisions about purchasing and developing property in their community.

The OCP has the legislative authority to establish a policy framework to guide the physical, environmental, economic, social and cultural development of the municipality. Englefeld's OCP has been prepared in accordance to the provisions of The Planning & Development (P&D) Act, 2007, and has addressed all aspects of the Statements of Provincial Interest, as required by the Province of Saskatchewan. As stated in the P&D Act, 2007, its purpose is to:

- ▶ establish the planning and development system in the province
- ▶ identify provincial interests that guide provincial and municipal planning decisions in the development of communities
- ▶ support the development of environmentally, economically, socially and culturally sustainable communities
- ▶ enable co-operation between municipalities, planning districts and other jurisdictions and agencies in the delivery of planning services and infrastructure development with communities
- ▶ provide for public participation in the planning process
- ▶ provide equitable dispute resolution and appeal processes

The Province provides oversight for property owners in this regard through the P&D Act, 2007. The Province provides additional oversight over municipalities through the Statements of Provincial Interest (SPI). The SPI provides guidance to municipalities on a series of land use and development enabling them to facilitate the development of sustainable municipalities. An OCP must address all of the items in the SPI, including the following matters:

- ▶ agriculture and value-added agribusiness
- ▶ biodiversity and natural systems
- ▶ community health and well-being
- ▶ economic growth
- ▶ First Nations and Métis engagement
- ▶ heritage and culture
- ▶ inter-municipal co-operation
- ▶ mineral resource exploration and development
- ▶ public safety
- ▶ public works
- ▶ recreation and tourism
- ▶ residential development
- ▶ sand and gravel
- ▶ shore land and water bodies
- ▶ source water protection
- ▶ transportation



## 2. BACKGROUND

### Location

Englefeld, Saskatchewan, lies in the heart of the Canadian prairies. Englefeld is approximately 32 kilometres east of Humboldt, 150 kilometers east of Saskatoon, both along Highway #5; and located 200 kilometers north of Regina on Highway #6. A CN east-west mainline runs along the south side of Englefeld, and a north-south CP Branch line is nearby at Watson. The surrounding landscape is a mix of grasslands, agricultural fields and lies north-east of the Quill Lakes, which is a protected shorebird migration refuge site.

Englefeld has a land area of 0.66 square kilometers (Census, 2021). There are 114 private residences in Englefeld, the vast majority (92%) of which are single family homes (Census, 2021). As of the 2021 Census, the Englefeld had a population of 259 people, which is a 9.1% decrease from the 2016 Census (285). With strong industry, the population of Englefeld is expected to increase significantly in the future. Projections indicate the population could more than double in the next 20 years, highlighting the need for proactive and future-oriented development to meet the needs of residents.

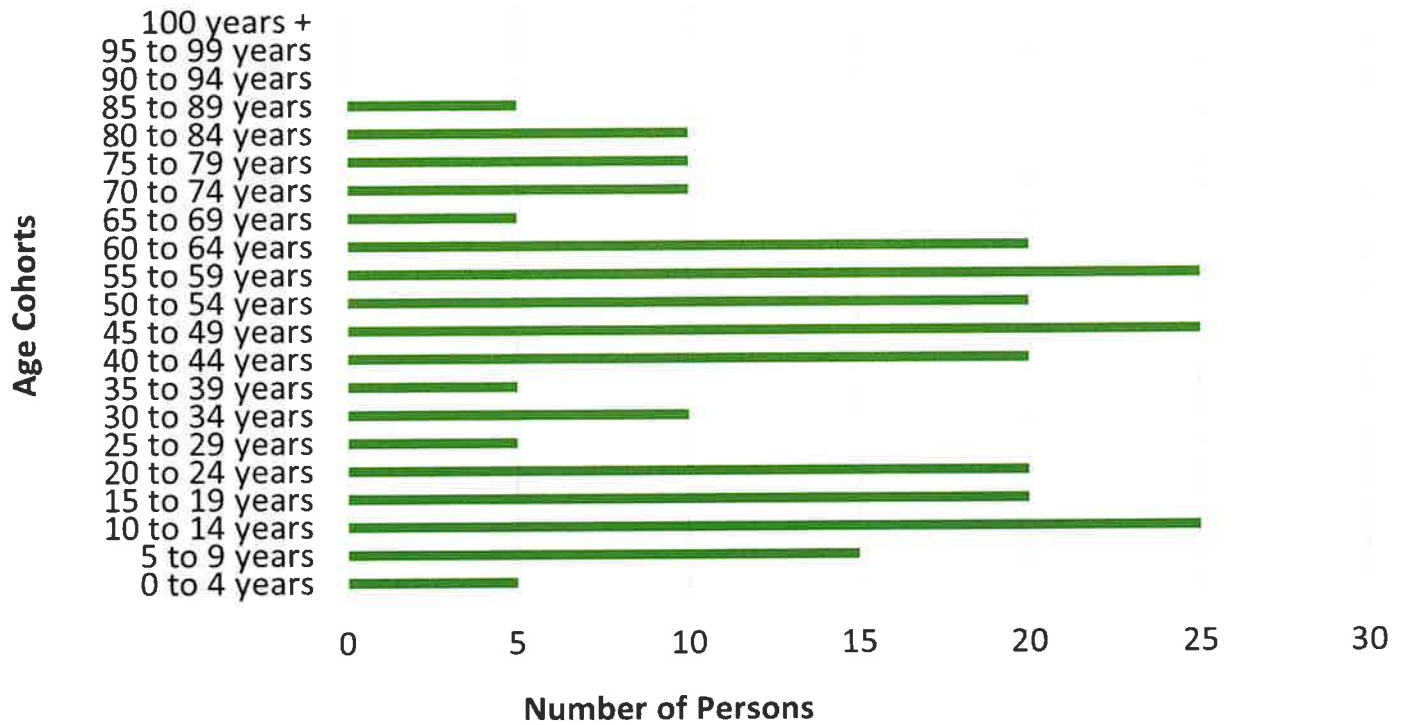
The main economic drivers in Englefeld include transportation, trades, sales/service, manufacturing and agriculture, which is demonstrated in the labour force information. Approximately 25% of the labour force is engaged in each of the trades/transportation, and sales/service sectors, with another 17.6% in each of the manufacturing and agricultural industries (Census, 2021). The two major employers in the area include Koenders Manufacturing Ltd. and Schulte Industries. Koenders Manufacturing Ltd. produce a range of polyethylene and non-poly products for agricultural, industrial, recreation and residential use. Schulte Industries manufactures agriculture-based equipment, as well as equipment for snow removal and airports ground maintenance. Both manufacturers ship their products nationally and internationally, including such locations as the US, Europe, Australia, Latin America, and the Middle-East.



Englefeld School provides education from Kindergarten through grade 12 for the Village and surrounding areas. St. Peter's College, located 23 kilometers west of Englefeld, is a co-educational junior college affiliated with the University of Saskatchewan. A full first- and second-years Arts and Science program is offered, as well as a variety of evening classes.



# Age Cohorts - Englefeld\*



\* Englefeld did not have male or female listed in its census of population, only the total numbers were provided by Stats Canada.

## History<sup>1</sup>

Indigenous peoples, including the Cree and Saulteaux, lived in the region for thousands of years prior to the arrival of the Europeans. In the 1800's, the Saulteaux Indian Chief Ošāwaškokwanēpi (Yellow Quill), who roamed with his people throughout the area, claimed the Quill Plains as his own. Chief Ošāwaškokwanēpi and headmen Kenistin and Ne-Pin-awa adhered to Treaty 4 on August 24, 1876, at Fort Pelly. In September 1881 a reserve was surveyed at Fishing and Nut Lakes and in 1901, lands were set aside for Chief Kiništīn and his people<sup>2</sup>. The first Europeans in the region were fur traders and operated out of fur posts along the Upper Assiniboine River in the late 1700's. Originally referred to as "Clear Fox", Englefeld is a German name meaning "Angels' Field". This name was chosen to

honor Abbot Peter Engele of St. John's Abbey in Collegeville, Minnesota, who aided the Canadian Benedictines so much in pioneer days. In the summer of 1903 a group of men with their guide, Peter Bridge, came to look over this area for its possibilities as a place of settlement. The area had been recommended to them by the Immigration Office in St. Paul, Minnesota. Some of the group settled on the land, while others returned to the United States for the winter, but returned in 1904. In the fall of 1904, railroad track lines were laid as far as Watson, and on January 27, 1905 the Canadian Northern Railway reached the Englefeld. The first train station was built in 1912, and grain elevators and more settlers soon followed.

In 1909, the Englefeld Hotel was built and became the social centre for the area. The building was renovated and changed owners

<sup>1</sup> Lefebvre, V & Plag, S (Ed.) "Fields of Prosperity: A History of Englefeld 1903-1987". St. Peter's Press (1988)

<sup>2</sup> Referenced from Sask Encyclopedia and other open sources, such as Kinistin's webpage



many times over the years. Although the hotel is no longer operating, the hotel's café is still in operation. The extensive use of horses created a need for a blacksmith in the hamlet and in April 1912, Casper Schulte opened for business in his new blacksmith shop. This laid the groundwork for his son John, who joined his father in 1932 to later develop the front-mounted snow blower and conveyor-type rock picker, which would prove to be the mainstay of the business for years to come. In 1964, the business was incorporated under the title of Schulte Welding and Machine Ltd. and was changed to Schulte Industries in 1972. In 1990, they introduced rotary cutters and now manufacture a diverse line of farm and industrial equipment. The local industries continue to play a significant role in the growth and employment opportunities in Englefeld.





## 3. COMMUNITY ENGAGEMENT

The OCP is a community plan and reflects the values of the community. For this reason, it is important to involve the community in the development of the OCP. Engagement efforts included public surveys, stakeholder interviews with members of the business community, a public Open House event, regular meetings with a Steering Committee, and input from Council and their Administration. The findings of the engagement efforts are reflected throughout the OCP and the policy statements for every topic is based on the direction of the community.

### 3.1. Public Engagement Findings

Through public engagement opportunities, community members were able to identify how they would like their community to grow, what areas need improvement and what Council should focus on. The engagement events were designed to capture the direction and priorities of the community, and the OCP is the result of the community's efforts.

Engagement efforts identified the key concerns for the community were roads, needing population growth to support the schools and help attract more businesses, and needing more businesses in the village, including restaurants. The business community noted a need for more housing so that new staff could live in town, rather than having to commute. The majority of respondents noted the need for good quality rental accommodation, and some noted the need for new single-family housing and seniors housing. There were concerns about losing the school as the population ages, without new families moving to the village. When asked what types of businesses were needed, people noted a variety of uses including, restaurants, fast food options, clothing stores, gym, garage, hardware, bakery and grocers.

When asked to rank the importance of certain actions, the highest priority needs included:

1. Attracting businesses
2. Paving roads
3. Maintaining infrastructure
4. Maintaining/reducing taxes
5. Housing growth

The key takeaways from the engagement effort are the community would like and more rental housing options and additional businesses in the village. The rental housing would help attract people to Englefeld and staff of the major employers would not have to commute.

Having more people living in Englefeld would then lead to more businesses locating in the community. These two efforts would help increase the population, bring in new families, and help support the school.

### 3.2. Stakeholder Findings

Key stakeholders, including members of the business community and the Village Administration were interviewed to get an understanding of the business climate in the village and region. Discussions related to the current challenges and opportunities for area businesses, what is needed to ensure businesses continue to succeed, and what efforts were needed to attract new businesses to Englefeld.

Many of the challenges identified were similar to the comments from community residents, which included the need for more rental accommodations and a need for more businesses locating in the community. Businesses expressed difficulty in attracting staff because they were unable to find housing. Many of their staff have expressed a preference to live in Englefeld, but have no option but to commute from larger centres. A challenge for businesses is attracting staff to the community, and having housing available would help this effort. Having more businesses providing for the daily needs of people would also help attract staff. Another option mentioned was a regional shuttle service that could travel from Humboldt through to Quill Lake, as a means to attract staff and help encourage people from other centres to work in the region.

There were also concerns about growth being limited to the east of the village. The Transgas line and lagoon setbacks limit the development opportunities in this area. This will need to be addressed in the growth plan. Zoning is also needed to address incompatible land uses being located together along Main Street and other areas of the village.



Stakeholders throughout the region expressed a need for improved internet capacity. Some businesses purchased equipment, including cameras, that were not always operational due to low bandwidth. Businesses noted that many retail and banking customers are moving to online options, but with poor bandwidth, businesses were unable to shift to online platforms. With the mine starting in the area, and increased online needs, improving the internet access and capabilities is one of the largest needs for the business community.

### 3.3. Indigenous Engagement

The Village of Englefeld is committed to building and maintaining strong, meaningful relationships with Indigenous communities. A draft copy of this Official Community Plan was shared with Fishing Lake First Nation, Kinistin Saulteaux Nation, and Yellow Quill First Nation for their information and comments. We value their input and will continue to include our Indigenous partners in all future planning efforts and economic development opportunities.

We recognize First Nation and Métis communities have inherent and treaty rights to this region and building respectful relationships with these communities present many benefits that contribute to the success of a region. We also believe establishing and cultivating these relationships helps promote reconciliation on a personal, local, and regional level.

#### Benefits of Indigenous-Municipal Collaboration:

- ▶ Acknowledging common areas of interest and mutual benefit.
- ▶ Establishing open, honest, and respectful communication.
- ▶ Partnering on progressive project developments.
- ▶ Creating opportunities for cost sharing and increased access to funding.

#### Understanding Treaty and Aboriginal Rights:

In 2015, the Truth and Reconciliation Commission released 94 Calls to Action to redress the legacy of residential schools and advance reconciliation in Canada. Reconciliation involves establishing mutually respectful relationships between Indigenous and non-Indigenous peoples. It requires awareness of the past, acknowledgment of harm inflicted, atonement for the causes, and action to change behaviour.

First Nation and Métis communities have interests in both rural and urban areas and are potential partners in land use development, community development, and growth initiatives. The province of Saskatchewan recognizes the importance of enhancing Indigenous participation in land use planning and fostering positive relationships.

Municipalities should be aware that First Nation and Métis communities are distinct orders of government. 'Treaty and Aboriginal rights' are recognized and affirmed in section 35 of the Constitution Act, 1982 and are the foundation for ongoing co-operation and partnership as we work towards reconciliation. Understanding these rights and the Truth and Reconciliation Commission's Calls to Action is crucial when building relationships and collaborating on community plans.



### 3.4. Community Goals

The purpose of the OCP is to identify the goals and vision of the community, and put in place the policies that will guide Council, Administration, developers and community members so the long-term vision can be achieved. Based on community and stakeholder input, the key goals of Englefeld include the following:

- ▶ Provide diverse housing options to help attract people to live and work in the community.
- ▶ To foster economic growth by attracting new commercial and industrial businesses to the community.
- ▶ To maintain key infrastructure, including roads, water/sewer and power to a high quality.
- ▶ To develop a future growth plan that will allow for residential, commercial and industrial growth and expansion.
- ▶ Foster a regional approach to economic development, recreation, fire and protective services and transportation.
- ▶ Establish meaningful relationships and partnerships with regional First Nations.
- ▶ Continue to provide a high quality of life for residents of Englefeld.







## ▶ 4. COMMUNITY PILLARS

Community pillars are the key foundational elements to support a successful and sustainable community. Just like the pillars that hold up and support a building, the community pillars provide the strong foundation from which the community can grow. Community pillars are important to the growth, health, and wellbeing of the community and are the key areas of focus and priorities of the OCP. The Community Pillars form the foundation of the OCP, and the goals and directions of the community and key stakeholders, as identified through the engagement efforts.

The community pillars have been identified as:

- |   |  |   |                       |
|---|--|---|-----------------------|
|  | ▶ Governance                           |  | ▶ Culture and History |
|  | ▶ Land, Nature and Resources           |  | ▶ Social Equity       |
|  | ▶ Health                               |  | ▶ Economy             |
|  | ▶ Built Environment and Infrastructure |   |                       |



**4.1. Governance**



Governance refers to the decision-making structure and the processes in place to achieve the goals of the community. Successful governance relies on good leadership, a strategic plan that reflects the goals, values and expectations of a community, and

transparency. Good governance is critical to creating a successful and thriving community. To do this well, local government must demonstrate accountability, leadership, integrity, stewardship, and transparency. Good governance will:

- ▶ lead a community to success by setting and achieving the goals of the community
- ▶ be efficient with its spending
- ▶ provide an environment that will attract new residents and businesses

Good governance relies on community access to decision making process, and community participation in the implementation of those decisions. Without good governance, a community will be inefficient with its resources and lose the confidence of its citizens.

**4.2. Land, Nature and Resources**



Land, Nature & Resources is a broad area of focus, but together this Community Pillar addresses the sustainability of the communities and provides for high quality of living for this and subsequent generations. The focus of the Land, Nature & Resources Community Pillar is to respect the land and all

it provides. We must balance the need for developable land to help our communities grow and flourish, with the need for agricultural uses and animal corridors.

It is important to have residential and commercial/industrial lands available for development, but must be done in a planned, rational manner so that infrastructure investment doesn't place a financial burden on the community. Given the area is prime agricultural land, and is home to a significant amount of mineral resources, land brought into development must be respectful of the best use of the land.

**4.3. Health**



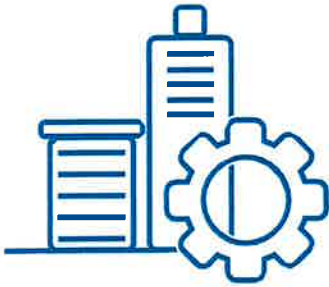
The Health Community Pillar refers to the health of the residents and recognizes the key role the Village of Englefeld plays in providing a healthy environment. A healthy community requires convenient

access to health care, fire and protective services, but also needs access to a variety of recreational needs, opportunities for social interaction and an overall feeling of pride within the community.

Sustainable communities require access to full-service health care programs to support overall wellbeing. Health care in this context includes basic medical and dental care and potentially emergency care, recognizing specialists are likely to locate in larger centres. For a health care program to be successful, it must be affordable, accessible, staffed with sufficient personnel and cover as complete a variety of healthcare problems as possible. A key element to attracting new residents and businesses is the availability of key services, such as health care, access to recreational opportunities, and fire and protective services. The Health Community Pillar should be addressed in a regional context. By working together, the regional communities will be better able to attract and retain health care services, recreational opportunities and fire apparatus.



#### 4.4. Built Environment & Infrastructure



The Built Environment & Infrastructure Community Pillar refers to both public and private buildings, while infrastructure refers to both underground and above ground utilities. The quality of the built environment

and infrastructure is the lifeblood of any community. Infrastructure is expensive, and requires ongoing maintenance to ensure the long-term viability of the asset.

Affordable, safe and secure housing is essential for our health and well-being, and is fundamental to the health and success of a community. Although it is not the responsibility of Englefeld to provide or develop housing, it is responsible for providing the conditions for housing to be developed. To attract new businesses and residents, a wide variety of housing options are required, including rental housing.

#### 4.5. Culture and History



The Culture and History Community Pillar is the community telling its story. This Community Pillar helps Englefeld to identify what is important and how the community wants to be viewed by others. Culture and history present

unique and locally based economic and community development opportunities. By paying attention to, and incorporating unique cultural values, traditions, and related factors, more efficient and effective development efforts can be achieved.

#### 4.6. Social Equity



The Social Equity Community Pillar aims to create a fair and equitable public policy framework and providing for a fair distribution of municipal services. Social equity is about providing access for

everyone and creating strong relationships within the community. An essential part of a sustainable community and economy is ensuring equal opportunity and providing adequate resources for those in need. To become socially equitable, a community must ensure everyone has access to services and local resources. This is achieved through the implementation of conscientious social policy. This will lead to a higher quality of life and help attract new residents and businesses to the community.

#### 4.7 Economy



The Economy Community Pillar relates to the economic health of the community, as well as the economic opportunities available for its residents. A strong economy is the foundation upon which communities thrive. Providing jobs, wages and housing needed to

support a growing population is crucial to sustaining a healthy and resilient community. Economic growth and new job opportunities are going to be available in the region, so it is important to plan and prepare residents in the whole region can benefit. People working in the new mine will need a place to live, and industries supporting the mining operations will need somewhere to locate. There is also an entrepreneurial spirit in the region, and this will lead to economic spin-offs related to the mine and other industries in the area.



## 5. GUIDING OBJECTIVES & POLICIES

### 5.1. General Land Use

Englefeld is laid out in a north/south and east/west grid pattern. The land use pattern accommodates residential, commercial, industrial and community use districts. The Village is surrounded by agricultural uses on all sides, with the exception of the south with is adjacent to Highway #5.

Land is available in Englefeld to accommodate residential, commercial and industrial growth. The goal is to ensure growth supports the community and does not create negative impacts, either financial or nuisance issues, for residents. Growth must adhere to the relevant local and Provincial regulations, and conform to the goals and objectives of the community as outlined in the OCP. Growth must also consider and accommodate schools, parks and other public uses, which can be accommodated through the provision of municipal reserve lands

The challenges to future growth include the lagoon and Transgas line to the east of the village which limit future growth opportunities to the east. Buildings and parking areas are not permitted above the Transgas line, so this gas line corridor is undevelopable. Residential uses must adhere to a minimum required setback of 457 metres from the lagoon, and commercial/industrial uses have a 300m setback requirement.

The Village currently provides a variety of housing options to a mixed population including families, couples, seniors and single occupant households. To attract further residents to the community the Village is advocating for an increase in residential development of all types to support the wide array of housing needs exhibited by the community.

#### 5.1.1 General Land Use Objectives

1. Achieve the goals and vision of Englefeld through sound planning practises and decision making.
2. Ensure new development supports the goals and visions of Englefeld and adds to the quality of life in the community.
3. To be supportive of new development but ensure that growth pays for growth.

4. Extend and maintain infrastructure, utilities and services in a cost-effective manner.
5. Prioritize existing serviced infill sites before extending services to unserved peripheral lands.
6. When expanding existing infrastructure and municipal services for new developments, all efforts should be made to ensure the site is contiguous or located within close proximity, to minimize the cost to extend the services.

#### 5.1.2 General Land Use Policies

1. All subdivisions of land will require a dedication of municipal reserve pursuant to the regulations set forth in The Subdivision Regulations, 2014 and The Planning and Development Act, 2007.
2. Cash-in-lieu of Municipal Reserve may be considered in the event there is no appropriate land to be dedicated.
3. Ensure through consultation with all appropriate interest groups that a Municipal Reserve site is available and dedicated for future school needs.
4. When considering development proposals, the Village will ensure the necessary services, facilities and infrastructure are available.
5. Developers are required to enter into Servicing Agreements, Development Levy Agreements or Development Agreements, as required, to address infrastructure, facility and servicing needs for the proposal.
6. The Village will provide a schedule of fees for the capital costs of infrastructure, facilities and services required for any newly created lots or development proposals.
7. All developments are required to have legal and physical access to the parcel of land from a municipal road or highway.
8. New sites that will utilize large or heavy vehicles are encouraged to provide access from the highway, rather than a municipal road, wherever possible. Where access from the highway is not possible, sites should be located to minimize the length of municipal road required to access the site.



9. Approval by the Ministry of Highways and Infrastructure is required for all development occurring within 90 metres of a provincial highway right of way and the Ministry will be consulted regarding any development that may create an impact on a provincial highway.
10. Work collaboratively with neighbouring municipalities and First Nations to promote development opportunities and other initiatives that will benefit the entire region.

## 5.2. Residential Land Use and Housing

Residential land uses are predominantly north of 1st Street North, with some houses south of this line on 1st Avenue East and 1st Avenue West. The housing in Englefeld is primarily made up of single-family homes with a few semi-detached homes. There are currently twelve vacant residential lots that could be developed in the north end of the village. The Future Land Use map identifies residential land use districts in the north end of the village and an area to the west, just north of the school.

### 5.2.1 Residential Land Use Objectives

1. Provide a range of housing options to accommodate the diverse needs of the community, including single family dwellings and seniors housing.
2. Increase the number of rental properties available in both single family and multiple unit dwelling formats.
3. Accommodate alternative forms of housing construction.
4. Encourage more home-based businesses.

### 5.2.2 Residential Land Use Policies

1. Consider incentives for rental housing for employees, young families and seniors, by considering:
  - a. waiving/reducing development fees
  - b. tax based abatements
2. Consider the development of village owned and operated rental properties.
3. Approach developers and residential home builders to promote the community as a viable location to develop new housing projects.

4. Provide residentially zoned sites that are large enough for multiple unit dwellings.
5. Promote barrier free housing developments by providing educational materials and potentially tax-based incentives.
6. Permit alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing in municipal bylaws.
7. Support energy efficient housing construction.
8. Examine home based business regulations to accommodate a wide range of business options that are compatible within a residential setting.

## 5.3. Commercial and Industrial Land Use

Englefeld has a thriving industrial sector with large and smaller-scale manufacturing businesses. As one of the corners of the "Iron Triangle", Englefeld is well-known as a manufacturing hub and is a key employer in the community, and region. Industrial lands include the south-east area of Englefeld, which is occupied by Schulte Industries, a portion of 1st Avenue West, and on the south side of Highway #5. The commercial lands are south of 1st Street North, and north of the Schulte Industries site, while some community services lands which are occupied by the park and arena site.

The limited commercial businesses in Englefeld offer personal services, a café and some retail uses. It was clear from the public survey and stakeholder interviews that everyone would like to see new commercial businesses locating in Englefeld. The types of businesses preferred would include some retail that would address the daily needs of the community, a new gas station and restaurants. A gas station with a retail component and food services adjacent to the highway would serve the community and those travelling along Highway #5. This and other new commercial businesses would help encourage more people to move to the community and help support staff of the manufacturing businesses.



### 5.3.1 Commercial and Industrial Land Use Objectives

1. Promote economic development by attracting new industrial businesses to Englefeld.
2. Attract new commercial businesses that cater to both the local community and larger region, to locate in Englefeld.
3. Support new and existing businesses by providing stable infrastructure and a variety of housing options for staff.
4. Encourage repurposing of existing buildings for commercial and industrial uses.
5. Separate residential and industrial uses
6. Ensure new industrial developments do not create land use conflicts or nuisance issues with residential uses.
7. Identify land for future Highway Commercial uses.
8. Provide additional highway commercial services to support travellers to the community.

### 5.3.2 Commercial and Industrial Land Use Policies

1. Consider incentives for new commercial and industrial businesses, which may include:
  - a. waiving/reducing development fees
  - b. tax based abatements
2. All new commercial and industrial developments shall be encouraged to locate in areas that are already fully serviced.
3. Commercial and industrial developments are encouraged to locate in areas currently zoned for the use, and where there is good connectivity to Highway #5.
4. Provide serviced sites that can accommodate large scale industrial uses.
5. Storage areas for industrial uses that contain raw input materials or scrap pieces, shall be suitably screened when in view of highways or residential properties.
6. Retail uses are permitted in industrial businesses provided sales are specifically related to the industrial use, or is a showroom for the manufactured products or components.

7. Designate lands on the Future Land Use maps for future highway commercial uses.
8. Highway commercial sites will offer convenient vehicular access from the highway, and be large enough to accommodate the anticipated uses.
9. Prepare a land use and infrastructure servicing plan for future development surrounding the current village boundary.
10. Industrial uses involved in manufacturing, assembly, repair or warehousing that share a property line with residentially zoned lands are not permitted to cause undue noise, odor, vibration or dust.
11. Developers shall be responsible for ensuring new developments do not alter or impact the drainage patterns on adjacent sites.
12. Wherever possible, future industrial zoned lands will not be developed adjacent to residential zoned lands.
13. Commercial and industrial uses that may use, store or transport hazardous materials will be considered a discretionary use in the Zoning Bylaw and will be subject to development standards that ensure the use is an adequate distance from residential properties and other specific development standards.
14. Commercial and industrial uses that use or transport hazardous goods or materials are required to locate in areas that have efficient access Highway #5.
15. New commercial and industrial developments must be designed to minimize traffic impacts on residential areas.

## 5.4. Municipal Infrastructure & Services

Englefeld offers a wide-variety of municipal infrastructure and services to the community. These services are important for the existing residents and businesses, and are a key selling point for the community. Englefeld features a reverse osmosis water treatment plant which serves the whole community. The Village is working to install a backup generator to ensure water continues during any power outages. A municipal lagoon is located east of Englefeld, which limits residential development to the east. A future expansion is being considered which will increase the sewer capacity and accommodate growth.



Englefeld features both paved and dirt roads, and sidewalks along the main streets. North-south roads connect to Highway #5 providing easy highway access for residents. Most traffic is near the highway and is associated with the industrial uses, making walking comfortable within the Village due to low traffic volumes within the community. Future roads will be designed with consideration for pedestrian safety, mobility and comfort.

Englefeld Preschool is a high quality, early childhood education program for three- and four-year-old children. The Preschool operates twice a week out of Rec. Center from October to May annually. Englefeld school provides education for students from Kindergarten through grade 12, and offers a wide range of extracurricular sports and other activities for youth. There is also a public library that operates out of Englefeld School.

The New Horizons facility hosts a Senior Citizens' Club. Activities include weekly card and pool games, birthday celebrations and exercise get-togethers. The club house is also used by members of the community for anniversaries, birthdays, and other celebrations.

The Canadian National Railway has a mainline on the south side of Highway #5. Although the local grain elevators are no longer operational, access to rail infrastructure was important for the agricultural sector for many years. The south side of Highway #5 could accommodate highway commercial uses, and potentially manufacturing businesses that may require access to rail traffic.

Asset management and the preservation of municipal infrastructure is important to ensure there is no disruption to essential services. The ability to manage and maintain infrastructure assets is important to ensure Englefeld remains a sustainable and resilient community over the long-term.

#### **5.4.1 Municipal Infrastructure and Services Objectives**

1. Maintain roads, sidewalks, sewers and water infrastructure to a high quality.
2. Extend infrastructure services in an, orderly, efficient and cost-effective manner.
3. Extension of infrastructure services will be based on demand and financial capacity.

4. Take measures to prolong the service life of infrastructure assets.
5. Ensure that infrastructure services are available to accommodate future growth.
6. Work with regional partners when considering new municipal infrastructure assets or expansions to existing assets.
7. Ensure cost-recovery for new infrastructure that serves new developments.
8. Use best practices for the management of infrastructure assets.
9. Supporting the efficient use of land and civic infrastructure.
10. Provide safe and well-maintained roads and sidewalks for vehicle, pedestrian and cycling circulation.
11. Ensure future development does not impact railway operations.

#### **5.4.2 Municipal Infrastructure and Services Policies**

1. Develop an infrastructure maintenance plan to manage built infrastructure assets.
2. Prepare a long-term asset management plan to identify and prepare for the replacement and expansion of municipal infrastructure assets.
3. Use best practises in environmental protection when planning for new infrastructure and site development.
4. Consider the impact on future development when considering an expansion to the lagoon system.
5. Consult with regional partners when considering municipal infrastructure and service expansions.
6. Ensure new roads address safety for both vehicles, pedestrians and cyclists.
7. Work with regional partners to consider additional recycling programs and opportunities.
8. The Village will work with the respective agencies and governments to ensure rail lines remain in place.



9. The Village will consult with neighboring railway owners to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure in the event of:
  - a. New land development or redevelopment in proximity to existing rail operations.
  - b. New or significantly expanded rail facilities in proximity to existing residential uses.
  - c. Road/rail crossing issues.
10. The Village will consult with railways regarding proposed land development or infrastructure projects which may have impacts on existing drainage patterns.

## 5.5. Community Services

Community services are those services and facilities provided by the municipality that address the social, educational, physical and mental health of the community. Community services relates to such things as parks, playgrounds, libraries, recreation facilities, civic buildings and any other public service or facility. Community services are intended to improve the health for residents through the provision of recreational opportunities that address the community's social and physical well-being. Community services are also a key component in attracting new residents. Englefeld's community services include a park, Recreation Center and a seniors' facility, along with convenient access to regional offerings.

Englefeld's park, located near the school, has new playground equipment, swings, wheelchair swing, basketball court, beach volleyball and a soccer area. The park is surrounded by trees and has a covered building available for public use. The Recreation Center houses the hockey arena and has two sheets of curling ice. The second floor of the Recreation Center is a community space with a kitchen, bathroom, and storage area, and is also used as a daycare facility. Residents also have access to facilities in nearby Watson, including McNab Regional Park, which features an outdoor pool, campground and golf course.

The New Horizons facility hosts a Senior Citizens' Club providing for the social and recreational needs of older community members. Activities include weekly card and

pool games, birthday celebrations and exercise get-togethers. The club house is also used by members of the community for anniversaries, birthdays, and other celebrations, making it a community-wide facility.

The majority of community members noted they were satisfied with the parks and recreation opportunities in Englefeld. There was also interest in having more recreational opportunities available, including a gym, walking paths and a community facility for hosting social events, including dances, meeting space for clubs and a daycare, as well as an expanded library facility.

### 5.5.1 Community Services Objectives:

1. Provide for the social and recreational needs of the community through local and regional efforts.
2. Maintain the existing community services to a high standard for users, and to preserve the longevity of the asset.
3. Expand recreational opportunities in the community.
4. Promote and provide support to the local school, church, and day care facility.

### 5.5.2 Community Services Policies:

1. Prepare a Parks and Recreation Strategic Plan to address the recreational needs of the community and region, including an assessment of future demand and determine what facilities or uses will be needed in the region to support the growing population.
2. Identify and pursue funding opportunities, grants, partnerships, and sponsorships to implement the recommendations of the Parks and Recreation Strategic Plan.
3. Village will pursue partnerships with other facilities to provide meeting and recreational space opportunities to the community.
4. Ensure community and recreation facilities are accessible and available for all residents regardless of mobility.
5. Consider the development of multi-use, all season trails with benches and other pedestrian amenities for community members and visitors.



## 5.6. Social Well-Being

The social well-being of a community includes both the basic physical needs of a community, such as food, affordable housing and safety; and healthy opportunities for recreation, socializing and learning. Social well-being addresses both the physical and mental health of all residents, and the availability of the facilities and supports required to meet the social needs of the entire community. Englefeld's facilities, policies and planning must be considerate and inclusive of everyone, regardless of their age, background, and mobility, and everyone must have equal access to the decision-making process.

There are many places for people to meet and socialize in Englefeld. There are parks and open spaces, recreational spaces, such as the rec centre, and the New Horizons facility. The community is very walkable, which provides opportunities for residents to have chance encounters. The café and restaurant are important gathering places. School activities and sports teams provide opportunities for youth to socialize.

During engagement events, some residents noted a lack of connection between the community and the school, and a lack of volunteering and involvement by residents in community activities. There are opportunities for these two groups to work together to help provide additional social and recreational opportunities for residents and youth, and help encourage people to get involved in local events. Programming the school facilities with community volunteers will provide a meeting place for clubs, and recreational activities in the gym. In turn, the Village can provide additional opportunities for the school by helping with events. This partnership will help improve the social well-being of all residents, including school aged youth.

Many people are attracted to Englefeld for work, most commonly at either Koenders Manufacturing or Schulte Industries. These key employers attract people to the community from all over the province, elsewhere in Canada, and internationally from as far away as the Philippines. It is important for the long-term sustainability of the community, and for the employers, that social supports are in place to help newcomers feel welcome and allow them to make the community their home. The

important social supports include appropriate housing options, opportunities for them to celebrate their culture and traditions and opportunities to form new friendships. It is also important to include new residents in the activities and social aspects existing in the community. Learn to skate or golf programs, adult sports evenings utilizing the park or school gym for such things as volleyball or basketball, go a long way to create an inclusive supportive community. Providing a welcoming and supportive environment will help attract people to the community, and allow them to stay and contribute to the future of the community.

### 5.6.1 Social Well-Being Objectives:

1. Continue to be a community that is inclusive and welcoming for people of all backgrounds and ages.
2. Provide healthy public spaces for people to socialize.
3. Encourage social interaction through the provision and maintenance of parks, recreation facilities and public spaces.
4. Provide social well-being supports, including affordable housing opportunities.
5. Provide access to fresh food.
6. Provide facilities for people to host social and cultural events.

### 5.6.2 Social Well-Being Policies:

1. Evaluate all spaces available for social activities and consider programming options for the spaces.
2. Encourage activities and events that provide opportunities to learn about the culture and traditions of all residents.
3. Evaluate all public spaces and facilities to ensure they accommodate people with reduced mobility.
4. Develop a formal relationship between the Village and school with the goal of supporting each other in the delivery of activities and community events.

## 5.7. Environment

Our actions can have environmental impacts over time, and we have a responsibility for future generations to find ways to mitigate climate change. Located in the prairies and



surrounded by high quality agricultural lands, Englefeld residents understand the importance of biodiversity and environmental protection. Areas of environmental concern in the region include the valuable rural farmlands and the Quill Lakes watershed. Through the community engagement program, residents expressed concerns about the removal of trees and shrubs, particularly in the rural areas surrounding the village. There were also concerns about protecting waterways and waterfowl in the region. The need for an improved recycling program was also mentioned.

Biodiversity is essential to our health and the health of the planet. It is important for communities to protect the ecological diversity of the region, and reduce negative environmental impacts created by community development and uses. To achieve this, communities must adopt planning practises that protect that natural environment, identify and protect environmentally sensitive lands and ecosystems, and support environmentally responsible construction practises.

#### 5.7.1 Environment Objectives:

1. Protect natural areas, environmentally sensitive areas, aquifers and local drinking waters sources.
2. Identify and protect significant environmental areas and wildlife habitats.
3. Examine ways to reduce our environmental footprint.
4. Encourage environmentally friendly management practises to all property owners and future developers.
5. Restrict subdivision and development on lands considered hazardous, including such concerns as the potential for flooding, slumping, slope instability and any other environmental hazard.

#### 5.7.2 Environment Policies:

1. Follow best practises to protect aquifers from contamination from any development or land use.
2. Land use and development are not permitted to create negative impacts on groundwater.
3. Utilize best practises in environmental protection and sustainability when planning for new infrastructure and site development.

4. Encourage developers to consider energy efficient construction and methods to reduce negative environmental impacts.
5. Work with regional partners to develop a more comprehensive recycling program.
6. Identify and map environmentally sensitive lands.
7. Development will not be permitted in environmentally sensitive areas.
8. When developing any site, Council may require a developer to provide information and/or a plan identifying site drainage, stormwater flow and any other details necessary to ensure all reasonable attempts to minimize negative environmental impacts have been implemented.
9. Anyone proposing development on lands identified as potentially hazardous are required to provide a detailed report prepared by qualified professionals which identifies the risk and the mitigation efforts proposed to address the hazard.

### 5.8. Heritage and Cultural Resources

From its beginnings as an agricultural community and evolving into an important manufacturing hub in the Province, Englefeld has an interesting story to tell. The story of this evolution along with the people and buildings that have shaped the story should be documented so the details are not lost. The book, "Fields of Prosperity: A History of Englefeld 1903 – 1987", written by the Englefeld Historical Society and published in 1988 is a very important historical record of the community. The book itself is a key cultural resource, and deserves special recognition as few communities like Englefeld have such a comprehensive record of their history.

Although no buildings have been identified as historically or architecturally significant, there are some buildings worth considering and historical designation can open some avenues of funding grants to help preserve the structure. There may also be sites where significant events occurred in the Village's history, and these landmarks can be formally recognized. There are also some long-standing businesses in the community that can be recognized for their contributions to the community, and promoted in a historical registry of the community.



The most important cultural event in Englefeld is the annual “Hogfest”. The weekend long event features a ball tournament, fireworks, beer gardens and a lot of food. The event is a huge regional draw and brings people from all around the province to the community. This annual tradition brings the entire community together to plan, volunteer and have fun together. This is an important cultural event and has helped to create an identity for the community. The event helps Englefeld showcase their community and their welcoming prairie demeanor.

#### **5.8.1 Heritage and Cultural Resources Objectives:**

1. Formally recognize and promote our community’s heritage resources and cultural background.

#### **5.8.2 Heritage and Cultural Resources Policies:**

1. Prepare a registry of significant heritage and cultural resources, landmarks and stories.
2. Develop a criterion for the consideration of buildings, businesses and landmarks to be included in the heritage and cultural registry.

### **5.9. Economic Development**

Settlers moved to the Englefeld area to farm the fertile lands, and the Village grew to support the growing agricultural sector. Agriculture will always be important and a key driver of the local economy. Englefeld has grown and diversified, and is now recognized as a central hub for manufacturing in the province, and is part of the “Iron Triangle”. The local businesses have the potential to expand in the future, and bring additional jobs and potential residents to Englefeld. Its location along a key highway, means the community has convenient truck and rail access to national and international markets.

Perhaps the largest economic development opportunity is the new potash mine under construction at nearby Jansen Lake, which has the potential to provide significant economic spinoffs for Englefeld. Jansen Lake mine will begin operations in late 2026, and is expected to become one of the largest potash mines in the world. Economic spinoffs include opportunities to provide manufactured

equipment to the mine, restaurants and other service businesses catering to the large number of employees, and additional tax revenue from people who move and build a home in Englefeld.

The annual Hogfest attracts hundreds of people to the community for the weekend long event. This event provides an economic influx to the community during the weekend. New businesses would benefit from this annual influx of people, and additional events would help to generate even more economic activity. Additional ball tournaments, hockey tournaments, and other events throughout the year would generate economic activity, and may lead to more businesses to consider Englefeld.

To realize the future economic development potential, Englefeld will need to take steps to prepare and a plan to actively pursue new businesses. The municipality must be engaged and take a leadership role in facilitating economic development in the community. In terms of preparing, serviced land must be available and properly zoned for commercial and industrial uses. Similarly, serviced residential lots must be available for sale. Given the high cost of servicing lots, a detailed servicing plan must be prepared. A marketing plan to promote Englefeld and highlight the benefits of locating here must be considered. The marketing plan should also provide direction in what businesses should be pursued, and how to approach these businesses.

#### **5.9.1 Economic Development Objectives:**

1. Promote Englefeld as a great place to locate businesses.
2. Support economic development opportunities in the community.
3. Support the agricultural industry and work to attract value-added agribusinesses.
4. Work with regional partners and First Nations to consider economic development opportunities that benefit the entire region.
5. Encourage home-based businesses.
6. Encourage tourism through additional community events and recreational opportunities.
7. The Village supports the mining sector and mineral resource exploration in the area.



### 5.9.2 Economic Development Policies:

1. Identify lands for future residential and industrial growth.
2. Provide an appropriate mix of serviced industrial and commercial sites for sale.
3. Streamline application process for land use applications.
4. Reach out to Jansen Lake mine to establish a relationship and understand what efforts can be made to support the mining operations and staff.
5. Develop an economic development strategy which includes a marketing plan and detailed implementation plan.
6. Review home-based business regulations to provide for a wide range of permitted uses that are compatible in a residential setting.
7. Develop strategic partnerships with regional partners to pursue economic develop opportunities.

## 5.10. Governance

The role of governance is typically thought of as simply providing municipal services to a community. However, governance goes beyond simply fixing roads, and supplying water. Good governance requires the preparation and implementation of strategic plans, making decisions about land use and budget decisions, and putting in place the conditions to achieve the long-term goals of the community. Good governance also requires transparency and public access to information. Through engagement efforts, the community touched on both elements. The community requested the Village focus on the core municipal services, as well as taking steps to attract new businesses and develop more housing.

In the coming years, it is anticipated the role of municipal governments will expand to involve a wider range of responsibilities and increased public participation in the decision-making process. The Village will need to take a role in addressing the need for housing, develop strategies to attract new businesses, and implement the goals of the strategic plan.

### 5.10.1 Governance Objectives:

1. To maintain open, transparent communications with community members.
2. To maintain a business-friendly approach to growth and development.
3. Provide an environment that will attract new residents and businesses.

### 5.10.2 Governance Policies:

1. Review land use applications to eliminate redundancies and streamline the process.
2. Review governance protocols to ensure the community is provided all relevant information about meeting dates, agendas and decisions.
3. Make decisions based on the direction of the OCP and the goals of the community.
4. Provide an annual report to residents summarizing budget and key decisions from the previous year.

### 5.10.3 Regional Growth

Due to the complexity of issues local communities manage on an ongoing basis, and given limited funds and resources, it is important to establish strong working partnerships with a wide variety of regional stakeholders. Strong and supportive regional relationships are key to the success of communities. Adopting an intermunicipal approach to planning will help regional partners to share strategies, ideas and resources related to economic development, housing, environmental protection, infrastructure services and facilities, recreational facilities and employment, leading to a higher standard of living for residents throughout the larger region.

This OCP supports that approach as it was developed in conjunction with regional municipalities to ensure consistency in the language and regional policies. The accompanying Zoning Bylaw will use consistent zoning districts and language with regional partners to help provide consistency in development processes. This cooperation is an example of the good working relationships that have already been established and demonstrates the commitment to take a regional approach to growth and development.



Englefeld is also committed to working with local Indigenous communities. The communities of Fishing Lake First Nation, Yellow Quill First Nation and Kinistin Saulteaux Nation are all within the Englefeld area and must be included in all regional considerations relating to land use and economic development opportunities and discussions in the region.

The new BHP Billiton – Jansen Mine will bring a large number of people to the region, which can lead to economic development opportunities for Englefeld. The local manufacturing businesses may be able to provide material support, and Englefeld may provide serviced lots for new residential development. A strong relationship with BHP Billiton – Jansen Mine has the potential to benefit both stakeholders.

Many people who work in Englefeld live in other communities, and a large number of staff will be travelling to the Jansen Mine site every day. With this in mind, it may be worthwhile for the regional partners to discuss the local transportation system. If manufacturing businesses and the mine may coordinate schedules, perhaps a bus system could help to move people between Englefeld, Humboldt, Watson, Quill Lake, and the Jansen Mine. A regional approach to transportation may help all partners in the region.

There would also be efficiencies and benefits to developing a regional approach to fire and emergency services, including ambulance services. Englefeld's Fire Department works from a building with 3-bays. The Fire Department features a water truck, pumper truck and an equipment van, which is a converted ambulance. Equipment is expensive to purchase and maintain, so sharing equipment and resources would help provide additional and more specialized equipment in the region. The closest ambulance service is located in Watson, and provides service to Englefeld residents. A regional approach to emergency preparedness would provide improved services throughout the region and improve response times for emergencies.

#### 5.10.4 Regional Growth Objectives:

1. Collaborate with regional partners, Indigenous communities, Federal and Provincial governments on all matters relating to land use planning.
2. Ensure consistency in land use planning policies and zoning districts with regional partners.
3. Recognize the shared goals and values of the regional partners.
4. Establish relationship with BHP Billiton - Jansen Mine to explore opportunities to partner on projects and economic development opportunities in the region.
5. Work with regional partners to strengthen emergency services locally and in the region.
6. Continue to support fire and emergency services with tools they need to effectively deliver their services.

#### 5.10.5 Regional Growth Policies:

1. Enter formal intermunicipal development agreements with regional municipalities and First Nations.
2. Include Indigenous communities when making decisions that impact the region.
3. Ensure consistency in land use planning policies and zoning districts with regional partners.
4. Work with regional partners to cooperatively approach the provision of recreational facilities, fire and protective service, machinery and equipment, and infrastructure services to avoid duplication and share resources.
5. Work with regional partners and municipalities on the potential of a regional public transportation system.
6. Work with regional partners and businesses to develop an emergency preparedness plan including detailed protocols for emergency events.



## 6. IMPLEMENTATION

Implementation of the OCP requires the use of a variety of planning tools, as outlined in the P&D Act, 2007. This Section will present the planning tools available to help Englefeld implement the OCP.

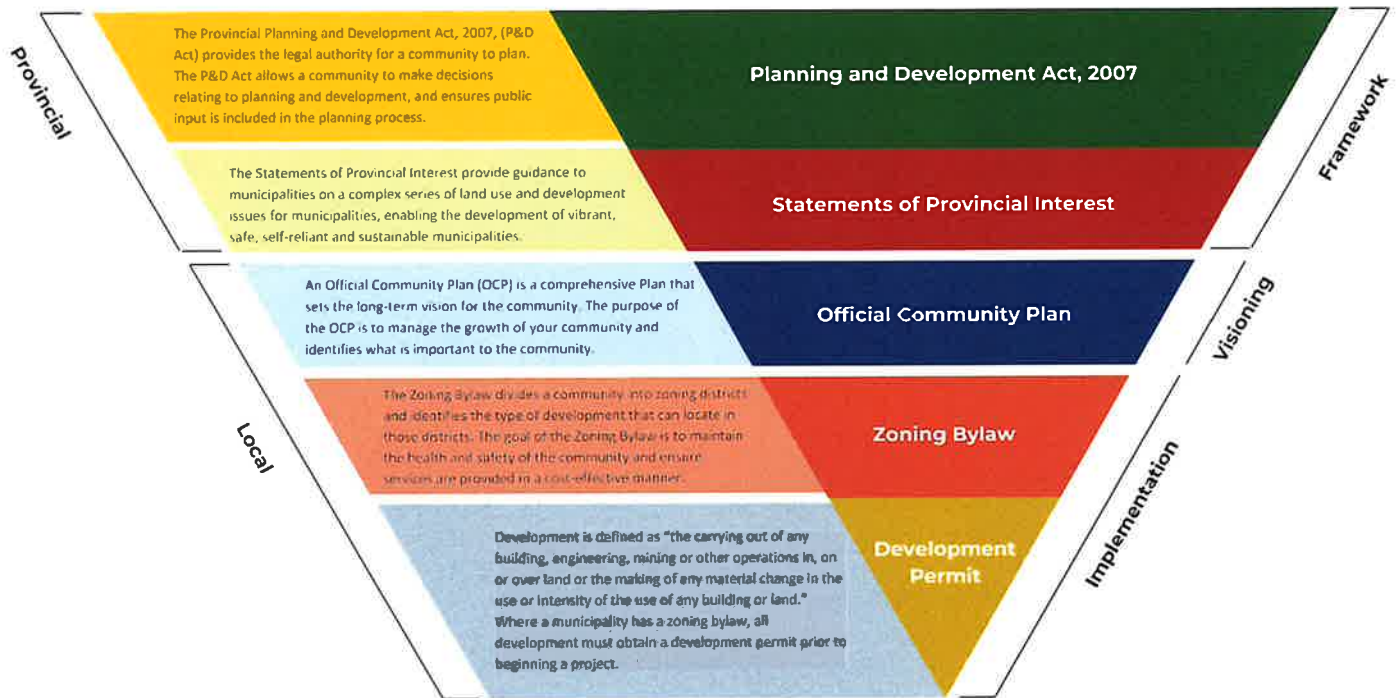


Figure 1- Planning Hierarchy

### 6.1. Implementation of the Official Community Plan

Upon adoption, all development proposals and land use amendments must conform with the OCP and the vision, goals and policies contained within. The OCP guides Council and the Administration when making land use, zoning, servicing extension, and development decisions. The OCP provides policy direction relating to the physical, environmental, social, cultural and economic development of the community.

The tools used to implement the OCP include (but are not limited to) the following:

- ▶ Zoning Bylaw
- ▶ Subdivision Bylaw
- ▶ Servicing Agreements
- ▶ Concept Plans
- ▶ Development Levies

### 6.2. Zoning Bylaw

The P&D Act, 2007 requires municipalities to enact a zoning bylaw once an OCP has been adopted. A zoning bylaw is a companion document whose purpose is to implement the OCP on a site-by-site basis. The goal is to separate incompatible land uses, and maintain the health, safety and general welfare of the community. The Zoning Bylaw provides certainty for property owners, but also



accommodates changes that are compatible with adjacent land uses and the long-term vision and goals of the community.

The Zoning Bylaw implements the OCP by creating land use categories, which are broadly defined as residential, commercial, industrial and institutional. All lands within the boundaries of Englefeld are assigned a land use category, often referred to as a "zone". The Zoning Bylaw identifies which uses are permitted and discretionary for each zone, as well as the development standards for each use. Development standards relate to building size, height, use, landscaping requirements, signage, and setback from the property lines, as well as parking requirements for each type of use.

The Zoning Bylaw also outlines the amendment process to update land use policies from time to time and to accommodate a different form of development than is currently available on a site. Amendments to the zoning bylaw, subdivision applications, concept plans and development applications, must adhere to the following:

- ▶ Conformance with the OCP and other relevant municipal plans
- ▶ Compatibility with adjacent land uses
- ▶ Availability and capacity limits of municipal infrastructure
- ▶ Completion of a servicing agreement

### 6.3. Rezoning

The P&D Act, 2007 provides the authority for Englefeld to consider proposals to rezone land. Anyone may apply to change the land use designation of land they own or have the authority to act upon behalf of the owner. Upon receipt of a formal application to rezone land, Council may enter into an agreement with the applicant setting out:

- a. a description of the proposal;
- b. reasonable terms and conditions with respect to:
  - (i). the uses of the land and buildings or the forms of development; and
  - (ii). the site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture or type of materials and architectural detail;

- c. time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
- d. a condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

### 6.4. Subdivisions

The P&D Act, 2007 defines "subdivision" as a division of land that will result in the creation of a surface parcel or the rearrangement of the boundaries or limits of a surface parcel. The Ministry of Government Relations is the subdivision approving authority for Englefeld. As part of its review of subdivision applications, the Ministry of Government Relations weighs an application against the Subdivision Regulations, 2014 to ensure every new site created is suitable for its intended use. This process also takes into consideration public safety, efficient use of infrastructure, and compatibility of adjacent land uses, and ensures the proposal conforms with the OCP and all relevant municipal plans.

### 6.5. Servicing Agreements

The Village of Englefeld has the authority to require the subdivision applicant to enter into a servicing agreement to cover the construction costs of new roads or other services necessitated by the subdivision. The purpose of a servicing agreement is to ensure that infrastructure standards are met, and that costs are borne by the developer, and not by the Village and its residents. A servicing agreement will not be required if there are no services or offsite infrastructure improvements required as part of the subdivision. Council has the option to partially fund some of the costs in the event the infrastructure improvements will serve more than the subdivided site.



## 6.6. Concept Plans

The Village has the option to adopt a concept plan by bylaw as outlined in Section 39 of the P&D Act, 2007. A Concept Plan is a design plan that provides details about a proposal to subdivide and develop land in the community. A concept plan is generally required for large scale subdivision and redevelopment proposals. The concept plan may describe:

- ▶ the land use proposed for the area, either generally or with respect to specific parts of the area
- ▶ the density of development proposed for the area, either generally or with respect to specific parts of the area
- ▶ the general location of services proposed for the area
- ▶ the phasing of development proposed for the area

## 6.7. Development Levies

Development levies are used to recover the capital costs of services and facilities, that may result from a property development. They are commonly used in communities where property developers are actively developing within the community. The purpose of the levy is to provide a means for growth to pay for growth. The development levy will only apply if the Village incurs capital costs due to a development. Before adopting a development levy bylaw, Council must undertake an engineering study to define the costs associated with required upgrading of off-site services. The purpose of the study is to determine a fair level of development levy charges in relation to the subdivision fees.

## 6.8. Enforcement

The Village has the authority to enforce the regulations contained in the OCP, Zoning Bylaw and any other related municipal bylaws. The Village may undertake enforcement action against any person who contravenes any of the provisions of an OCP or Zoning Bylaw. The Village has the authority to correct situations of noncompliance by issuing zoning enforcement orders and following the procedures identified in the P&D Act, 2007.

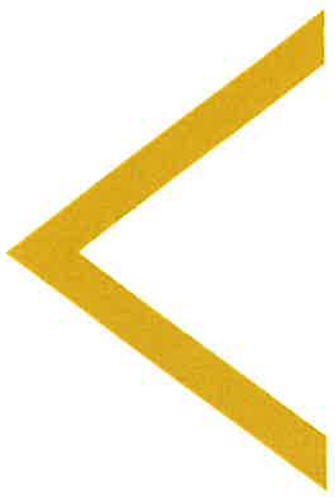
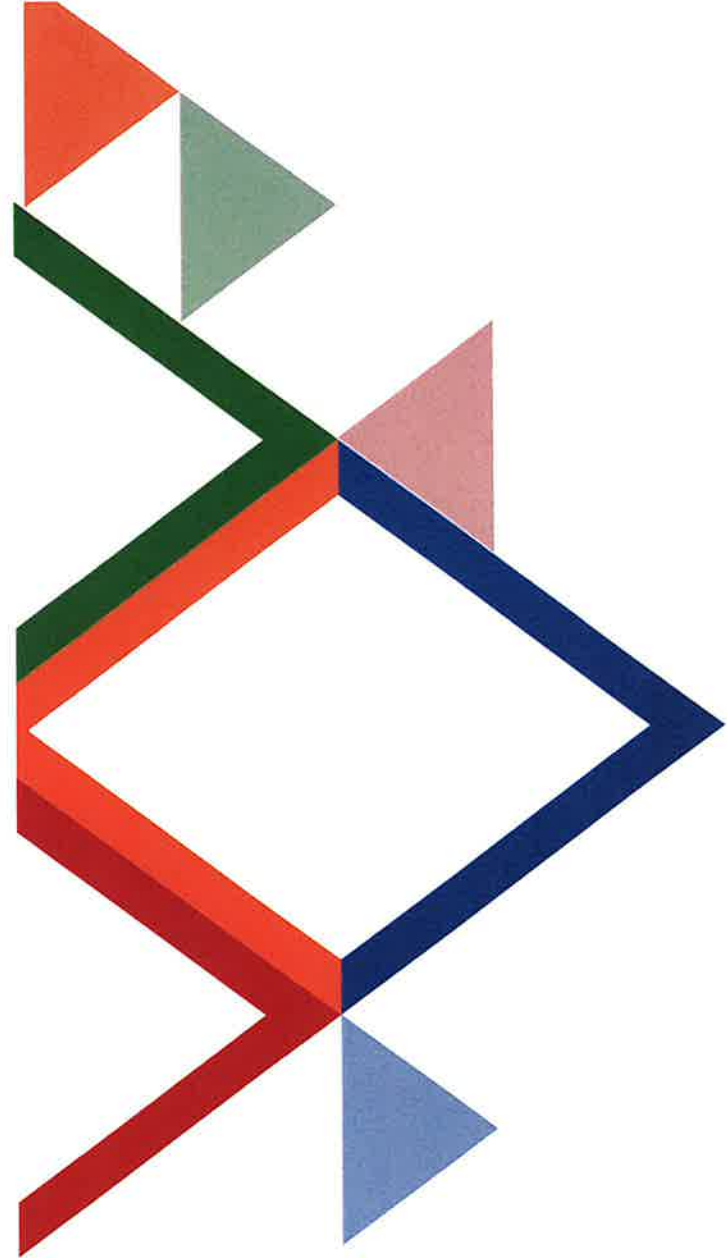
## 6.9. Monitoring

The OCP is considered an evolving document, in that it will be subject to review and amendments as required over time. It is recommended the OCP undergo an annual review to ensure it continues to portray the goals and values of the community. Over time, community expectations and priorities are likely to change, and these changes should be reflected in the OCP. The OCP should also be evaluated to ensure it is providing Council with the information they require to make decisions. There may also be changes to the P&D Act, 2007 and the Statements of Provincial Interest which may require amendments to the OCP. The annual review, as well as a more comprehensive five-year review will ensure the OCP continues to be relevant and effective over the long-term.

## 6.10. Official Community Plan Amendment

The P&D Act, 2007 provides the authority and procedure to amend the OCP. The purpose of an amendment would be to accommodate a new development, or provide updates based on the internal review of the OCP. Council will review any proposed amendments to determine whether the proposal is appropriate for the community and meets the goals and values of the OCP. If the amendment is found to align with community goals and values, it would be sent onto the Ministry of Government Relations for approval before it is enacted.





# APPENDICES











**Schedule A - Maps**  
**Future Land Use Maps**





Village of Englefeld  
Future Land Use Map

Legend

- Rail Line 
- Provincial Highway 
- Municipal Boundary 
- Lagoon Setback (4:1.7m) 
- Future Urban Development 
- Residential 
- Commercial 
- Industrial 
- Community Service 
- Future Urban Development 



Certified True Copy  
  
Administrator

**CROSBY HANNA & ASSOCIATES**  
LANDSCAPE ARCHITECTURE  
COMMUNITY PLANNING  
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1000-101-1011



