

Village of Abbey

Official Community Plan

2017



THE VILLAGE OF ABBEY

Bylaw No. 2017-09

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

Read a first time this _____ day of _____ 20____

Read a second time this _____ day of _____ 20____

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

SEAL

MAYOR

ADMINISTRATOR

THE VILLAGE OF ABBEY

Official Community Plan

SCHEDULE "A" to BYLAW NO. 2017-09

MAYOR

SEAL

ADMINISTRATOR

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1. Introduction

1.1 Plan Overview

The Official Community Plan (OCP or “Plan”) has been created with the community members of the Village of Abbey and surrounding area. The adopted Village of Abbey Official Community Plan has been developed in accordance with Section 32 of the *Planning and Development Act, 2007* and the *Statements of the Provincial Interest*. This OCP contains a community vision, goals, objectives, and policies to guide decision on planning and land use management. The Plan has been carefully crafted to reflect community priorities through a participatory process.

This introductory section of the OCP provides an overview of the document considering the OCP’s importance, legislative requirements, community character, housing needs, community consultation, plan content, and reference information.

1.2 Plan Organization

The Village of Abbey Official Community Plan is a policy document that guides the community of Abbey for the next 25 plus years. This Plan has been designed to be user-friendly through policies that are written as action statements. Policies reflect the community’s voice and advance the common vision of the Village. The Plan is written in seven (7) sections:

Section 1: Introduction

An introduction to the Official Community Plan providing some background information and guidance.

Section 2: Purpose, Scope, and Linkages

Includes further background information on the purpose of the Plan, what the Plan entails, and links to other municipal documents and initiatives.

Section 3: Regional Context

Shares about the relationships with surrounding communities and their common interests.

Section 4: Vision and Community Goals

The community voice and engagement process informed the vision and goals presented.

Section 5: Community Planning Objective and Policies

Objectives and land use policies guide planning and development within the Village of Abbey.

Section 6: Implementation and Action Table

Implementation of the Official Community Plan displayed through actions tables that address administrative tools and legislative supports available to the Village Administration and Council.

Appendix A: Future Land Use Map

This illustration provides a development and land use concept for the Village of Abbey.

Appendix B: Reference Maps

These illustrations are included as supplementary visual information and are not to be use to make site specific decisions.

Appendix C: Village of Abbey Infrastructure Capacities

Includes current Infrastructure capacities for the Village of Abbey.

Appendix D: Village of Abbey Action Plan Table

An Action Plan template for the Village has been included in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the Village achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and will require the action items to be prioritized. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

1.3 Legislative Requirements

Section 32 of the *Planning and Development Act, 2007* states that an Official Community Plan must incorporate applicable provincial land use policies and *Statements of Provincial Interest* with respect to:

- ~ *Sustainable current and future land use and development in the municipality;*
- ~ *Current and future economic development;*
- ~ *The generation provision of public works;*
- ~ *The management of lands that are subject to natural hazards, including flooding, slumping, and slope instability;*
- ~ *The management of environmentally sensitive lands;*
- ~ *Source water protection;*
- ~ *The means of implementing the official community plan;*
- ~ *The co-ordination of land use, future growth patterns and public works with adjacent municipalities; and,*
- ~ *If the municipality has entered into an inter-municipal development agreement pursuant to Section 32.1, the implementation of the inter-municipal development agreement.*

An Official Community Plan may also include:

- ~ *The co-ordination of municipal programs relating to development;*
- ~ *Statements of policy regarding the use of dedicated lands;*
- ~ *Concept plans pursuant to Section 44;*
- ~ *Contain a map or series of maps that denote current or future land use or policy areas;*
- ~ *If a Council has been declared an approving authority pursuant to subsection 13(1), contain policies respecting site plan control for specific commercial or industrial development pursuant to Section 19; and,*
- ~ *Any other statements of policy relating to the physical environmental, economic, social, or cultural development of the municipality that the Council considers advisable.*

The following planning principles provide context for decision making and were considered in the development of this Plan which recognizes the *Statements of Provincial Interest*:

- ~ **Comprehensive and Sustainable** planning requires land use plans and development decisions to consider economic, social, cultural, and environmental needs of communities and regions for present and future generations;

- ~ **Responsive and Sensitive** planning recognizes the importance of stakeholders and the contribution that they bring throughout the planning process;
- ~ **Respectful and Balanced** planning provides an atmosphere of mutual respect and encourages discussion that balances the interests of all stakeholders in the management of common provincial resources and the development of economic, social, cultural, and environmental opportunities;
- ~ **Efficient and Effective** planning considers the orderly and beneficial development of land uses, infrastructure and community services to ensure public safety, to meet the needs of the community and to be consistent with strategic planning at the provincial level;
- ~ **Informed and Innovative** planning is based on relevant information and expected implications of making land use development decisions and considers innovative solutions to planning challenges; and,
- ~ **Cooperative** planning maximizes the use of human and material resources across regions, and involves individuals, municipalities, First Nations and Métis people and provincial agencies as they work together toward a common vision to manage the economic, physical, social, cultural, and environmental aspects of their communities and regions.

1.4 Welcome to the Village of Abbey

The Village of Abbey is located in south west Saskatchewan, along Highway #32. The GPS Coordinates for the Village are 50.7350 ° N and 108.7582 ° W. This quaint Village is located 100 kilometers north west of the City of Swift Current. In 2016, the Census population included 129 individuals living in the community.¹ This is an increase of 12.2% from 2011.

Incorporated as a village in 1913, the Village of Abbey was purchased by the Canadian Pacific Railway from Dennis F. Kennedy. During this year, the railway, hotel, post office, bank, and elevator were built. In 1915, the school (known currently as the Legion Hall) would follow and in 1918 the church was erected. The Village survived two major fires, 1919 and 1921.²

Today, the community has cherished its past by preserving many of the heritage buildings found throughout the Village. The community has also retained the former school as a community centre, called the Abbey Business Community (ABC) Centre. This is an important community asset. Abbey is a vibrant place where many community organizations and events flourish, including the 4-H club, Farmer’s Market, Royal Canadian Legion, sports leagues, and much more.

1.5 Community Engagement

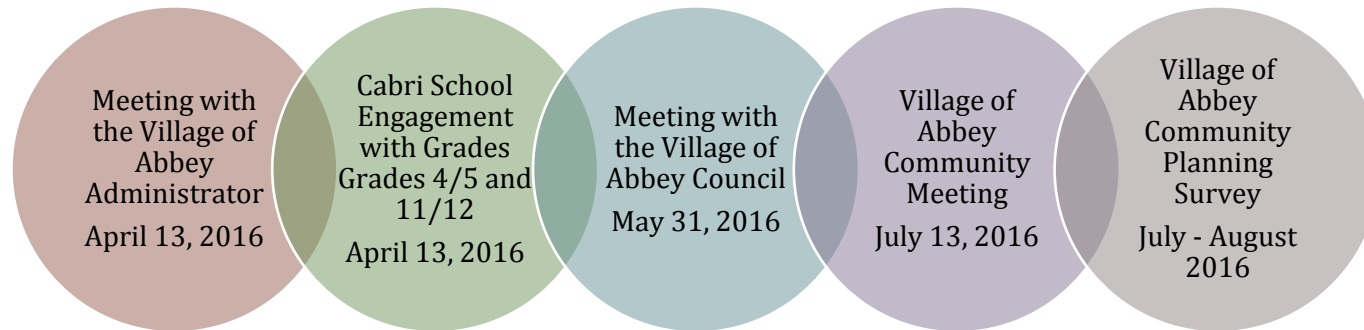
The Official Community Plan was informed by a number of community engagement sessions. In December 2015, the Southwest Regional Planning Group hosted an information session about planning opportunities to invite municipalities in the area to plan for the future and update their planning tools including the development of an Official Community Plan, Zoning Bylaw, and respective maps. A second community planning information session was hosted by the

¹ <https://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4708048&Geo2=PR&Code2=01&Data=Count&SearchText=Abbey&SearchType=Begins&SearchPR=01&B1=All&Custom=&TABID=1>

² http://www.rm229.com/Abbey_History.html



Town of Cabri in March 2016 and community and regional members were invited to participate. As a result of these information sessions, the Village of Abbey decided to undergo the community planning process. The following is a listing of the community engagement that occurred throughout this process:



There was an open invitation to the engagement sessions where members of the community and surrounding area were welcome to participate. Each session built off the work completed in the previous session. As part of this planning framework, known as Appreciative Inquiry, participants discussed future hopes and goals for Abbey. The Appreciative Inquiry model builds from the positive and uses previous successes and momentum to build capacity in the community and ensure quality results.

A tool used in the Appreciative Inquiry framework, known as Foundation for Success was created by participants to ensure a successful and productive meeting and planning process overall. This listing is created and added to during every community engagement session. The following foundations that the community of Abbey shared include:

- ☆ Participation;
- ☆ Provide constructive ideas;
- ☆ Keep an open mind;
- ☆ Free and frank discussions moving forward; and,
- ☆ Develop a plan.

The extensive engagement during the planning process is above and beyond the legislative requirements of community consultation. Through this process, the community has come together to build capacity and partnerships as the non-legislative authority of this Plan. The community will ensure this Plan is utilized and implemented as they have come together to help inform the policies found within this document.

1.6 Future Amendments

The Official Community Plan is a living document and as the Village changes and adapts throughout time, amendments may be needed to the Plan to reflect changes in the community. It is anticipated that this Plan will be amended from time to time whereby the policies and designations are no longer appropriate or the objectives and actions have been addressed.

To ensure that the Official Community Plan continues to be a proactive land use planning document, it will contain an action table for implementation, monitoring, reporting, and document review guidelines (Appendix “D”).

1.7 Linkages

This Plan is the primary guiding document for the creation and implementation of the Zoning Bylaw, the subdivision process, and various related land use oriented bylaws. It provides direction more detailed planning with respect to community and health services, natural hazard lands, and economic development.

The Zoning Bylaw is used to implement the land use policies, particularly those related to specific land use designations in this Plan. The Zoning Districts outlined in the Zoning Bylaw are shared below.

R	Residential District	CS2	Passive Community Service District
C1	Village Centre Commercial District	DCD	Direct Control District
C/I	Highway Commercial & Industrial District	FUD	Future Urban Development District
CS	Community Service District	FH	Flood Hazard Overlay



2. Regional Context

The Village of Abbey is a charming, small urban community that participates in a wider voluntary planning group known as the Southwest Regional Planning Group (SWRPG). Other municipalities that participate in this collaboration include:

- The Rural Municipality of Miry Creek No. 299;
- The Rural Municipality of Piapot No. 110;
- The Rural Municipality of Pittville No. 169;
- The Town of Cabri;
- The Town of Gull Lake;
- The Village of Hazlet;
- The Village of Pennant; and,
- The Village of Tompkins;

This SWRPG meets regularly to share updates in the region and to work on regional initiatives as identified from their community Action Plan (September 2014). One of the most recent activities is the development of a regional calendar of events.



Each of the municipalities in the SWRPG were invited to participate in a planning process. The Village of Abbey and the Town of Cabri decided to engage their community members in a planning process to develop up-to-date planning tools including their Official Community Plans and Zoning Bylaws.

The Village of Abbey and the Town of Cabri are approximately 25 kilometers apart. The two communities share services and amenities. Through the planning process the importance of regional cooperation was shared a number of times. This Plan and the Town of Cabri Official Community Plan will complement one another to ensure consistency in policies in the region.



Images courtesy of theweathernetwork.com

3. Vision and Community Goals

3.1 Our Community's Vision

The Village of Abbey's vision is based on the goals and aspirations of the community. Stated in a present tense, the vision is intended to guide further growth and development for the next twenty-five (25) years and beyond.

In 2042,

The Village of Abbey is a welcoming, friendly community that strives to support and encourage new economic development and existing businesses, services, events, and activities.

Individuals and families of all backgrounds have a strong sense of togetherness in this growing community. They are proud to show their historical, natural, and built assets.

The Village of Abbey supports, promotes, and works with surrounding communities to enhance the common goal of an excellent quality of life for the region.

3.2 Goals for the Village of Abbey



Working with Our Neighbours:

To collaborate with our municipal neighbours on land use planning, infrastructure management, tourism, community and regional economic development, and programming and services.



Celebrating Our Culture and Heritage:

To celebrate and honour our culture and heritage through identifying and preserving heritage and cultural assets.

To celebrate cultural diversity through arts, events, and programming that is open and welcoming to all residents and visitors.



Connecting Our Infrastructure and Transportation Networks:

To ensure that our transportation and infrastructure networks are maintained and expanded.

To explore cost sharing opportunities with neighbouring municipalities, businesses, and stakeholders within the Village and area.



Making a Place To Call Home:

To encourage Abbey as a place to call home through offering a variety of housing options and developments that support all ages, lifestyles, and cultural and socio-economic backgrounds.



Playing a Part in Our Recreation:

To support current and future recreational activities, services, programming, and development on a regional scale for all residents and visitors to partake in healthy active living.



Expanding our Business Vitality:

To retain and attract a mix of commercial and industrial businesses and development that benefits the Village.

To work with neighbouring municipalities, businesses, community organizations, stakeholders, and residents to ensure a vibrant economic region.



Enhancing Our Community Services and Social Amenities:

To provide safe, welcoming, and accessible amenities and services for all ages.

To enhance and create opportunities for residents that encourages community pride and involvement.



Protecting Our Natural Resources:

To protect natural resources through sustainable management of resource extraction and agricultural industry.

4. Community Planning Objectives and Policies

4.1 Guiding Growth and Development

Located in the southwest region of Saskatchewan, in the heart of ranching lands, the Village of Abbey is a community dedicated to taking proactive steps to plan for the future. Through participatory engagement, residents, businesses, community organizations, and stakeholders were asked to provide their input into the future of Abbey. The feedback provided was then used as the base for the objectives and policies found in this section and the Plan overall. The following objectives and policies will assist the Village to guide future growth and development and are reflection of the requirements as outline in the *Planning and Development Act, 2007* and the *Statements of Provincial Interest*.

Objectives

- **To ensure safe and compatible developments within the Village.**
- **To promote infill developments.**
- **To encourage development in areas where there is existing infrastructure or where it can be expanded.**

General Land Use Development Policies

- 4.1.0 The Village of Abbey shall have a sustainable form, mix of uses, and densities that allow for efficient use of land, infrastructure, and public facilities. This Plan will help to identify suitable lands to attract a broad range of residential, commercial enterprise, recreation, and community services and amenities to meet anticipated and long-term needs for the community.
- 4.1.1 The Village encourages a variety of land uses and development within the community. The Future Land Use Map in Appendix “A” illustrates potential land uses in and around the community.
- 4.1.2 The Village encourages a visually aesthetic and clean community in order to attract new residents, businesses, and visitors. The Village may provide incentives to land owners to increase maintenance on private properties.
- 4.1.3 The Village of Abbey encourages development proposals related to infilling existing lots.

- 4.1.4 Unplanned development will be avoided to achieve an orderly and efficient land use pattern which will work to accommodate development and the provision of services in appropriate phases.
- 4.1.5 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape, and vegetation. Planned development will help to increase land values, not be wasteful of the land resources, minimize public expenditure in service provision, recognize significant features and ensure that access connections to provincial roads and highways are consistent with traffic safety standards.
- 4.1.6 When reviewing applications for development, consideration shall be given to the proposals conformity with this Plan. A proposal shall be denied when it is detrimental to the health, safety, and general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- 4.1.7 Development proposals are encouraged to be guided by concept plans and should indicate:
- a. Future major roads;
 - b. Drainage systems and improvements;
 - c. Major open space (including physical areas);
 - d. Cultural and archeological significant areas;
 - e. Areas requiring protection through buffering other means;
 - f. Major hazards such as flooding, areas of high water table, and slope lands; and,
 - g. Phasing of development of future development or expansion into adjacent land.
- 4.1.8 All developments shall comply with policies in this Plan and any other regulations in Village bylaws. Major deviations to the OCP design and policies shall require an amendment.
- 4.1.9 Cumulative effects, land fragmentation, best management practices, innovated procedures, development phasing, route modifications, alternative construction techniques, and impacts on municipal servicing shall be considered when reviewing all developments as to compliance with this Plan.
- 4.1.10 Future Urban Development areas may include:
- a. Lands which are capable of being services with a full range of utilities, though for which no overall area concept plan has been approved for the general area; or,
 - b. Lands which are not readily capable of being services with a full range of utilities and for which no concept plans have been approved.
- 4.1.11 Development and land use patterns which are adjacent, or in proximity, to urban areas that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- 4.1.12 The Village shall work with neighbouring communities to discuss and coordinate future land use and developments to ensure compatibility of uses and potential inter-municipal sharing of municipal infrastructure services and systems.

4.2 Working with Our Neighbours

The Village of Abbey is located in the Rural Municipality of Miry Creek No. 299 and is an active member of the Southwest Regional Planning Group that includes eight other municipalities in the south west corner of the province. With strong support for and from neighbouring municipalities, the Village of Abbey relies on regional services that are available in both the Village and other communities. One example includes bussing youth to the Town of Cabri for school. Opportunities for inter-municipal cooperation, dialogue, initiatives, service delivery, land use planning, events, and activities continues to grow and flourish.

Objectives

- **To continue to cooperate with neighbouring communities.**
- **To collaborate with neighbouring communities on the promotion and implementation of regional events and activities.**
- **To work with the region to maintain quality amenities and services.**
- **To maintain the economic development position as a regional resource.**

- 4.2.0 The Village will continue to partner with neighbouring communities, organizations, and agencies, both public and private sectors, as a means of providing and sharing quality services effectively and efficiently.
- 4.2.1 The Village of Abbey recognizes and acknowledges that they reside on Treaty 4 and Métis Homelands. Opportunities for partnering and inclusion shall be encouraged on events, activities, programming, and services within the Village and region.
- 4.2.2 The Village shall promote inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize financial and infrastructure resources.
- 4.2.3 The Village will continue to be involved in various inter-municipal initiatives that focus on a cooperative approach to provide cost efficient and quality services including: health care; education; recreation; fire protection; emergency services; waste disposal; recycling; road maintenance; snow removal; administration; and, economic development.

- 4.2.4 Inter-municipal agreements shall be pursued to ensure that local and regional growth is addressed proactively. A collaborative, coordinated, and comprehensive approach should be used when dealing with planning matters within a municipality, or which cross municipal boundaries, including:
- a. Managing and/or promoting growth and development;
 - b. Managing natural and cultural heritage, water, agricultural, natural resources, archeological resources, and tourism;
 - c. Infrastructure, public service facilities, and waste management systems;
 - d. Eco-system and watershed related matters;
 - e. Natural and human-made hazards; and,
 - f. Population, housing, business, and employment projections based on regional market areas.
- 4.2.5 The Village will continue to foster communication and partnerships that advocate the community and area to ensure recreation and tourism opportunities and education and health services are offered at a regional scale.
- 4.2.6 Regional events and initiatives such as the regional calendar shall continue to be supported by the Village of Abbey.
- 4.2.7 New regional opportunities including communications, health and emergency services, recreation, and tourism shall be explored by the Village and encouraged.
- 4.2.8 The Village shall work with neighbouring communities on regional tourism including promotion of the Cabri Regional Park, Great Sand Hills, and Saskatchewan Landing as key features in the area, among others. This may include the development of joint promotional materials and media.

4.3 Expanding our Economic Vitality

The Village of Abbey has a special community resource, the Abbey Business and Community Centre (ABC Centre). This facility is a former school that has been adapted and reused as a facility to house businesses and community events, programming, and recreation. Currently, there is a youth room and thrift store located in the ABC Centre. The community would like to attract further businesses to set up shop in Abbey. Other valuable businesses located in Abbey include: Bono Holdings; Abbey Hotel and Restaurant; Pioneer Co-op; and, Sharyl Erickson Insurance.

Objectives

- To retain and promote existing commercial and industrial business in the Village.
- To attract new business and industry to the Village of Abbey.
- To encourage and support new businesses to locate in the ABC Centre.
- To coordinate infrastructure with commercial and industrial growth.
- To ensure that the industrial activity does not impact negatively on the attractive character of the community.
- To explore Abbey and area's marketing options including regional directory and signage.
- To develop the tourism industry, support the agricultural industry, and enhance the residential construction and trades industry.

4.3.0 The Village supports existing businesses and industries and welcomes new commercial and industrial development to the community.

4.3.1 The core commercial area and the ABC Centre will be prioritized as a location for retail activity, professional services, government functions, and cultural activities.

4.3.2 Entrepreneurship and small business shall be encouraged within the Village. This includes the support of the Farmer's Market and its vendors that sell locally grown food, art, crafts, and other specialty goods and products.

4.3.3 Resources to assist with economic development opportunities within the Village may be explored. This may include working with neighbouring municipalities to hire a regional economic development officer.

4.3.4 The Village of Abbey encourages a mix of commercial and industrial uses. The Future Land Use Map in Appendix "A" illustrates potential opportunities to accommodate new commercial and industrial development.

"Let's capitalize on our name... Abbey. We are the first in every listing and every phone book because we start with "A" "B" "B". We can use this to draw in businesses like industries and manufacturing companies."

- Quote from a Community Member

- 4.3.5 As per the *Statements of Provincial Interest*, the Village of Abbey recognizes the agricultural lands within the Rural Municipality of Miry Creek are valuable. Land for sustainable growth of agriculture activities including diversification and expansion of agricultural and value-added agribusiness development is encouraged.
- 4.3.6 The Village shall review policies and bylaws related to economic development on a regular basis and identify opportunities to provide more flexibility to promote economic development in the Village. This may include a mix of uses such as mixed-use development (i.e. residential and commercial).
- 4.3.7 The Village shall consider the option of mixed-use developments that offer retail space on the store-front and residential units on the upper-floor(s), where feasible. The Zoning Bylaw shall regulate these types of land uses.
- 4.3.8 The Village of Abbey shall encourage economic development and competitiveness by supporting an appropriate mix and range of employment opportunities, including industrial, commercial, and institutional uses.
- 4.3.9 Developments and employment that assist with tourism, promoting community pride through the maintenance of properties, and attracting visitors to the Village of Abbey shall be encouraged and may include restaurants, retail stores, construction trades, and accommodations.
- 4.3.10 Current economic activities shall be supported through working with residents, business owners, operators, and stakeholders to promote Abbey as a place to do business. Promotions may be developed through these partnerships and may include a highway sign corridor, marketing specific industries (e.g. agriculture and hunting tourism), increasing the online presence of the community, and reviewing policies and incentives.
- 4.3.11 Commercial and industrial activities shall include the development of structures, buildings, and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- 4.3.12 Commercial developments with extensive site requirements, such as outdoor storage, display, parking, requirements (e.g. large trucks), will be encouraged to locate in in districts outside of the central commercial area.
- 4.3.13 Developments that require servicing shall be encouraged to locate where existing infrastructure is in place. The Village shall consider expanding infrastructure when there is a demand and when it is feasible for the municipalities.



- 4.3.14 Commercial re-zoning applications will be evaluated based on the following:
- a. Potential for increased vehicular traffic in the community;
 - b. Compatibility with neighbouring properties and potential for land use conflict;
 - c. Potential for nuisance related to noise, odours, and dust or pollutants;
 - d. Appearance of the property resulting from business related use and structures; and,
 - e. Size of the business related to the area and the number of personnel involved in the business.
- 4.3.15 Commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical, and environmentally sustainable manner.

Highway Commercial and Industrial Policies

- 4.3.16 The Future Land Use Map (Appendix "A") identifies potential locations of preference for future highway commercial and industrial development within the Village and immediate surrounding area.
- 4.3.17 Value-added agricultural businesses are encouraged to locate in the areas marked as highway commercial and industrial, as shown on the Future Land Use Map in Appendix "A".
- 4.3.18 Visual appearance standards shall include landscaping of all highway commercial and industrial development. Landscaping standards are provided in the Zoning Bylaw.
- 4.3.19 Highway commercial and industrial development requiring rezoning of land will be evaluated based on the following factors:
- a. Consistency with the Future Land Use Map and any other relevant reference maps;
 - b. Site planning land use compatibility with existing development and uses;
 - c. The capacity of the Village to provide efficient and economical municipal services, at a cost that can be borne by the development;
 - d. Provision for safe movement and integration of vehicular traffic on local streets and with controlled access to the highways;
 - e. The site shall have direct and approved access to a major public road system; and,
 - f. The development shall not have adverse impacts on groundwater.
- 4.3.20 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of activities. Highway commercial and industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical, and environmentally sustainable manner.
- 4.3.21 Where necessary, the Village may acquire land for industrial and commercial development through purchase or exchange of lots.

- 4.3.22 The Village will assist the appropriate agencies to identify potentially contaminated sites that may exist in the community and cooperate in the development of appropriate mitigation plans for those sites. Incentives may be considered for redevelopment of brownfield sites so long as the development includes undertaking appropriate environmental assessments.
- 4.3.23 Care shall be taken in situating of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odour, or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.

Hazardous Use Policies

- 4.3.24 Facilities of developments, which manufacture, handle, store, or distribute hazardous materials, will be governed by the following:
- Hazardous facilities shall not be located closer to dwellings than permitted or recommended by the Saskatchewan Environment;
 - Anhydrous ammonia facilities shall be located a minimum 100 metres (328 ft) from provincial highways and municipal roadways;
 - Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil, or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and,
 - In instances where the risk is severe, development may be directed to a suitable rural location.
- 4.3.25 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated use or in new industrial parks. Hazardous industries must be approved by applicable provincial and federal environmental agencies and provide clear evidence of compliance with *The Saskatchewan Fire Code*, *The Environmental Management and Protection Act*, *The Dangerous Goods Transportation Act*, *The Fire Prevention Act*, *The National Building Code*, and other applicable acts, codes, and standards.
- 4.3.26 Oil and gas related industries shall be supported and will locate in areas that are suitable for this type of development.
- 4.3.27 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through spatial separation shall be located according to the separation distances outline by the appropriate provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage, or use of hazardous materials shall be discouraged.

4.4 Enhancing our Community Services and Social Amenities

The Village of Abbey is a vibrant community with residents of all ages. Providing a variety of services and amenities for all ages and backgrounds is important to the Village as is the safety of community members. The Village wants to ensure the maintenance and enhancement of community services and social amenities including health, education, and emergency services.



Objectives

- To promote the Village of Abbey through a sense of community pride and a valued quality of life.
- To provide opportunities for community members to be engaged in community events, activities, and organizations.
- To recognize our volunteers and honour them for their efforts in the community.
- To welcome cultural diversity and attract new residents to the community.
- To ensure all residents and visitors are safe.
- To encourage a healthy lifestyle for residents of the community and surrounding region.
- To work with neighbouring municipalities and regional service providers to continue and enhance programs, services, and amenities that are affordable and accessible for everyone.

General Policies

- 4.4.0 The Village of Abbey shall encourage the development of institutional, public, and community services. Where available the development of institutional, recreational, or cultural facilities, shall be encouraged to locate where services can be shared, including in the ABC Centre.
- 4.4.1 Community services and amenities including open space, parks, and other natural and built amenities shall be accessible to everyone.
- 4.4.2 The Village will monitor the adequacy of community services and strive to recognize and respond to the needs of a growing community. The Village will work with various community groups, organizations, the library, seniors' villa, and residents to determine these needs and the best methods to provide services, maintain needed community facilities, and enhance community-based recreational, educational, cultural, and social programs.
- 4.4.3 The Village will ensure safe and accessible developments. Programs to increase safety of the community may be implemented including the adoption of urban design principles known as *Crime Prevention through Environmental Design* (CPTED).

- 4.4.4 The Village shall integrate park planning and design with broader community planning initiatives related to land use, residential development, transportation, social connections, and provision of community amenities.
- 4.4.5 Community amenities and services for all ages such as daycares and seniors housing, amenities, and programs are encouraged to locate in the community.
- 4.4.6 The Village acknowledges and values community volunteers, organizations, and committees for their continuous efforts and the role they play in the community. Community-based organizations, committees, and volunteerism will continue to be supported and encouraged.
- 4.4.7 Community instructor-led classes and satellite education will be encouraged. The Village shall work with local instructors and the regional school division and post-secondary institutions to utilize the ABC Centre as a place to host educational courses.
- 4.4.8 The recognition of volunteer services will be encouraged including volunteer firefighters, community event and activity planners, and local instructors for community classes.
- 4.4.9 The Village of Abbey encourages the continuation of the local farmer's market. Working with the coordinators, local food producers, and artisans to promote the market at a local and regional level will be explored.

Public Health and Safety Policies

- 4.4.10 The Village will work with neighbouring communities to maintain and enhance regional services including health care and emergency services. Similarly, the Village will work with regional service providers to ensure quality services are maintained and enhanced such as the library, police, and education is available in the community and surrounding area.
- 4.4.11 Innovative ways to attract and retain services at a regional level shall be explored.
- 4.4.12 Working with neighbouring communities, the health authority, orders of governments, community organizations, and the private sector, the Village of Abbey shall assist with the retention and attraction of skilled healthcare professionals including doctors, paramedics, nurses, and others.
- 4.4.13 The Village will work to develop an emergency measures plan that is shared with residents and businesses for the safety of the community. Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event occurring. Emergency service and evacuation plans shall be reviewed annually to ensure the most up to date information is provided.
- 4.4.14 The Village may consider the development of age-friendly and accessible guidelines to accommodate the needs of children, youth, seniors, and alternatively-abled persons in the design, construction, and improvement of property including facilities, street right-of-ways, and parks and trails.

- 4.4.15 The Village of Abbey shall encourage local businesses and community members to improve physical accessibility of public and private property, including housing, transportation, places of employment, and visitor-oriented sites.
- 4.4.16 The Village encourages collaboration and cooperation with the RCMP, Fire Department, health authority, community organizations, businesses, and others to identify and implement measures to enhance the safety and comfort of community members and visitors.
- 4.4.17 Consideration shall be given to explore opportunities for access, comfort, sociability, and safety in the review of designs and plans for private developments and public spaces.
- 4.4.18 Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, or waste management plans, and other issues that may be required for the purpose of ensuring public health and safety.
- 4.4.19 All development near any water bodies will be complementary to the natural features of the surrounding area. All development shall be in accordance with the *25 year Water Security Plan*.
- 4.4.20 All applications for development near aquifers shall be accompanied by a report certified by a professional engineer that shall address site design, waste water management, and hazardous materials handling, storage, and disposal, descriptions of physical/facility-specific structures, and plans and standards.

Municipal and Environment Reserve Policies

- 4.4.21 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in the *Planning and Development Act, 2007*.
- 4.4.22 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in areas to be subdivided that can be defined as Environmental Reserve in accordance with provisions of the *Planning and Development Act, 2007*.
- 4.4.23 Land provided as an Environmental Reserve becomes the property of the municipality. The applicant may be required to provide any amount of land in any location that the approving authority considers necessary, if the land consists of:
 - a. A ravine, coulee, swamp, natural drainage, or creek bed; and,
 - b. Wildlife habitat areas that:
 - i. Are environmental sensitive; or,
 - ii. Contain historical features or significant natural features.



- 4.4.24 Where development is proposed adjacent to a watercourse, the Village will request the subdivision approving authority to dedicate Municipal or Environmental Reserve as appropriate to protect sensitive areas and ensure continued public access to these areas. Considerations shall be given to use Municipal Reserve as walking paths, green space, and bike trails.
- 4.4.25 The Village will require the dedication of Municipal Reserve or will use the provisions of the *Dedicated Land Regulations* to ensure adequate recreational and utility space is provided for future needs.
- 4.4.26 Public Reserves that support a combination of parks, green spaces, natural reserves, and recreational facilities will be encouraged.
- 4.4.27 Critical or threatened habitat and environmentally sensitive areas shall be designated as Environmental Reserve within the Village.

4.5 Making a Place to Call Home

According to the 2016 Census, the Village of Abbey has 129 residents that live in either single-detached or semi-detached housing types.³ There are a total of 65 private occupied dwellings, and a number of vacant lots that are available for further residential development.⁴ The average age of Abbey’s population is 47.3.⁵ There are a number of young families living in the community.

Objectives

- **To encourage infill residential development.**
- **To provide a variety of housing options for all ages, family structures, and social backgrounds.**
- **To support property owners in the maintenance and improvements of homes and properties.**

³ <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4708048&Geo2=CD&Code2=4708&Data=Count&SearchText=abbey&SearchType=Begins&SearchPR=01&B1=All&TABID=1>

⁴ Ibid

⁵ Ibid

General Policies

- 4.5.0 The Village will encourage a diversity of housing types and site form in new residential developments, facilitating infill development within already built-up areas that:
- Helps to meet the housing needs of a diverse population; and,
 - Makes efficient use of municipal and community infrastructure.
- 4.5.1 The Village may encourage property owners to maintain homes and yards to ensure the safety of residences and promote community pride within the community.
- 4.5.2 Promotion of affordable housing options will be supported and encouraged through a variety of means.
- 4.5.3 Seniors housing has been identified as an asset in the community. The Village shall encourage and promote a variety of housing options to support the life continuum found in the community.
- 4.5.4 New residential areas shall be developed and integrated with existing development in a manner that facilitates links to the community, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- 4.5.5 The supply of and demand for residential land will be monitored continually and demand projects adjusted accordingly.
- 4.5.6 In planning new residential areas or re-zoning portions of land for residential use, Council will have regard to:
- Compatibility of adjacent land uses;
 - The ability of the Village to provide cost-effective municipal services;
 - The impact on financial and capital planning by the Village;
 - Avoidance of environmentally sensitive and/or hazardous areas;
 - Zoning, subdivision, design, street layout, and site planning;
 - The ability for service provision including fire suppression and snow removal;
 - The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage;
 - Provision of dedication land pursuant to the *Planning and Development Act, 2007*; and,
 - Integrating with existing development in a manner that facilitates linkage to the community.



- 4.5.7 Residential development shall occur where appropriate levels of infrastructure, municipal services, and public facilities are available or where they can be economically provided to support current and projected needs. Re-zoning from other land use districts to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of the Village.
- 4.5.8 Residential development proposals by persons proposing to re-zone may be guided by a Comprehensive Development Review (CDR). The CDR may include:
- a. Future major roads;
 - b. Drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c. Major open space (including unique physical areas);
 - d. Cultural and archeological significant areas;
 - e. Areas requiring protection through buffering or other means;
 - f. Major hazards such as flooding, areas of high water table, and slop lands; and,
 - g. Staging of development and future development or expansion into adjacent land.
- 4.5.9 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale, or use that would affect the viability of established commercial areas. Home-based business will be regulated by the Zoning Bylaw.

4.6 Celebrating our Culture and Heritage

The Village of Abbey was incorporated in 1913 as the Canadian Pacific Railway bought land from a local farmer with plans to build the rail and an elevator at its location.⁶ Since its incorporation, the Village has many historic features that still stand today, including the Fire Hall, Leggott School, and the Legion Hall. In addition to the rich built heritage, there are many cultural features as well including the First Nation and settler histories, local groups that have been around for generations (4-H Club and Quilting Group for example), Farmer's Market, and agricultural and ranching ways of life.

⁶ http://www.rm229.com/Abbey_History.html



Objectives

- To identify and preserve existing and new heritage resources.
- To honour and promote heritage resources in and around the Village of Abbey.
- To maintain and enhance community and regional cultural activities and events.
- To celebrate and share about the diversity found in the Village of Abbey.

Image Courtesy of prairie-towns.com

Heritage Policies

- 4.6.0 The Village of Abbey shall partner with community stakeholders to identify, document, and promote heritage resources.
- 4.6.1 The Village shall work with property owners and in accordance with the *Heritage Property Act*, designate significant historic and architectural features.
- 4.6.2 Sites identified as potential heritage resources that may be affected by proposed development shall have an assessment of potential impact on natural and human heritage resources prepared by a qualified environmental professional. Current Village heritage resources are identified on a reference map in Appendix "B".
- 4.6.3 Where a proposed development is located in a heritage sensitive area, the Village will refer the proposal to the Heritage Resources Unit to determine if a Heritage Resource Impact Assessment is required pursuant to the *Heritage and Property Act*.
- 4.6.4 Heritage resources shall be protected where:
- a. Buildings or landscapes received or are in the process of receiving Municipal or Provincial heritage designation; and,
 - b. Buildings or landscapes have been developed and operate as heritage sites.



- 4.6.5 The Village will encourage opportunities for the reuse, rehabilitation, preservation, and restoration of historic buildings.
- 4.6.6 The Village encourages opportunities for history to be told including the history of Indigenous and settlers and stories relating to buildings or landscapes with historical value.
- 4.6.7 The Village will update the community's history book on a regular basis.
- 4.6.8 The Village shall work to promote heritage through exploring museum and interpretive centre options in historic buildings such as the Leggott School, the Fire Hall, and the Legion Hall.



Cultural Policies

- 4.6.9 New residents with different cultural and social backgrounds will be welcomed in the Village into the community.
- 4.6.10 The Village will ensure that development enhances the cultural wellbeing of residents through continuous support of art and cultural programs and practitioners.
- 4.6.11 Support and encouragement for partnerships of the community groups and events that reside in Abbey will continue to be promoted.
- 4.6.12 The Village will continue to promote and support local community gathering places.
- 4.6.13 Continuing community mentality, friendly culture, and good relationships will be encouraged within the Village and region.

"We have lots of stories to share, let's write them down and pass them on."

- Quote from a Community Member

4.7 Playing a Part in our Recreation

Recreational services and amenities are valued by the community of Abbey. The community takes pride in their curling culture and wants to provide recreational opportunities for current and future generations. The community has recreational amenities for all ages including: the ABC Centre; arena; tennis courts; golf course; green space; and, a playground.



Objectives

- To maintain existing recreational amenities and enhance them when feasible to do so.
- To collaborate on and promote regional recreational services and events.
- To provide safe, accessible, and affordable recreational programming and activities.

General Policies

- 4.7.0 Community and recreational amenities and services shall be accessible to all residents in the community and region. The Village shall encourage recreational programming that supports healthy age-friendly activities.
- 4.7.1 Existing community and recreational amenities in the Village shall be promoted for their optimized usage. The Village shall encourage regional opportunities regarding community gatherings, events, and activities including the rodeo, bonspiels, Ducks Unlimited, and the Steak and Lobster Dinner.
- 4.7.2 The Village shall upgrade existing amenities where feasible in an efficient and effective manner. To assist with the development and upgrading of recreational amenities and facilities, the Village shall endeavor to work with surrounding municipalities, public organizations, and private sector developers. Amenities include the upgrading the playground, space for the local farmer's market, golf course, and tennis courts.
- 4.7.3 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the Village for year-round recreational pursuits.
- 4.7.4 The Village shall work with the Recreation Board to enhance recreational amenities, programming, and events for the residents of the community and surrounding area. Through this collaboration, youth and seniors involvement is encouraged.
- 4.7.5 Institutional and recreational uses, parks, and green space may be located in any land use designation in the Plan area, with each re-zoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.

4.8 Connecting our Transportation and Infrastructure Networks

The Village of Abbey is located along Highway #32, which a number of local roads, paved and graveled, connect to. The Village provides infrastructure services to residents including water, sewer, and waste management. Water is supplied from a glacial aquifer that is stored in two wells near the water treatment plant. From 2003-2006 the Village of Abbey had an average water demand of 78m³ per day with a peak of 201m³ per day.⁷

Objectives

- To enhance water quality and water and sewer system infrastructure.
- To identify and assess roads, sidewalks, and infrastructure for improvements.
- To work regionally with neighbouring communities to reduce waste, maintain recycling, and explore composting options.
- To advocate for the maintenance and improvements of the provincial highway.
- To work with neighbouring communities towards a regional transportation service.

Infrastructure Policies

- 4.8.0 The use of existing municipal infrastructure is encouraged to be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- 4.8.1 The Village shall provide infrastructure and public service facilities in a coordinated, efficient, and cost effective manner to accommodate current and projected needs of the community. Integrating servicing throughout the land use planning process will be considered.
- 4.8.2 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable, and in compliance with all regulatory requirements and protection of public health and the natural environment.

⁷ Village of Abbey, Waterworks System Assessment Final Report. 2006. Stantec. SUMA.

- 4.8.3 The Village of Abbey shall explore options to improve the water and sewer systems to accommodate growth. Environmentally friendly and efficient systems and technology is encouraged.
- 4.8.4 The planning, phasing, and development of water and sewer services will be based on:
- Conformance with environmental regulations;
 - The demand for services and the need for upgrading;
 - The financial resources of the Village; and,
 - The logical extension of existing services.
- 4.8.5 In accordance with the *Municipalities Act*, Council is encouraged to prepare a Capital Works Plan that will be coordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.
- 4.8.6 The Village may develop, implement, and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
- Provide baseline information to measure performance;
 - Improve efficiency and effectiveness;
 - Rank relevant and up-to-date inventory;
 - Analyze the condition and capacity of systems; and,
 - Budget service life for long-term repairs and replacements.
- 4.8.7 The progress of the Infrastructure Asset Management Plan shall be monitored as it is a living document that reflects a schedule of short to long-term goals, budgets, and deliverables. The current infrastructure capacities for the Village are attached in Appendix "C".
- 4.8.8 All subdivision or development within new areas will require an analysis of existing municipal servicing capacity to evaluate the ability for the Village to adequately service new development. The Village shall minimize utility and infrastructure costs to the Village in areas which present special servicing requirements.
- 4.8.9 For subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services through a servicing agreement. New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements.
- 4.8.10 The Village shall encourage various waste reduction and recycling strategies to promote a sustainable community.



Surface Drainage

- 4.8.11 The Village shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.
- 4.8.12 Adequate surface water drainage will be required throughout the Village and on new development sites to avoid flooding, erosion, and pollution. New developments shall be required to assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses. Consideration shall be given to the ecological, wildlife habitat, and drainage effects of development including the upstream and downstream implications.
- 4.8.13 Where an area exhibits the potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for buildings.
- 4.8.14 Unauthorized drainage of surface water runoff from any land throughout the Village shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Water Security Agency, Ministry of Environment, and the Village of Abbey. The Village encourages the preparation of an overall drainage plan for Abbey and the surrounding region.

Transportation Policies

- 4.8.15 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to the highway, on municipal streets, roads, or at existing intersections.
- 4.8.16 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highway #32. The Village will endeavour to coordinate the planning, construction, or alteration and any plans for future interchanges/intersections to address access requirements and to minimize any negative effects to residents and businesses. Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.
- 4.8.17 Street classification and phasing of road paving and/or graveling is encouraged to be included in the operating budgets of the Village to ensure ongoing maintenance and improvements.
- 4.8.18 Roadway and pedestrian linkages between the Village centre and peripheral areas will be established or identified to ensure multiple modes of movement including pedestrian, bicycles, and vehicles, are provided with safe and efficient circulation.

- 4.8.19 New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development of property. Right-of-ways shall be of a sufficient width to accommodate multiple modes of transportation.
- 4.8.20 The Village may explore partnerships with neighbouring communities to create a regional bus service.
- 4.8.21 The Village is encouraged to work with community members, stakeholders, and neighbouring municipalities to develop local and regional trails for walking, biking, ATVs, and skidoos.
- 4.8.22 The Village shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners including Railways, in order to reduce the potential for future land use conflicts and provide adequate protection of all rail infrastructure. The primary situations include:
- New land development or re-development in proximity to existing rail operations;
 - New or significantly expanded rail facilities in proximity to existing residential uses; and,
 - Road/rail crossings.
- 4.8.23 Consultation with railways shall be required when potential development is proposed for:
- New development or re-development proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
 - Road and utility infrastructure works which may affect a rail facility;
 - Transportation plans that incorporate freight transportation matters; and,
 - All new, expanded, or modified rail facilities.
- 4.8.24 The Zoning Bylaw shall specify building setbacks utilized from the *Guidelines for New Development in Proximity to Railway Operations* for new developments located along an active rail line.⁸
- 4.8.25 Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of the proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 metres (984 ft) from the rail line in order to prescribe mitigation measures to determine the viability of foundation structures. All costs association with preparing noise and vibration assessments and implementing the approved mitigation measures shall be borne by the affected developers.

⁸http://www.proximityissues.ca/asset/image/reference/guidelines/2013_05_29_Guidelines_NewDevelopment_E.pdf

4.9 Protecting our Natural Resources and Environmentally Sensitive Lands

The Village of Abbey is proud of their plentiful open space and natural beauty of the area. The community has a number of resources that they want to promote and protect including agricultural lands, natural resource extraction, and regional tourist attractions: such as the Cabri Regional Park, the Great Sandhills; the river; and, wildlife watching and hunting.

Objectives

- To ensure that water and air supplies are fresh and clean.
- To promote economic development through sustainable and environmentally friendly natural resource extraction and agricultural practices.
- To identify environmentally sensitive and hazard lands in the Village and surrounding area.
- To preserve natural ecology including water bodies, wildlife habitats, and open space.
- To work with senior governments and appropriate agencies regarding development on or near hazard lands.
- To balance green space and development through expansion of the Regional Park, establishing a nature trail network, and maintaining regional tourist attractions.

General Policies

- 4.9.1 The Village shall pursue regional collaboration to preserve natural areas and wildlife habitats.
- 4.9.2 In order to promote and increase tourism in the area, the Village shall promote hunting and wildlife watching in the region.
- 4.9.3 The Village shall explore partnerships with neighbouring municipalities, community-based organizations, senior governments, and stakeholders to promote regional tourist attractions including the Cabri Regional Park, Saskatchewan Landing Provincial Park, Great Sandhills, the South Saskatchewan River, and the Lancer Ferry.

- 4.9.4 The Village shall work with neighbouring municipalities to explore the expansion of the Cabri Regional Park. Expansion may include more programs, services, and campsites.
- 4.9.5 The Village values their green space and encourages new residential and community service development to provide green space for users. Green space is encouraged to be maintained and kept free of clutter and litter.
- 4.9.6 Economic development that includes impacting the natural environment including agriculture, natural resource extraction such as oil and gas extraction and gravel quarries will be promoted in the Village in an environmentally sustainable manner. These resources are valuable to the community and protection of these has been identified as a priority.
- 4.9.7 As per the *Subdivision Regulations, 2014*, no development shall be allowed within 125 metres (410 ft) of an existing, proposed, abandoned, or reclaimed well or facility.

"Let's use our natural resources and promote them. We are so close to the Great Sandhills. The Lancer ferry and the river are unique to our region and our regional park is scheduled to be expanded. We can grow our economy through tourism which will help future generations stay and thrive here."

- Quote from a Community Member

Ground and Source Water Protection Policies

- 4.9.8 The Village will provide residents with safe, clean drinking water. Wells and other water sources will be encouraged to be maintained and protected within the Village.
- 4.9.9 Natural and sensitive environmental areas shall be identified (see reference map in Appendix "B") and protected where human activities may create potential stress on the environment.
- 4.9.10 Development shall not deplete or pollute groundwater resources within the Village. Investigations to assess the impact of development on groundwater resources including drainage may be required in order to protect aquifers and their supply. Saskatchewan Water Security Agency will be utilized as a source for technical advice and in determining the method of protection required in circumstances which may include:
 - a. Ensuring that the development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water, or groundwater resources; and,
 - b. The precautionary measures are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.
- 4.9.11 Care must be taken in the storage, handling, manufacturing, and use of products on sites related to aquifer areas to avoid contamination of the underlying aquifer.



Environmental and Natural Hazard Policies

- 4.9.12 Developers may be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards and may require a preliminary analysis by a professional engineers or environmental scientists to identify which hazards may exist in the area of a proposed development.
- 4.9.13 The Village supports provincial planning initiatives contributing to ecological integrity.
- 4.9.14 Development of new buildings and additions to buildings and facilities in the 1:500 year flood way are prohibited. Development of new buildings or additions to buildings in the flood fringe will be required to be flood-proofed to 0.5 metres above the 1:500 year flood elevation. Flood prone areas within the Village are shown on the Future Land Use Map in Appendix “A” and on the Natural Constraints reference map in Appendix “B”.
- 4.9.15 The Village may pursue a flood study to accurately determine estimate peak levels and flood areas within the 1:500 year flood elevation.
- 4.9.16 The Water Security Agency, or any other appropriate government agencies or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.
- 4.9.17 The Village of Abbey will ensure through the development permit process, that guidelines and bylaws provide appropriate measures when development is proposed on hazardous lands such as slopes or in flood prone or potentially flood prone areas.
- 4.9.18 To reduce the threat of flooding, in evaluating all development proposals within the Plan area, where it is believed there may be some potential harmful impact on neighbouring watercourses, the developers shall be required to:
- Provide details of the anticipated increased runoff from land clearing and site development;
 - Outline a program of storm water retention by which an increase in site runoff from the subject parcel may be prevented or minimized, and water quality and quantity improved; and,
 - Undertake any other environmental impact assessments or geotechnical studies as may be required.
- 4.9.19 Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
- Rare or endangered flora and fauna have received provincial designation and protection;
 - Lands designated under the *Wildlife Habitat Protection Act*, and amendments;
 - Private lands that have been voluntarily protected by landowners;
 - An aquifer is found or located, efforts to sustain the livelihood of this natural resource will be made;
 - The area is used for recreational purposes including bird watching; or,
 - Lands are designated natural prairie or grasslands.

- 4.9.20 Long term prosperity, environmental health, and social wellbeing depend on reducing the potential for public cost or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety.
- 4.9.21 The Plan and associated reference maps identify areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.



5 Implementation

5.1 Action Planning

Successful implementation of this Official Community Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next 25 plus years. This section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Village, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Plan, a clear plan of action or implementation strategy is required. An Action Plan Table for Abbey has been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Town achieve its goals outlined in the Plan. Each action item is related to policy statements included in the Plan and will require the action items to be prioritized. These items should be reviewed regularly to monitor progress and determine if changes are necessary.

5.1.1 The Plan Guides Action

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

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

5.1.2 The Future is a Shared Responsibility

Communities are successful when all sectors cooperate with their time, effort, and resources to enhance the quality of life in the community and wider district. The Village can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyles of the Village.

5.2 Implementation and Monitoring

5.2.1 Planning Tools

This section outlines the variety of tools the municipality has at its disposal to assist with implementation and monitoring. The *Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreements, development levies, and review processes to ensure the Plan is effective over the long term.

5.2.2 Definitions

The definitions contained in the Village of Abbey Zoning Bylaw shall apply to this Official Community Plan and are not contradictory to this Plan. Any amendments to the Zoning Bylaw must be made to ensure they do not conflict with the Official Community Plan and vice versa.

5.2.3 Adoption of the Official Community Plan

Adoption of this Official Community Plan by the Village gives it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Village in making decision regarding land use, zoning, servicing extension, subdivisions, and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the municipality will be achieved.

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

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

5.2.4 Contract Zoning

For the purposes of accommodating a re-zoning for unique development situations, Council may consider entering into re-zoning agreements, pursuant to the provisions of the *Planning and Development Act, 2007*. The applicant for a re-zoning agreement to have an area of land re-zoned to permit a specified proposal may enter into an agreement with Council, which outlines:

- 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 condition imposed pursuant to clause (b) must be carried out; and,*
- d. *A condition that, on the re-zoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions, and the time limits prescribed in the agreement.*

Section 69 of the *Planning and Development Act, 2007* contains the provisions on entering into a re-zoning agreement. The following are additional guidelines:

- ~ The re-zoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District;
- ~ The re-zoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;
- ~ The development or re-development of the site for the specific use will be of benefit to the immediate area, the municipality, and the region; and,
- ~ The use of these zoning tools does not determine the intent of the Plan or any affected legislation such as the Condominium Act or environment or health regulations.

5.2.5 Concept Plans

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

- ~ Ensure the efficient provision of infrastructure service;
- ~ Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and,
- ~ Provide design features for special purposes such as landscaping, buffers, and open space, pedestrian and vehicular access.

In accordance with Section 44 of the *Planning and Development Act, 2007*, Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan, and part of a concept plan that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent.

5.2.6 Comprehensive Development Review

A Comprehensive Development Review may be completed by the developer prior to presenting it to Council proposing to rezone land for: multi-parcel (greater than two parcels) residential, commercial, or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health, and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- ~ Proposed land use(s) for various parts of the area;
- ~ The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- ~ The location of, and access to, major transportation routes and utility corridors;
- ~ The provision of services respecting the planning for future infrastructure within the municipality;
- ~ Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding, and protection of significant natural areas;
- ~ Appropriate information specific to the particular land use (residential, commercial, or industrial); and,



- ~ Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

5.2.7 Special Studies

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the Village to identify lands affected by flooding or slop hazards, endangered species habitat, heritage resources, potable water supply septic management, the potential for ground and surface water pollution and any general risk to health and the environment.

5.2.8 Public Works

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

5.2.9 Design Standards and Guidelines

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

5.2.10 Development Levies and Agreements

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of the *Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to eh subdivision fees.



5.2.11 Servicing Agreements

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

Where Council requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. The agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are by the developer and his/her customers. The municipality may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to service more than the subject subdivision.

5.2.12 Subdivision Process

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

- ~ The municipality provides comments on all subdivision applications within the municipality;
- ~ The municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width, or depth of lots and other spatial and land use standards. Zoning is intended to implement the municipality's development policies, and to ensure that subdivisions contribute to achieving the long-term goals of the community; and,
- ~ In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the municipality before submitting a subdivision proposal to the Ministry of Government Relations.

5.2.13 Monitoring and Performance.

The Official Community Plan is a document intended to guide decision making over the long-term and is not a static document that commits the Village to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The Plan shall be reviewed every five (5) years from the date of its adoption by Council to evaluate the stated goals, objectives, and policies as to their relevancies.

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

5.2.14 Amendment

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

Appendices

Appendix “A” – Village of Abbey Future Land Use Map

Appendix “B” – Village of Abbey Reference Maps

Appendix “B1” – Community, Park and Recreational Amenities

Appendix “B2” – Heritage Buildings and Historic Places of Interest

Appendix “B3” – Water Distribution System

Appendix “B4” – Sewage Collection System

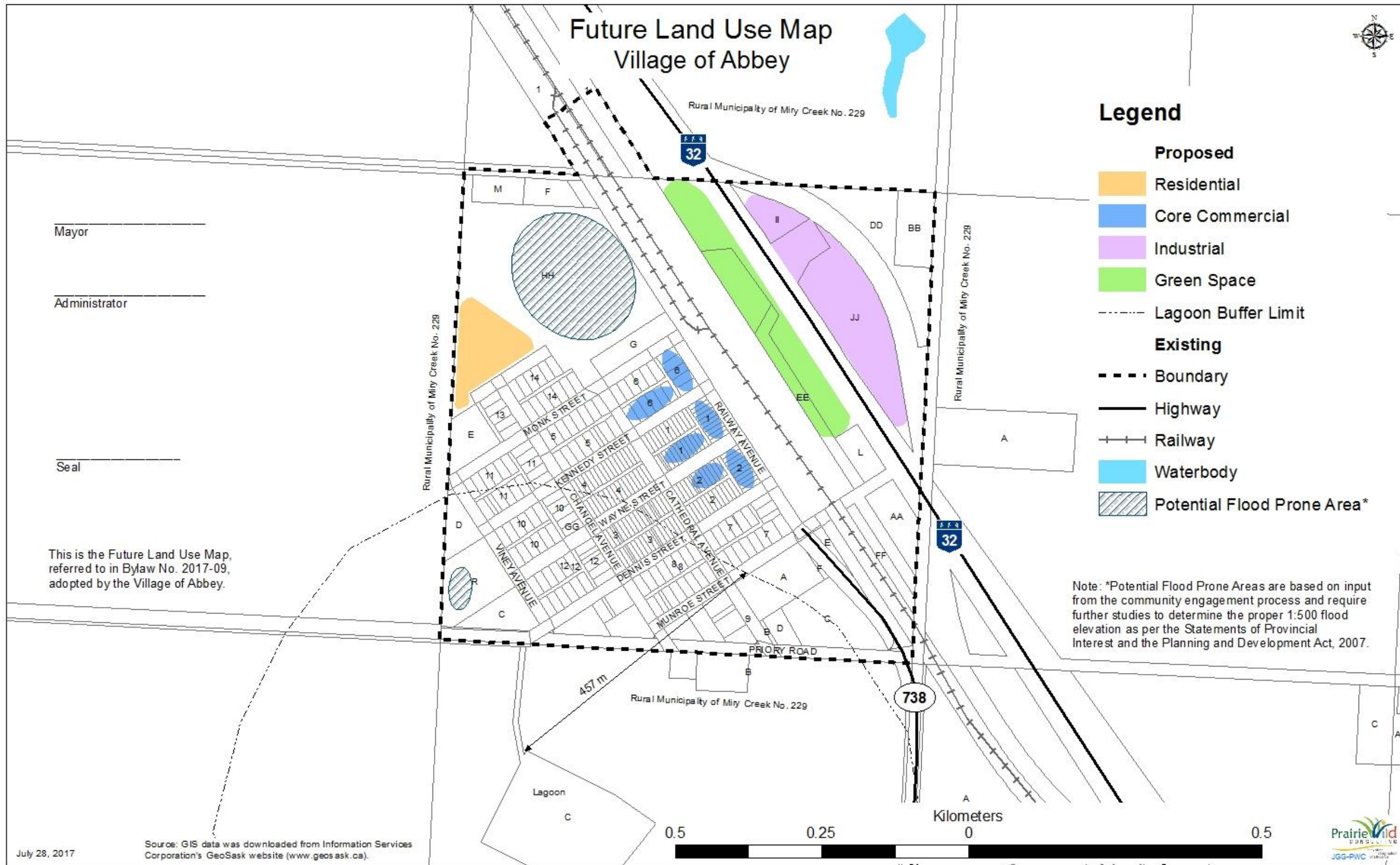
Appendix “B5” - Transportation Hierarchy

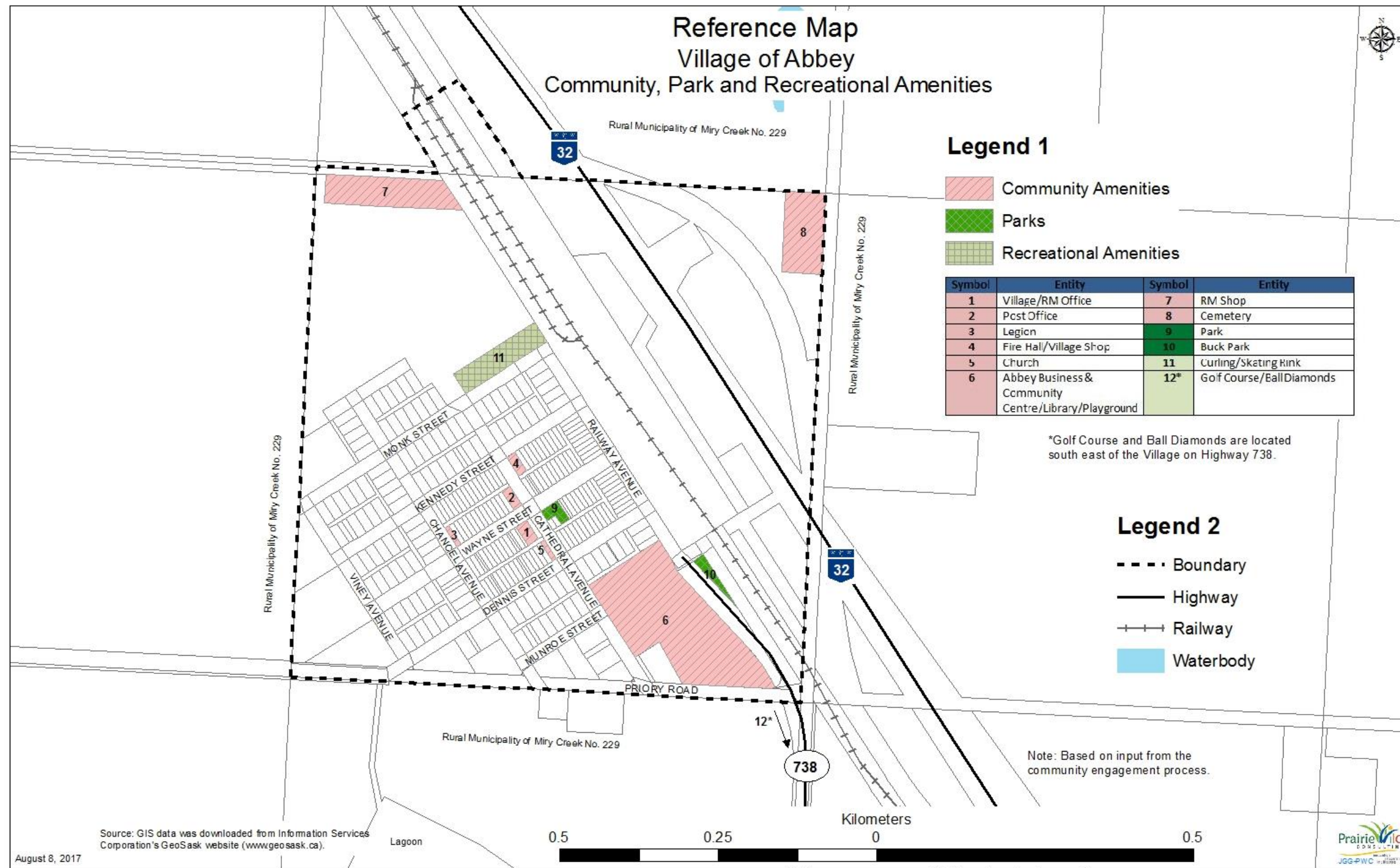
Appendix “B6” – Potential Flood Prone Areas

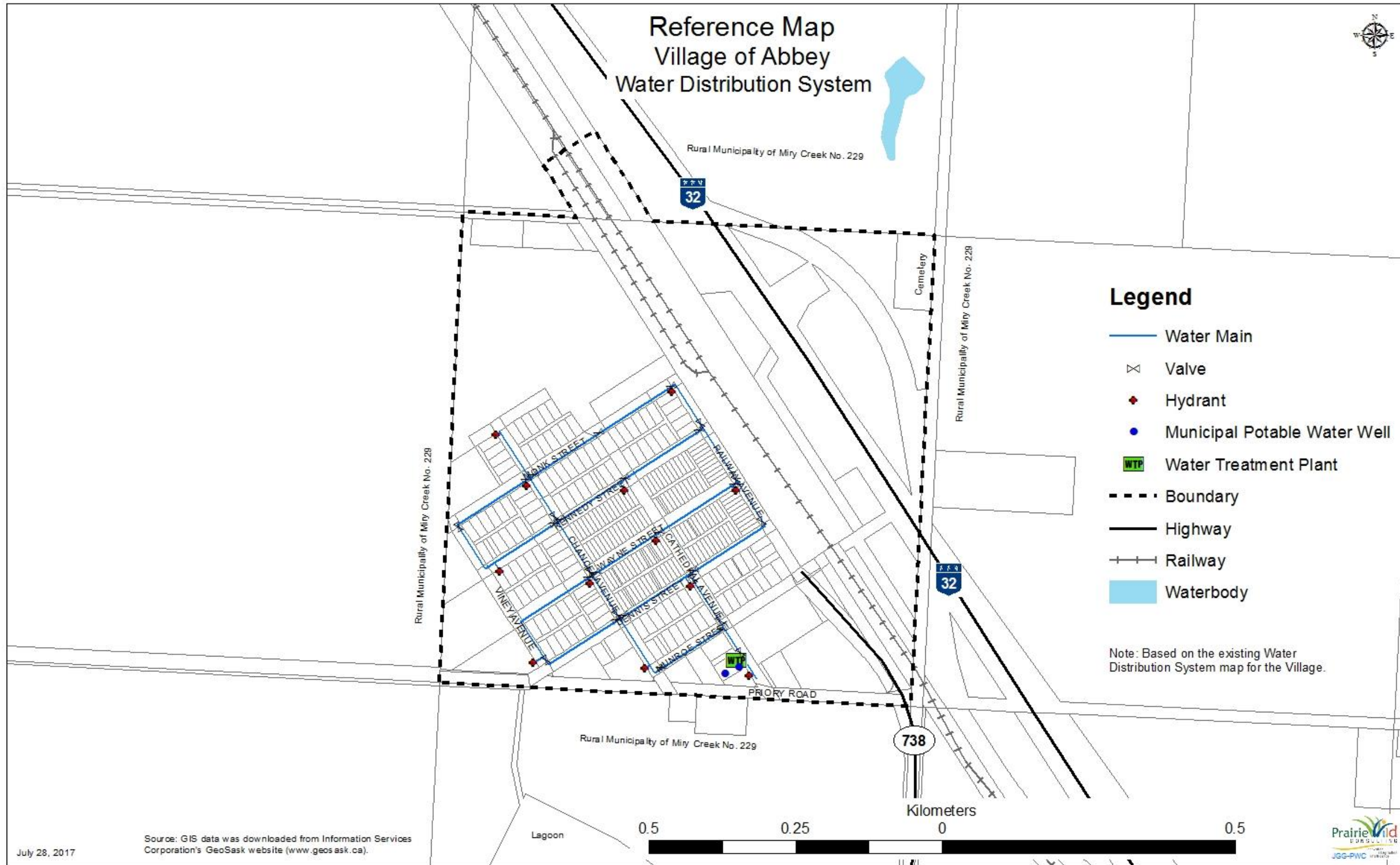
Appendix “C” – Village of Abbey Infrastructure Capacities

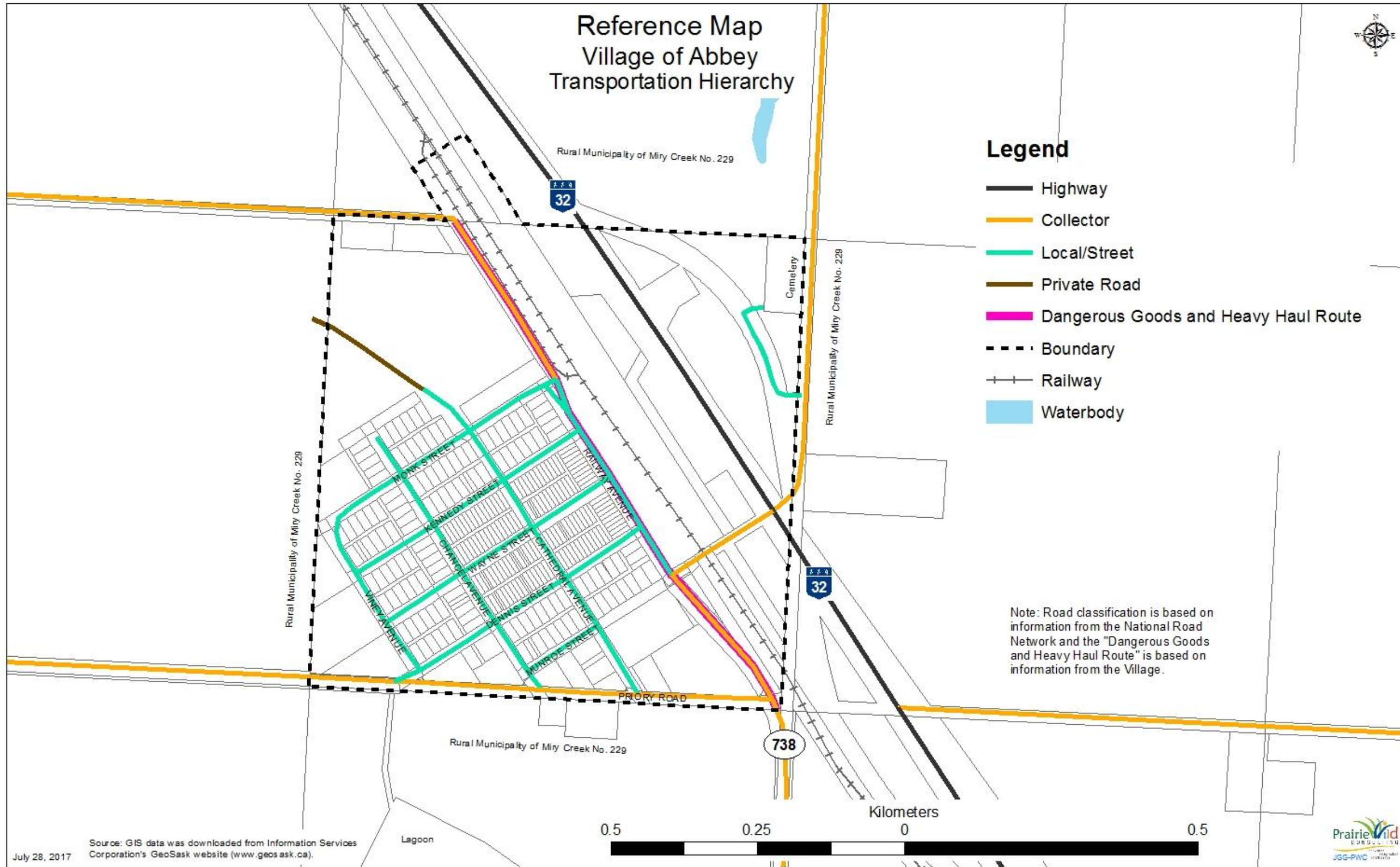
Appendix “D” – Village of Abbey Action Plan Table

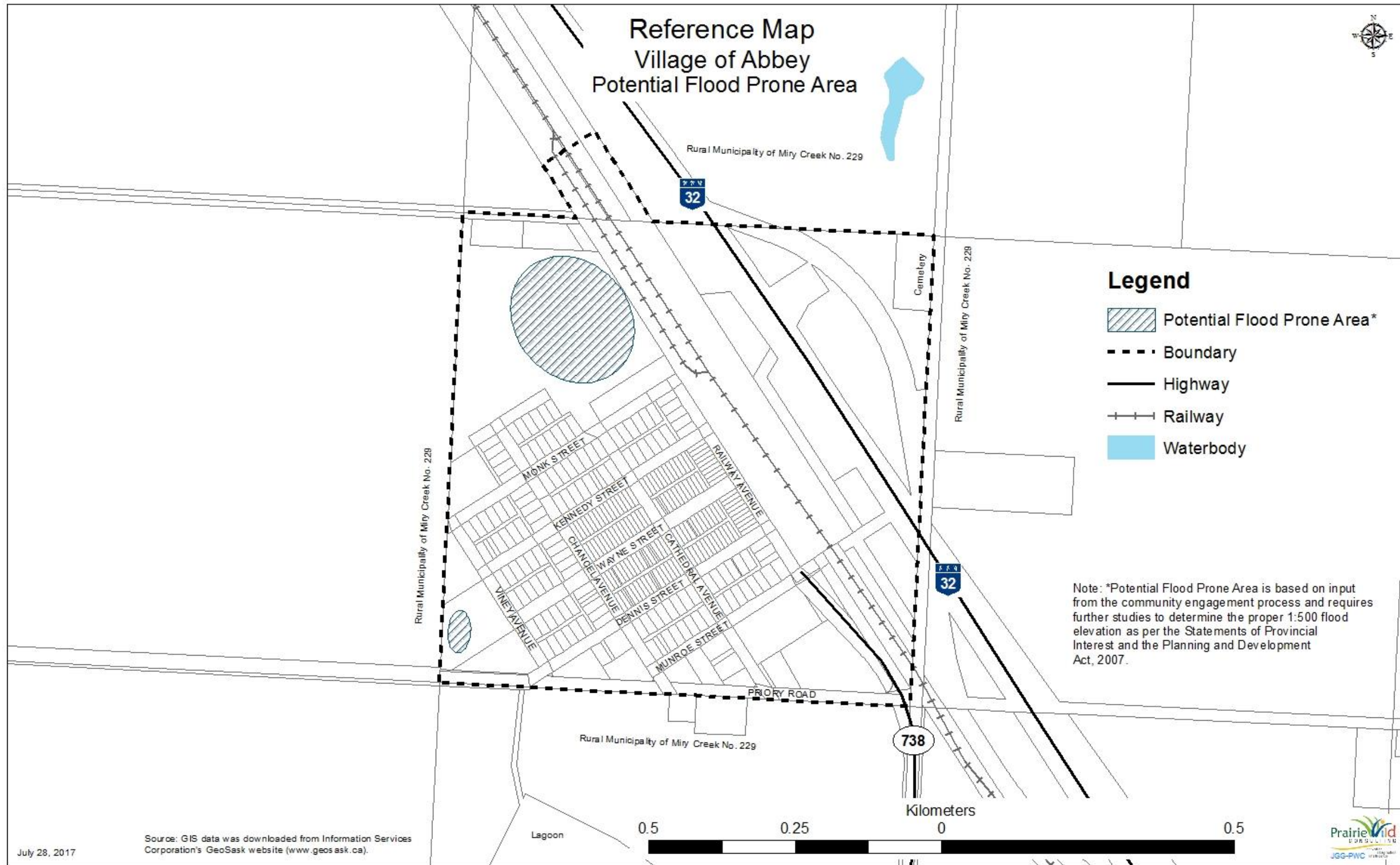












Appendix “C” – Village of Abbey Infrastructure Capacities

CONNECTIONS	Village of Abbey
WATER SUPPLY	Ground Water Source Glacial Aquifer
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	
ANNUAL WATER TREATMENT	
SEPTIC TREATMENT	
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	
SOLID WASTE MANAGEMENT (TRANSFER STATION / LANDFILL life expectancy)	
CURRENT ENGINEERING STUDY	Village of Abbey Waterworks System Assessment, 2006. Stantec. SUMA
PUBLIC WELLS OR WELL-HEADS	2 Wells Adjacent to the Water Treatment Plan
WATER LINES / UTILITIES	
LAGOONS	YES
CEMETERY	YES

Appendix “D” – Village of Abbey Action Plan Table

Policy Section/ Action	Performance Goal/Aim	Policy Section	Priority Timeline i.e. immediate, mid- term, 10+ years	Current Status	Reporting Period Status Update Typically annually for most
General		4.1			
Working with our Neighbours		4.2			
Create agreements with the RM of Miry Creek for snow removal, road grading, landfill, and recycling.					

Expanding our Business Vitality		4.3			
Undertake a business and industry attraction initiative.					
Enhancing our Community Services and Social Amenities		4.4			
Create community and regional marketing materials to promote community amenities and services.					



Making a Place to Call Home		4.5			
Develop an incentive to ensure property maintenance.					
Celebrating our Culture and Heritage		4.6			
Update the Village of Abbey history book.					
Playing a Part in our Recreation		4.7			
Seek funding opportunities to expand golf course.					



Connecting our Transportation and Infrastructure Networks		4.8			



Protecting our Natural Resources and Environmentally Sensitive Lands		4.9			
Create promotional materials to attract visitors for hunting and wildlife viewing.					
Other					

