

2013



## Town of Duck Lake Official Community Plan Bylaw No. 2013-06

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*Twin  
Rivers*



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## Section 1: Town of Duck Lake Official Community Plan

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### 1.1 WELCOME TO THE TOWN OF DUCK LAKE OFFICIAL COMMUNITY PLAN

The Town of Duck Lake is located within the Twin Rivers Planning District and in the Rural Municipality of Duck Lake No. 463 at the junction of Highways #11 and #212. It is 88 kilometres north of Saskatoon and 44 kilometres south of Prince Albert, between the North and South Saskatchewan Rivers.

According to the 2011 Census of Canada, the Town of Duck Lake has a population of 577 with a land area of 2.73 km<sup>2</sup>. Because of the proximity between the two Cities, Duck Lake offers plenty of amenities to not only the local and district community members, but also to the many visitors in the area.

The Town is renowned for their murals and various buildings around the community that tell the stories of major past events that contributed to the uniqueness and richness of the district.

**This Plan is referred to as the Town of Duck Lake's Official Community Plan (OCP)** and will address the Town of Duck Lake, its residential, parks and open space, community service, industrial, commercial and agricultural land uses with the Town's corporate boundaries. This OCP will be used in conjunction with the Twin Rivers District Plan Bylaw No. 2013 – 05 to guide the Town and overall Planning District. Both will discuss the current land use issues and provide policies to enhance the quality of life for residents and businesses in Duck Lake and district. This Plan (OCP) will address such items as:

- Identification of available land to address the long-term physical growth of the Town;
- Guiding growth in a planned manner so that public costs of infrastructure, streets and other services are minimized; and
- Incorporation of other development initiatives and issues into the Plan, such as business development, transportation, parks and recreation, and engineering services.

This OCP is intended to provide direction as to how the Community of Duck Lake envisions the area growing and developing over the next ten to twenty years. This OCP, in addition to the Twin Rivers District Plan shall be reviewed regularly, and will facilitate the development and ongoing sustainability of the community by enhancing the social, physical, economic and cultural well-being for Duck Lake's residents.

Site specific details such as building yard requirements, permitted and conditional uses, will be provided in **the Town of Duck Lake Zoning Bylaw No. 2013 – 07**, which has been adopted to recognize the policies and intent of this Official Community Plan.

Another important aspect of this Plan is the **Town of Duck Lake "Future Land Use Map"** (Appendix A1) which lays out land uses for the entire town and it is attached, and forms part of, this Bylaw. This map is a general illustration of land uses with the purpose of indicating the spatial relationship between many different land uses and activities.

## 1.2 MAP OF THE TOWN OF DUCK LAKE

The following map identifies the boundaries of the Town of Duck Lake.



### 1.3 ENABLING LEGISLATION

*The Planning and Development Act, 2007*, provides the legislative framework for the preparation and adoption of an Official Community Plan. The Plan addresses such items as future land use, development and other matters of Community concern. This Plan is intended to guide the Town for a period of twenty to twenty-five years.

### 1.4 BEYOND LEGISLATIVE AUTHORITY

The Town of Duck Lake Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders and other community members. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that have been realized as a result of this process their direct correlation to sustainable growth, which is considered a priority by the Town of Duck Lake.

### 1.5 PURPOSE OF THE DUCK LAKE OFFICIAL COMMUNITY PLAN

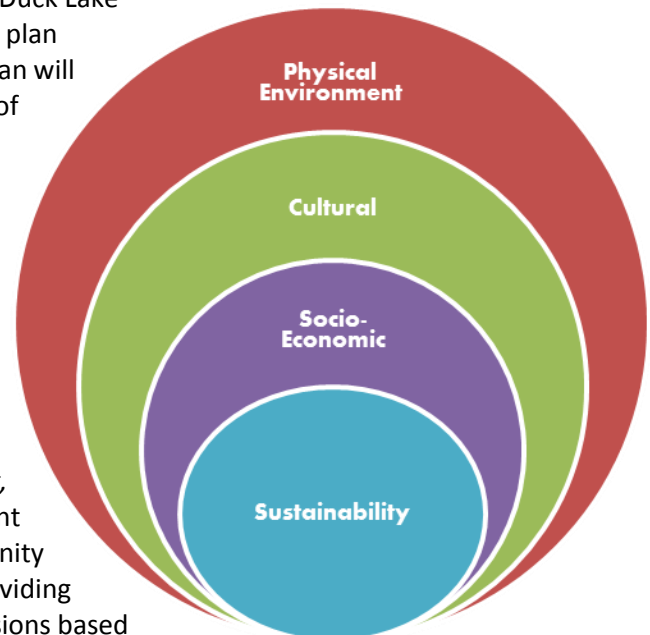
An Official Community Plan, as deemed in Saskatchewan under *The Planning and Development Act, 2007* states:

*The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality.*

*The Planning and Development Act, 2007* and *The Statements of Provincial Interest*, provides the legislative framework for the preparation and adoption of the Duck Lake Official Community Plan. Items addressed in a comprehensive plan include: future land use, and development. In addition, this Plan will include provisions for administration, amendment and repeal of the Plan.

The Duck Lake Official Community Plan is intended to guide the Town of Duck Lake to promote orderly and sustainable development. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by development practices that are compatible with the land base and environment in the Town.

The Town shall in conjunction with the adoption of this Plan, amend in accordance with *The Planning and Development Act, 2007*, their respective Zoning Bylaw as required to be consistent to the policies and provisions of the Duck Lake Official Community Plan. The Plan responds to the requirements of the Act by providing policies based upon “Community Goals.” The day-to-day decisions based upon these goals, objectives and the policies in this Plan are intended to promote orderly and sustainable development.



Findings from the consultative processes, together with technical research, have focused the Plan on the potentials and issues residents and land owners identified as of prime importance for the future of the Community. Together, with the Twin Rivers Planning District, there is the opportunity to take an inter-municipal approach to.

- Attract new residents and businesses to the Town and District to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets; and
- Market economic opportunities and natural features - recreational, lakes, commercial and industrial.

## 1.6 VISION STATEMENT FOR THE TOWN OF DUCK LAKE

A community meeting was held in the Town of Duck Lake on April 30<sup>th</sup>, 2012. Information gathered from the community created a Vision Statement, which then leads to goals and objectives, not only for future growth, though more importantly, in identifying the areas where development would enrich the quality of life in Duck Lake.

### ***In 2037...***

We are a **growing, thriving** community that is **proud of the rich history and present culture**. Duck Lake is viewed as a **regional hub of activity** that serves the many community members in the Town and also throughout the District.

## 1.7 THE COMMUNITY OF DUCK LAKE'S GOALS

The Town of Duck Lake's Official Community Plan responds to the requirements of *The Planning and Development Act, 2007*, by providing policies based upon "Community Goals" for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Council will be based on these goals:

- ❖ *Management of growth and development in a sustainable manner.*
- ❖ *Retaining small-town community atmosphere.*
- ❖ *Working inter-municipally within the Twin Rivers District on regional ventures and initiatives.*
- ❖ *Building capacity as a rural hub of activity and to build on stronger relationships with neighboring Municipalities and First Nations.*
- ❖ *Promoting and maintaining existing businesses and services the Town offers or provides to the community and District.*
- ❖ *Marketing the potential of the Town and the greater District.*
- ❖ *Building on the strengths and celebrate the successes of being a diverse community.*
- ❖ *Moving forward to create a hub of economic development and also cultural diversity and prosperity.*
- ❖ *Providing the opportunity for anyone of any age to have affordable residential options.*





## Section 2: TOWN OF DUCK LAKE LAND USE POLICIES

### 2.1 RESIDENTIAL DEVELOPMENT

The Town of Duck Lake has a wide variety of housing including single-detached houses, multi-unit dwellings, mobile homes and apartments. There are many opportunities to broaden future housing types.

#### Objectives

- To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond effectively to the needs of different incomes, ages and interest.
- To encourage redevelopment of vacant or under-utilized lots.
- To minimize land use conflicts between residential uses and incompatible, non-residential uses.
- To provide a comparable level of utility and public amenity services to all residential areas.
- To ensure residential areas are maintained and kept attractive.

#### GENERAL POLICIES

- .1 An efficient Town plan will encourage a diversity of housing and subdivision form in new residential areas, facilitating infill development formation, and providing for additional multi-unit residences, and allow for higher density residential development.
- .2 A variety of housing styles, types of ownership and choice of lot sizes shall be encouraged to provide greater housing alternatives in Duck Lake-
- .3 Private and public special care homes, child and adult day care, and other forms of supportive housing and tenure (i.e. condominium ownership) shall be encouraged throughout the Town.
- .4 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkages to the community, efficient servicing, and access to schools and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- .5 In areas where land is re-developed, or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill development shall be encouraged in existing residential areas.





- .6 The Town shall pursue opportunities to provide affordable housing options to the Community. It is important to maintain a supply of rental housing of various types in order to meet a wide range of requirements for a variety of household types.
- .7 Mobile, RTM (ready-to-move) and Modular housing shall be accommodated when they can be effectively integrated with other types of dwellings within the Town to encourage high quality development. Housing developments will be regulated by the Town of Duck Lake Zoning Bylaw.
- .8 Special needs housing shall be integrated into existing areas of the community. Affordable housing incentives and residential development for seniors' complexes shall be encouraged to locate in close proximity to services and community amenities. The provision for outdoor common areas shall be explored within these complexes.
- .9 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Town.
- .10 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.
- .11 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area. Multi-Unit housing types range from duplexes to fourplexes, townhouses, and apartment blocks and shall be permitted in Residential areas, with siting criteria as follows:
- a) Located, where possible, close to community facilities, educational and medical facilities, commercial areas and/or places of employment.
  - b) Located, where possible, on sites having access to major arterial street; or
  - c) Located on the periphery of single-family dwelling areas.
- .12 A limited number of residential acreage developments shall be encouraged to locate on existing municipal roadways within the corporate limits of the Town. These acreages shall occur in an orderly and sustainable manner compatible with differing land uses and shall minimize agricultural land consumption and severance.
- .13 Residential acreage development shall be responsible for their respective on-site servicing and development costs. The Town may offer hook-ups to water lines where feasible. Such development shall be encouraged in a phased manner and promoted to locate in the appropriate areas.



- .14 Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Town Centre.

## 2.2 COMMERCIAL DEVELOPMENT

The Town prides itself in providing a number of core and specialty services to residents within the area. Businesses such as a grocery store, fuel depot, tavern, coffee shop/restaurant and more provide the community with much needed services and products. There is also opportunity along the newly twinned Highway No. 11 for regional services and businesses.

### Objectives

- To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- To ensure there is sufficient commercial land available for a variety of commercial development.
- To promote an attractive and commercially viable Town Centre business area by encouraging the concentration of commercial, social and cultural activities in the centre.
- To promote and raise the profile of the highway commercial areas as a premium choice for commercial development.

### GENERAL POLICIES

- .1 The Town shall encourage economic development and competitiveness by providing for an appropriate mix and range of employment including industrial, commercial and institutional uses by ensuring when in the best interest of the community, the necessary infrastructure is provided to support current and projected needs.
- .2 Commercial 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.
- .3 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.



- .4 The Town shall collaborate with other organizations and jurisdictions to provide services that complement training or educational opportunities to attract employees to quality employment opportunities in Duck Lake.

#### TOWN CENTRE

- .5 Community facilities around and in the Town Centre are supported and these facilities shall complement the commercial uses, and serve residential development in the area.
- .6 The Town will continue to consult with individuals, business owners and organizations in Duck Lake to identify initiatives that would encourage businesses and enterprises to locate in the Town Centre.
- .7 The Town shall collaborate with business owners and organizations when pursuing a Town Centre revitalization initiative. Private, Municipal and Provincial funding support shall be explored.
- .8 Mixed-use residential/commercial infill in the Town Centre shall be encouraged and shall avoid or minimize potential land use conflicts with adjacent commercial development.



#### HIGHWAY COMMERCIAL

- .9 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Town of Duck Lake.
- .10 A wide variety of lots sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be negotiated for adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .11 Improving Duck Lake's aesthetic appeal from the highway entryways is an important consideration, including appropriate signing advertising amenities available in the community, landscaping and lighting attributes to attract businesses and customers.
- .12 The OCP encourages a variety of highway commercial development that is well planned for occupancy by highway commercial uses which serve the regional economy.

#### HOME-BASED BUSINESSES

- .13 Home-based occupations or businesses shall be encouraged in the Town as valuable contributors to the Town and greater district economy. Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit. The Zoning Bylaw shall specify development standards for home-based businesses.

## 2.3 INDUSTRIAL DEVELOPMENT

The Town of Duck Lake has a number of industrial-related developments. Most of the industry is focused around agriculture and the manufacturing sector. Industrial development requires large space and areas for storage. Due to Duck Lake's prime highway profile and the variety of transportation services in the area (Truck, Rail), there is great potential to accommodate Highway Commercial/Industrial development along Highway 11.

### Objectives

- To expand and build upon Duck Lake's experiences with industrial and agricultural related activities.
- To minimize land use conflicts between industry and other land uses.
- To recognize and market the strategic opportunities for development that the highway connections provide in Duck Lake.

### GENERAL POLICIES

- .1 The Town shall promote Duck Lake's locational advantage when pursuing Industrial expansion in areas of agriculturally related activities, light industrial manufacturing, material transportation, and heavy equipment and support service activities.
- .2 Industrial areas shall be negotiated for adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .3 The Town will encourage the provision of various industrial lot sizes and may provide varied servicing levels, including fully serviced (water, sewage) and lightly serviced parcels (water).
- .4 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
- .5 The designation of additional land for industrial use shall take into consideration the following criteria:
  - a) The site shall have direct and approved access to a major public road system;
  - b) The development will not generate additional traffic on residential streets;
  - c) The development shall not have adverse impacts on the natural environment, including groundwater resources; and
  - d) The development shall not detract from the visual attractiveness of the area.



- .6 Care shall be taken in the siting of industrial uses that normally create very significant land conflicts with regards to noise, vibration, dust, odor 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.
- .7 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways into Duck Lake.
- .8 If such uses are proposed in these areas, commercial uses shall be encouraged as a buffering use to retain an aesthetically appealing Town. Special landscape buffer or other mitigation measures may also be requested to screen these industrial uses from public view.
- .9 Development proposals should be guided by Concept Plans and should indicate:
  - a) Future major roads;
  - b) Drainage systems and improvements;
  - c) Major open space (including unique physical) areas;
  - d) Cultural and archaeological significant areas;
  - e) Areas requiring protection through buffering or other means;
  - f) Major hazards such as flooding, areas of high water table, and slope lands; and
  - g) Phasing of development and future development or expansion into adjacent land.
- .10 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.



## 2.4 COMMUNITY SERVICE AND RECREATIONAL LANDS

Within the Town of Duck Lake, there are a number of public and recreational amenities. Community services include health care (weekly clinic, pharmacy, public health nurse, etc.), Seniors Citizen Housing complex, emergency services (RCMP based out of Town of Rosthern, Duck Lake Volunteer Fire Protection, and Rosthern and District Ambulance), and three education facilities (Stobart Community School, Willow Cree Education Complex, and the Constable Robin Cameron Education Complex).

The Community and area enjoys the variety of recreational facilities provided such as biking and hiking trails, Duck Lake Curling Rink, Campground, Golf Course, ball diamonds, horse race track, arena and the other activities found within the Town.

## Objectives

- To provide for recreational activities, institutional, community services and cultural facilities that are accessible and available for all ages and lifestyles.
- To maintain and improve the existing community facilities in order to attract residents and other recreational/cultural opportunities.
- To explore the need for a greater variety of multi-function indoor recreational activities and support local interest in existing year-round outdoor activities.
- To ensure the Town's Community Spirit grows through a variety of volunteer opportunities.
- To continue to support comprehensive educational opportunities for residents located in Duck Lake and area, including First Nations.

## COMMUNITY FACILITIES AND INSTITUTIONAL POLICIES

- .1 The Town will endeavor to provide sufficient land and ensure buildings are made available for a full range of institutional, public and community services in areas of education, health and spiritual development for the residents of Duck Lake and the surrounding District.
- .2 The Town shall explore opportunities with organizations to promote volunteer and related types of community work to residents and newcomers in the Town.
- .3 The Town will monitor the adequacy of Community Services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities.
- .4 The Town shall enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education social programs and health services to meet present and future needs.
- .5 Expanding and maintaining recreational amenities shall be a priority for the Town in order to enhance the lifestyle options for the residents of Duck Lake and for the benefit of district residents (i.e. swimming pool and potential fitness centres).
- .6 The Town supports the Stobart Community School, Willow Cree Education Complex Elementary, and the Constable Robin Cameron Education Complex as integral facilities for the greater community which can also be utilized to host a variety of local and regional events.





- .7 The Town will work with the Prairie Spirit School Division No. 206 and individual school boards to encourage the creation or expansion of school programs to further develop educational opportunities.
- .8 School-based endeavors such as fundraisers, concert nights, etc. shall be encouraged and supported by the Town.

#### RECREATIONAL, TRAILS AND PARK POLICIES

- .9 A balance of indoor and outdoor experiences shall be supported to ensure recreational facilities receive optimum usage and can be used by all residents in the district for year-round recreational pursuits.
- .10 Future recreational uses in Duck Lake shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.



- .11 Park space will provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.
- .12 The Town will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming.

#### EMERGENCY SERVICES, HEALTH CARE AND SAFETY POLICIES

- .13 Public safety and health requirements shall guide all development. The Town shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities. In addition, firefighting requirements will be considered as part of every re-zoning application, subdivision review and servicing agreement.
- .14 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 even occurring. The Town will continue to participate in regional emergency preparedness planning and pandemic planning.
- .15 The Town shall continue to work with the Twin Rivers Planning District and Saskatoon Health Region around the regional health initiative in Twin Rivers.
- .16 The Town shall promote the community with the appeal of small-town charm and as a safe place to raise a family to encourage young families to stay in the community.



- .17 The Town, in conjunction with community clubs, organizations and advocacy groups shall promote healthy lifestyles for community members by ensuring health support and recreational opportunities are available in the community.
- .18 The Goodwill Manor Nursing Home that serves Duck Lake and District residents in need of Level III and IV care will continue to be considered a crucial and valuable facility for the Community. The Town shall continue working with the home and the Saskatoon Health Region to provide residents with effective health care.



#### MUNICIPAL AND ENVIRONMENTAL RESERVE

- .19 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*. Public, Municipal, and Environmental Reserves may be used for active and passive recreations, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.
- .20 When dedication for Municipal Reserve is required for subdivision, the Town may accept cash-in-lieu of dedication unless there is an identified need for recreational land in the vicinity of the development. Monies collected in lieu of municipal reserve shall be allocated for recreational facility construction in the District.
- .21 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances, the approving authority may consider conservation easements in place of Environmental Reserves.
- .22 New subdivisions must include walkway easements or Municipal Reserve linking to existing development. The use of Municipal Reserve dedication for recreational function shall be encouraged including the consolidation of trail linkages between these parks and around the Town where possible.

## 2.5 HERITAGE AND CULTURAL RESOURCES

The Town of Duck is rich with culture and history. The Town, even before incorporation, has played an important role in Saskatchewan's history, and this is apparent with the number of heritage sites around the Town. Within a few minutes' drive from Town, a person can visit the site of the Battle of Batoche, the site of the Battle of Duck Lake, Fort Carlton, a buffalo jump, the St. Laurent Shrine and the Seager Wheeler Farm.

The Town of Duck Lake is also very multi-cultural as the local population has a variety of First Nation, Metis and French influences.

### Objectives

- To identify and conserve to the extent feasible, the best elements of the Town's cultural heritage, architectural character, buildings, sites and other features of the Town's history and culture.
- To take pride and continue to promote the immense history Duck Lake and the region has to offer as a significant place of culture and heritage.
- To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the region.
- To promote positive relationships between people of all backgrounds, age and gender.

### GENERAL POLICIES

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Duck Lake.
- .2 At the request of owners and in accordance with *The Heritage Properties Act*, an effort will be made to have significant historic sites and architectural features designated as heritage properties and suitably recognized. Research and the collection of historical information of heritage building inventory shall be continued.
- .3 The Town will demonstrate the appropriate use and treatment of properties designated through *The Municipal Heritage Property Act*, under the terms of *The Heritage Property Act*.
- .4 Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .5 The Town shall promote the Duck Lake Regional Interpretive Center as the primary community/regional cultural asset. The museum shall be encouraged to market on-site activities and programming that stimulates a regional tourism experience that commences in Duck Lake.
- .6 The Town shall explore opportunities to work together with surrounding municipalities and First Nation communities to expand on cross-cultural connections and to promote the rich history and culture of the area.



- .7 Agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces. Recognition, through signage or place naming, shall be encouraged throughout Duck Lake to honour significant citizen and corporate contributions.
- .8 Festivals and events such as Fall Festival and other cultural days shall be encouraged, expanded upon and inclusive of everyone into the future. Other festivals such as concerts, dances, historic or cultural days shall be promoted.
- .9 The Murals throughout the Town shall continue to be protected and maintained as a valuable cultural asset. The Town and district shall work together to explore the opportunity to expand upon these murals as a theme.



## 2.6 ENVIRONMENTAL SENSITIVE AREAS

The Town Duck Lake, and the District as a whole, is located on prime agricultural lands, but also in proximity a variety of natural landscapes such as the North Saskatchewan River. The area consists of a lake situated beside the Town, a campground, and a golf course. These areas are used for passive recreation and viewing wildlife. It is important to the community the lake, water flow and wildlife habitats are protected from contamination.

### Objectives

- To acknowledge and protect natural, environmental features, and systems within the Town.
- To restrict development activities which would accelerate or promote damages arising in areas that alter drainage patterns.
- To extend the responsibility for sound environmental management to property owners and developers.

### GENERAL POLICIES

- .1 Future development shall integrate the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Natural areas and sensitive environmental areas shall be identified and protected where human activities may create potential to stress the environment.
- .2 Environmentally sensitive lands in Duck Lake should be protected as environmental reserve in accordance with *The Planning and Development Act, 2007*, *The Environmental Assessment Act*, and *The Environmental Management and Protection Act, 2002*.

- .3 Development shall not deplete or pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .4 The Town will work with organizations, agencies and other related parties to identify any contaminated lands within the Town.
- .5 When reviewing applications for development, consideration shall be given to the proposal's conformity with the District Plan and Duck Lake policies. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .6 The Town of Duck Lake may undertake a review of a storm-water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas. New developments shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.
- .7 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollutions. Considerations shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.
- .8 Buffer Strips should be maintained adjacent to watercourse and water bodies to allow for protection measures against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .9 Efforts will be made to protect natural grassland within the Town and surrounding areas. Surrounding land use developments shall be compatible and non-threatening to the native species.
- .10 Natural areas, linkages and pathways should be maintained, to the greatest extent possible, as an environmental resource with equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails.
- .11 Developers shall be required to provide concept plans with information pertaining to environmental qualities, vegetation, drainage and soil report prepared by accredited professionals as a means of ensuring the suitability of site to the proposed development is met.
- .12 Retaining and expanding upon green space within the Town including: a healthy stock of urban trees,



community gardens and tree nurseries shall be encouraged to ensure the natural environment can be enjoyed by all members of the community by mitigating the transmission of diseases affecting trees in the community.

## 2.7 TRANSPORTATION NETWORKS

The Town of Duck Lake is well located along Highway No. 11 and No. 212. This corridor is a very important network between the City of Saskatoon and City of Prince Albert. The Carlton Trail Omnitrac runs through the Town. The twinning of Highway 11 brings many new opportunities for the Town.

A priority for the Town is to ensure a variety of transportation networks are available for pedestrians, cyclists and vehicles and that they are safe. The Town also benefits from a variety of transportation services including regular STC Bus Service, and seasonal Ferry Service across the South Saskatchewan River to the east and the North Saskatchewan River to the west.

### Objectives

- To ensure that road and sidewalk design permits safe and convenient pedestrian, bicycle and vehicle circulation.
- To establish safe, efficient and convenient transportation facilities and service for all users.
- To provide a system of arterial, collector and local roads to accommodate anticipated traffic movements within the Town and provide an effective linkage to provincial highway system.
- To ensure the Town remains an important node along Highway No. 11, with opportunities to become a hub for a variety of transportation options (i.e. vehicle, mass transit, walking/biking trails).
- To promote the high variety of transportation options as an advantage to existing and potential operations

### STREETS, ROADWAYS AND ACCESS

- .1 Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.



- .2 Sidewalks shall be identified and prioritized for upgrades/construction throughout the Community to ensure efficient and effective public access.
- .3 Ongoing consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highways 11 and 212. The Town will endeavor 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 Town residents and businesses.
- .4 Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.
- .5 Future trail networks shall be identified and up kept to ensure their functionality for all accessibility levels.
- .6 There is an opportunity for passenger rail transit between Saskatoon and Prince Albert. The Town supports this and will work with the Railways and other agencies to explore this alternative transportation option and work towards implementing it in the future.
- .7 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 or redevelopment of property of a sufficient width to accommodate alternate forms of transportation to the automobile.
- .8 New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted concept plan.
- .9 Developments will ensure safe access from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.
- .10 The Town shall work with the community to identify methods to remove snow and debris from the streets in a timely manner.
- .11 Appearance standards that improve the visual appearance when entering Duck Lake may include landscaping, signage, or screening shall apply to lands near these entryways
- .12 The Town will undertake programs to complete paving of the street systems, subject to the approval of the local improvement programs by the property owners.

#### RAILWAYS

- .13 The Town, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighboring property owners, including railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
  - 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; and



- c) Road/rail crossing issues.
- .13 Consultation with Railways shall be required when a potential development is proposed for a:
  - a) Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
  - b) Road and utility infrastructure works which may affect a rail facility;
  - c) Transportation plans that incorporate freight transportation issues; and
  - d) All new, expanded or modified rail facilities.
- .14 The Town should consult with the railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways should consult with the Town where facility expansions or changes may impact drainage patterns to adjacent uses.

## 2.8 INFRASTRUCTURE: ASSET MANAGEMENT PLANNING

The Town of Duck Lake is able to provide a variety of high quality infrastructure including water, sewage, waste management and so forth. The Town has recently invested in an upgrade to their water supply that can serve up to a population of 1,400 residents.

The Town is committed to providing these services and would like to expand their capacities to allow for growth. The Town, together with the District, is identifying opportunities for a regional waste management framework.

### Objectives

- To take a proactive approach in infrastructure planning in order to direct investment sustainably and conserve financial resources.
- To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.
- To provide effective municipal services that can be supplied economically and that meet the needs of a growing population in a standard equal for all residents of Duck Lake.

### GENERAL POLICIES

- .1 The Town shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
  - a) Provide baseline information to measure performance;
  - b) Improve efficiency and effectiveness;
  - c) Rank relevant and up-to-date inventory;
  - d) Analyze the system's condition and capacity; and





- e) Budget service life for long term replacement.
- .2 The progress of the Asset Management Plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables. Infrastructure improvements shall be supported by the Town on an annual basis, where the budget is available to ensure upgrades to water and sewer amenities are achieved.
- .3 The Town shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards and other public utilities.
- .4 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirements will require adopting and implementing the Infrastructure Asset Management Plan Policies.
- .5 The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructures upgrading and extensions.

#### PUBLIC WORKS AND SERVICE POLICIES

- .6 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- .7 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .8 Front end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.
- .9 The Town will work to educate residents and visitors on water and natural resource conservation to reduce over-consumption and reduce pressure on existing water infrastructure.
- .10 The Town shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.
- .11 The planning, phasing and development of water and sewer services will be based on:
  - a) Conformance with environmental regulations;
  - b) The demand for services and the need for upgrading;
  - c) The financial resources of the Town of Duck Lake;
  - d) The logical extension of existing services; and
  - e) Growth trends.
- .12 The Town will encourage balanced development that effectively utilizes existing utility infrastructure for infill



development while exploring new types of renewable utility systems to accommodate future land development.

- .13 Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town.
- .14 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 compliant with all regulatory requirements and protect public health and the natural environment. The Town shall continue to pursue available funding and grants to assist with maintaining their water supply.
- .15 The Town of Duck Lake shall continue to work with the Twin Rivers Planning District, organizations and agencies in providing and enhancing effective waste management and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid and industrial waste.



## 2.9 FUTURE URBAN DEVELOPMENT

The Town of Duck Lake is surrounded by extensive agricultural holdings, the majority of which are undeveloped. It is supported by the Town that the lands that are used for agriculture remain as such until the Town is in need to expand. The Town would like to see more value added agriculture and organic farming methods utilized.

### Objectives

- To plan for the possibility of urban expansion with regards to infrastructure, future land use needs and other services.
- To ensure development occurs in a manageable and sustainable manner.

### GENERAL POLICIES

- .1 Future Urban Development Areas are identified within the Town limits on the Future Land Use Map. These are areas where the future use of land or the timing of development is uncertain due to matters of servicing, transitional use, or market demand.
- .2 Development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design and/or densities that may hinder expansion will be

discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

- .3 Future Urban Development Areas may include:
- a) Lands which are capable of full range of utilities, but for which no overall area concept plan has been approved for the general area; or
  - b) Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.

#### URBAN AGRICULTURAL POLICIES

- .4 Agricultural holdings within the Town's boundaries shall be encouraged to protect the natural and economic value of their soils by minimizing activities that cause soil degradation or loss. Topsoil should be retained, where possible to provide a rich basis for site planting and landscape development.
- .5 Land areas shall remain in large acreages in order to facilitate future land assembly and development proposals. The type of agricultural buildings and structures shall be located in a manner that Agricultural uses may continue until required for urban types of development.
- .6 In order to facilitate an orderly and economic conversion, the zoning regulations on these land should take into consideration the following criteria:
- a) Lands presently in agriculture use shall be retained for such use in the interim period.
  - b) Agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazard;
  - c) The interim development of these lands shall be regulated in such a manner so as to facilitate an economic conversion to urban use, and;
  - d) Capital investment in buildings and structures shall be limited in order to minimize obstacles for future urban development.

## Section 3: Administrative Tools

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### 3.1 ACTION PLANNING

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

To achieve the goals set out in this Official Community Plan and the Twin Rivers District Plan, a clear plan of action or implementation strategy is required. Action Plans for the Twin Rivers Planning District have been included as an appendix to the Twin Rivers District Plan. The Town of Duck Lake may choose to undertake action planning as part of this Official Community Plan. Each action item will relate to the policy statements included in the Plan and will require the action items to be prioritized. The actions items will be reviewed regularly to monitor progress and to determine if changes are required.

#### **The Plan Guides Action**

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

- ✓ 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.

#### **The Future is a Shared Responsibility**

Communities are successful when all sectors co-operate with their time, effort and resources to enhance the quality of life in the greater community or district. The Town, together with the Twin Rivers Planning District 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 lifestyle available in the Town and District.

## 3.2 IMPLEMENTATION AND MONITORING

### Planning Tools

This Section outlines the variety of traditional tools the Municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.

### Definitions

The definitions contained in the Town of Duck Lake Zoning Bylaw shall apply to this Official Community Plan and the Twin Rivers District Plan and are not contradictory to this Plan. Any amendments to one's Zoning Bylaw definitions shall ensure they do not conflict with other participating Municipality's Zoning Bylaw, Official Community Plan, and District Plan.

### Adoption of the Official Community Plan

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

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Town in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for 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 the major land use designations within the Town of Duck Lake. This "Map" should not 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 man-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.

### Adoption of the Municipal Zoning Bylaw

Following the adoption of the Official Community Plan, the Town of Duck Lake is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- ✓ The Zoning Bylaw must generally conform to the Official Community Plan, and the Twin Rivers District Plan and future land use and development shall be consistent with the goals and objectives of this Plan;

- ✓ Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the Municipality;
- ✓ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards prescribed for each zone;
- ✓ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- ✓ Undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal, and open space;
- ✓ The objectives and policies in the Official Community Plan, and the District Plan, provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Town with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards prescribed by the Town.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the “Future Land Use Map” (Appendix A), to ensure that the development objectives of the Municipality are met.

### **Adoption of the Twin Rivers District Plan**

The Twin Rivers Planning District has adopted the Twin Rivers District Plan as per *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Town of Duck Lake Official Community Plan to guide land use development decisions at the local and District level over the next 25+ years.

In support of the Twin Rivers District Plan, the Municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Twin Rivers District Planning Commission Agreement sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and others as per *The Planning and Development Act, 2007*.

### **Contract Zoning**

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- ✓ The rezoning 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 rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- ✓ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole.
- ✓ The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

### Direct Control District

In accordance with *The Planning and Development Act, 2007*, Sections 63 to 66, where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the District Plan and Zoning Bylaw, designate an area as a Direct Control District (DCD). In order to establish a DCD, the Municipality must undertake amendments to the District Plan to provide the specific criteria and concepts to the area of consideration; their individual Zoning Bylaw to establish the zoning district and alterations to the respective maps.

Direct control districts (DCDs) are intended to provide for developments that, due to their unique characteristics, innovative approaches or unusual site constraints, require a more flexible approach to land use regulation than is available under traditional zoning. DCDs are likely to be applied to small or irregularly shaped lots, lots restricted by physical barriers or existing commercial or industrial areas where comprehensive redevelopment schemes are required in order to ensure proper and desirable development

Criteria utilized in the evaluation of development in DCDs shall include, but not be limited to the following:

- ✓ The development shall provide for a reasonably compatible interface with adjacent land uses and development;
- ✓ the development shall be designed in a manner which will address applicable environmental concerns (i.e. noise, pollution);
- ✓ The development shall meet the goals and objectives of the relevant section(s) of this Plan; and,
- ✓ The development shall provide for adequate off-street parking and loading facilities, as well as special considerations for site layout and landscaping.

### Concept Plans

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

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



In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of 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 any part of a concept plan that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent.

### Comprehensive Development Reviews

A Comprehensive Development review shall be completed by the developer prior to presenting it to Council proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, commercial, industrial purposes, or Intensive Livestock Operation 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.



### Existing and Non-Conforming Uses

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use. Any redevelopment of the parcel of land or expansion of the conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the Zoning Bylaw.

### 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 the subdivision fees.

### Service Agreements

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

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs

As an example: Where a subdivision of land requires the installation or improvement of municipal services such as waterlines and sewage systems, streets or walkways within the subdivision, the developer will be required to enter into a Servicing Agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services, such as the Municipality's water treatment plant. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

### Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Town of Duck Lake and Twin Rivers Planning District. The Municipality has input into the subdivision procedure:

- ✓ The Municipality provides comments on all subdivision applications within the Municipality.
- ✓ As per the Twin Rivers District Planning Commission Agreement, the Commission may provide recommendations and comments to the Municipality on any major subdivision application.
- ✓ 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 and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.

- ✓ 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 Government Relations.

### Monitoring Performance

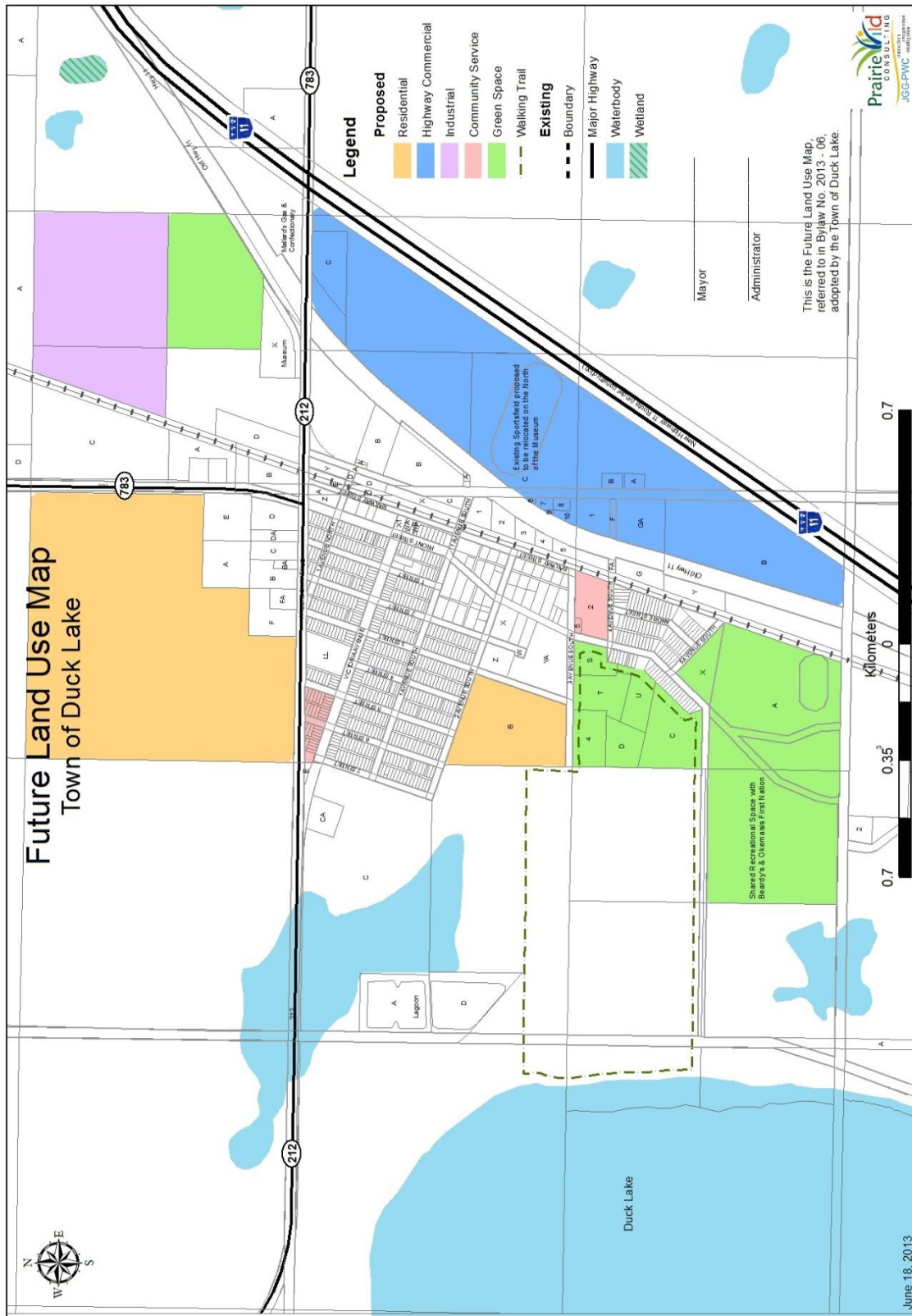
The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Town to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall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

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

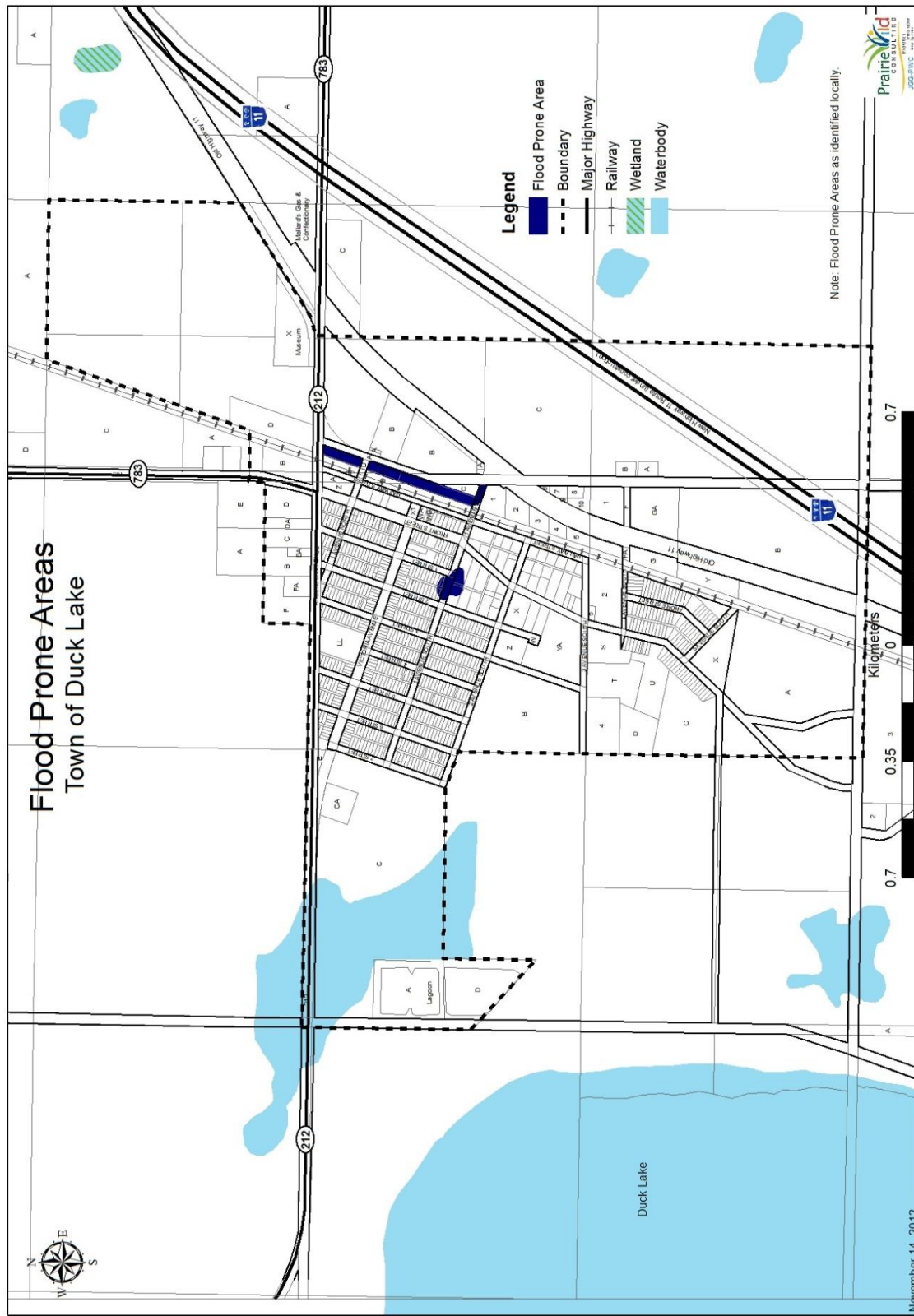
### Amendment

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 Town 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 should serve as an effective guide for Council to make decisions on the future development of the Municipality.

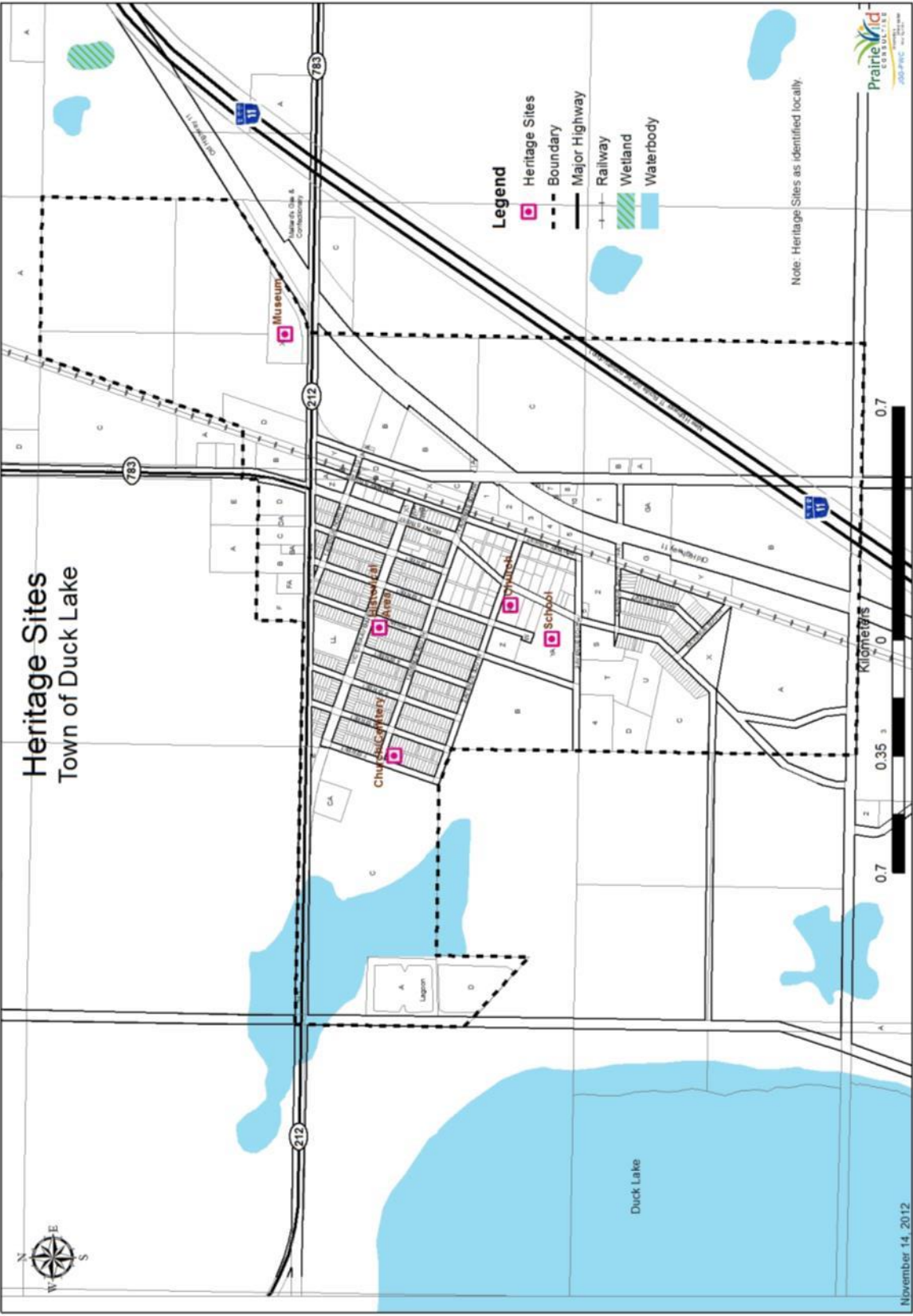
## Appendix “A” – Future Land Use Map

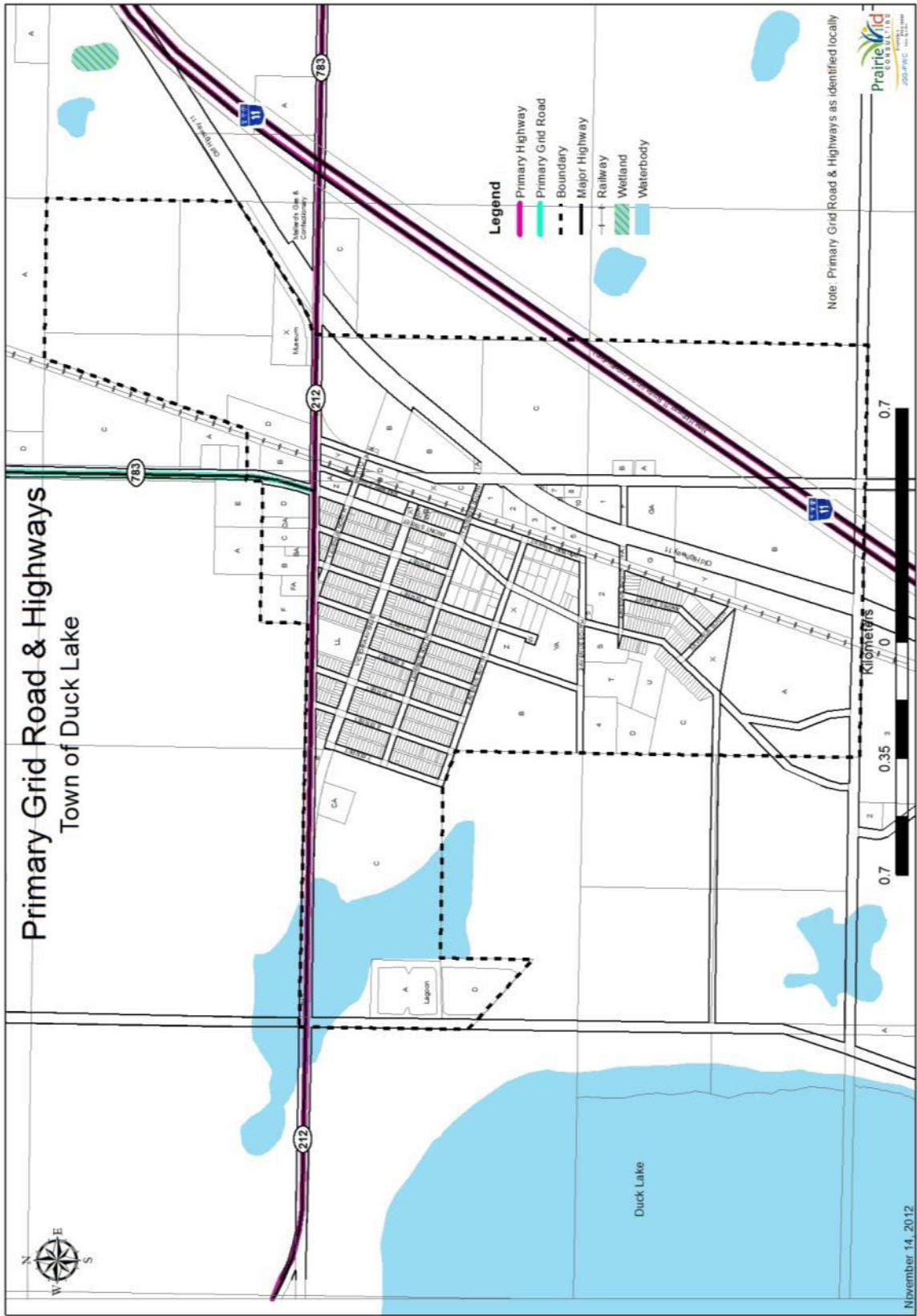


## Appendix “B” - Reference Maps

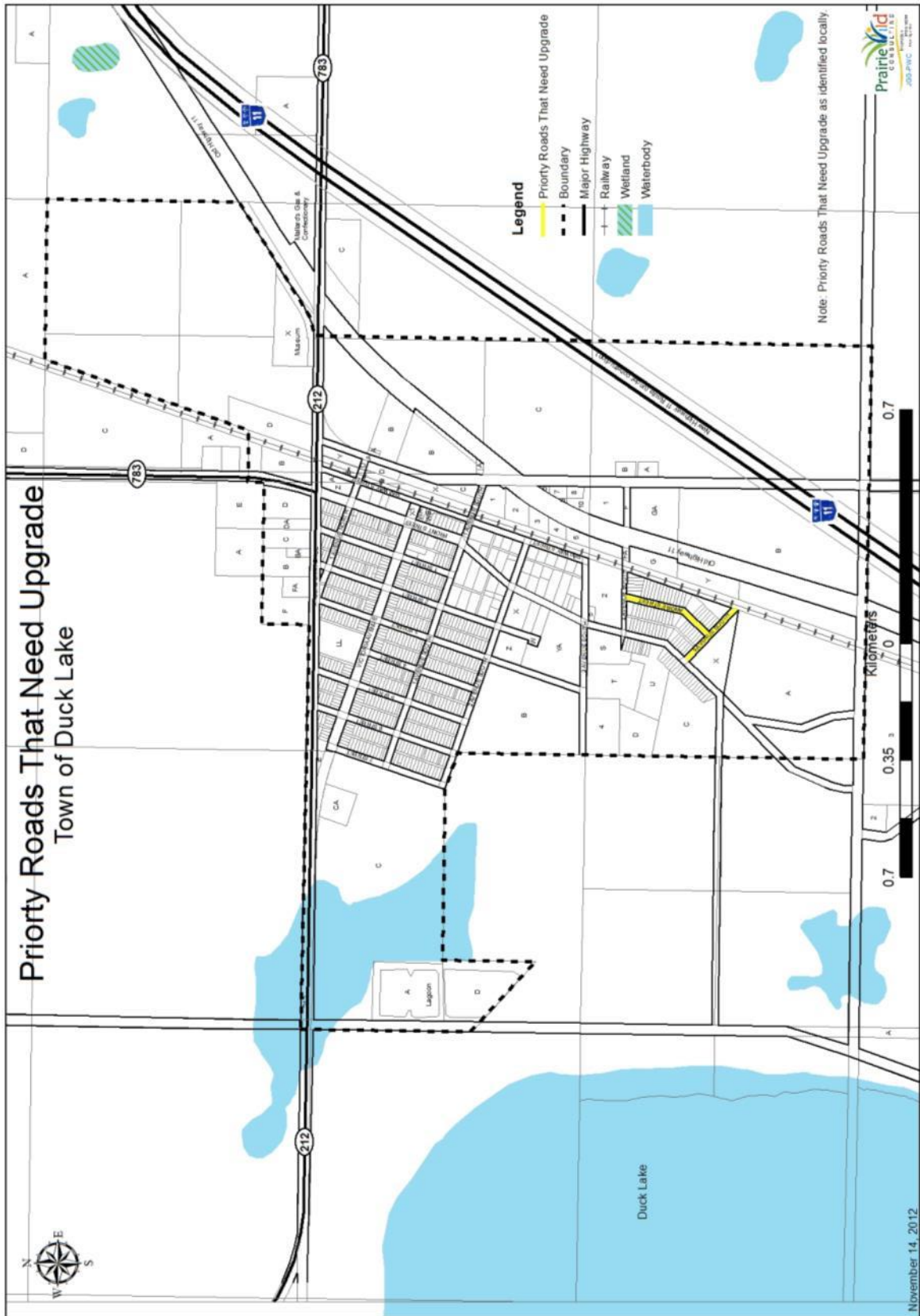












## APPENDIX “C” – Town of Duck Lake Infrastructure Capacities

| Town of Duck Lake   |  |
|---|--|
| <b>Connections</b>  | 250  |
| <b>Water Supply</b>   | Total allocation – 95,000 m <sup>3</sup><br>Treated Water Res. – 118,000 IG<br>Pumping rate – 65 gpm |
| <b>Surplus Capacity<br/>(Percentage/Population)</b>                         | Approximately 3 day’s supply in reservoir  |
| <b>Annual Water Treatment</b>   | 14,188,274 IG/year   |
| <b>Septic Treatment</b>   | 2 cell lagoon – close to capacity  |
| <b>Surplus Capacity<br/>(Percentage/Population)</b>                         |  |
| <b>Solid Waste Management (Transfer Station/ Landfill/ Life Expectancy)</b> | RM and Town shared, landfill owned by Town 6 miles north.  |
| <b>Current Engineering Study of Site<br/>(Yes/No and the Year)</b>          | No   |
| <b>Public Wells or Well Heads</b>   | No   |
| <b>Water Lines / Utilities</b>  | In road, both water and sewer  |
| <b>Lagoons</b>  | Yes  |
| <b>Cemetery</b>   | Yes, 2. Not Town owned   |