

**Village of Englefeld**

**OFFICIAL COMMUNITY PLAN**

July 7, 2011

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## 1.0 Introduction

This Official Community Plan is adopted by the Village of Englefeld, in accordance with sections 29 and 35 of *The Planning and Development Act*, (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the Village limits. This Plan is designed to assist decision makers in securing the future and current goals of the community while evaluating the future effects of decisions regarding land use planning.

The Village of Englefeld recognizes the importance of a Plan in order to position itself in such a way that there is planning for growth in population, the economy and opportunity. The Official Community Plan (OCP) will:

- Prioritize future decisions and actions;
- Foster consistency among administration and Council decisions around both strategic planning and future direction;
- Identify population/demographic shifts;
- Manage Village priorities; and
- Provide a long-term Plan that strengthens the Village's role as a regional hub for both economic and social activities.

### 1.1 Scope

The policies and statements of this Official Community Plan shall apply to the incorporated area of the Village of Englefeld. However, consideration must be made with regard to lands immediately adjacent to the Village boundaries in light of future development and potential annexation. All development shall conform to the objectives and policies contained in this Official Community Plan.

### 1.2 Authority and Mandate

Section 32 of the *Planning and Development Act* 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 general 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; and,
- The means of implementing the official community plan.

An Official Community Plan may also include:

- Statements of policy regarding sustainable current and future land use and development in the Municipality;
- Policies regarding the coordination of municipal programs relating to development;
- Policies regarding the use of dedicated lands;
- Concept plans, pursuant to the Act;
- A map or series of maps that denote current or future land use or policy areas;
- Any other statements of policy relating to the physical, environmental, economic, social or cultural development of the Municipality that Council considers advisable; and,
- Policies that address the coordination of land use and development, future growth patterns and public works with adjacent municipalities.

## 2.0 Background

“Englefeld” is said to be named to honour Abbot Peter Engle of St. John’s Abbey in Collegeville, Minnesota who provided much needed aide to the Canadian Benedictines in pioneer days. It is a German name that means “Angels’ Field”.

The area was chosen for development upon recommendation of the Immigration Office in St. Paul, Minnesota as a possible location for settlement in 1903. However, many of the pioneers returned to the United States for the winter of 1903 & '04 only to return in the spring of 1904 to officially settle in the Englefeld District. Unlike many of the rural communities in Saskatchewan, the Village was established before the railroad. It wasn’t until January 27<sup>th</sup>, 1905 that the Canadian Northern Railway came to Englefeld and the hamlet did not receive a train station until 1912. However, with the coming of the railway, elevators were built in the hamlet and more settlers followed to establish their lives in the area.

In 1909, the Englefeld Hotel was built and became the social centre for the area; the building has been renovated many times and has changed owners over the years, but is still in operation.

The extensive use of horses created a need for a blacksmith in the Village and in April 1912, Casper Schulte opened for business in his new blacksmith shop. This laid the groundwork for his son John, who joined his father in 1932 to later develop the front-mounted snow blower and conveyor-type rock picker, which would prove to be the mainstay of the business for years to come. In 1964, the business was incorporated under the title of Schulte Welding and Machine Ltd. and was changed to Schulte Industries in 1972. In 1990, they introduced rotary cutters and now manufacture a diverse line of farm and

industrial equipment. Manufacturing continued to expand with Koenders Manufacturing, which began in 1979. The plastics division was sold in 1997 to new owners to become Koenders Mfg. 1997 Ltd., and the original owner retained the windmill division renamed Koenders Windmills Inc. These industries play a significant role in the continued growth and opportunities in Englefeld.<sup>1</sup>

The Village of Englefeld is located off Highway #5 140 kilometers east of Saskatoon and 202 kilometers north of Regina in the Rural Municipality of St. Peter No. 369. It is located in the heart of the "sure crop" district (because of its fertile soil) and a part of the "iron triangle" (due to the areas high production rate of manufacturing).

The Village of Englefeld's proximity to the Quill Lakes places it in an area that is a designated Western Hemisphere Shorebird Network Site (WHSRN) where many migrating shorebirds take refuge during long migrations. The area is well known for its proximity to the Quill Lakes as well as its hunting opportunities.

The Village Site is now .65 km<sup>2</sup> - but the infrastructure, services, programs and businesses serve a much larger area in east-central Saskatchewan.

As a result of its central location in the Province, the thriving economy, and the Village's proximity to Humboldt, there has been unforeseen growth over the past five years. Therefore, the proper thought, process and execution of an Official Community Plan will allow the Village to regulate its growth in a sustainable fashion.

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

## 3.0 Vision, Goals & Principles

### 3.1 Vision

The Vision Statement for Englefeld is declared as follows:

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

### 3.2 Goals

The goals for the future development of the Village of Englefeld are:

- To strengthen the Village’s role as a **Regional Hub** where people can live, work, learn and recreate.
- To maintain or improve upon the Village’s current **Quality of Life** by fostering an environment that offers: high levels of safety and protection, recreational opportunities (both passive and active), a healthy lifestyle, social programming & spaces, a mix of affordable housing options and strong employment opportunities.
- To **Cooperate and Collaborate** with community groups, agencies, institutions and governments, both within and beyond the Village.
- To foster **Economic Growth** by attracting and providing opportunities for commercial and industrial development and through the provision of regional economic opportunities.
- To attract **Sustainable Development** that makes efficient use of land and municipal infrastructure.
- To achieve a **Diverse, Healthy and Sustainable Economic Base** on which the community can build upon.

### 3.3 Guiding Principles

The following guiding principles are broad statements intended to assist local decision makers as they consider the impact of their choices both on a local basis and regional basis.

- ***Balance of Interests and Flexibility***

Planning decisions should consider and balance the interests of all stakeholders. This will involve understanding the effect of development decisions on the cultural, natural, social and economic environments.

- ***Sustainability***

With the prevalence of the discussion of climate change, all communities are required to consider a balance with regard to their decisions on the management and development of our resources and economy. These decisions will be made with an understanding of the requirements of present and future generations ensuring healthy, prosperous, livable community.

- ***Accessibility***

Accessibility is key to ensuring a high quality of life for residents. Accessibility for Englefeld means that opportunities for employment, recreations and education are accessible to as many residents of the Village as possible. Accessibility will be considered by Council in all applicable decision making processes.

- ***Mutual Respect***

Mutual respect between and among stakeholders regarding status, culture, traditions, social and economic views, and values must be respected as we plan together to create a community.

- ***Cooperation***

Planning in cooperation with multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibility and wealth, and increases the opportunity for growth and success across regions.

- ***Consultation***

The Village will engage the community in the preparation of plans to guide land use and future development, and to communicate with the public as development opportunities are considered. Consultation and cooperation in resolving land use issues between municipalities or other jurisdictions is essential to facilitate development.

- ***Initiative and Enterprise***

Success is achieved by combining planning with individual initiative and enterprise. Council recognizes that opportunities may be missed if infrastructure is not available in a timely manner and is committed to ensuring that the local land use decisions support enterprise and initiative.

- ***Learning and Innovation***

The Village accepts responsibility for gathering and understanding information as it relates to development decisions. The application of innovative solutions to planning issues will be carefully considered to provide opportunities for successful development that might not have otherwise occurred.

### **3.4 Incorporation of the Vision, Goals & Guiding Principles into the OCP**

The Vision, Goals and Guiding Principles support the development of sustainable communities. The Official Community Plan creates a roadmap for decision making that will manage and direct growth in a sustainable fashion within the Village.

## 4.0 Sustainability

### 4.1 Introduction

The OCP will be used as a guiding document for Council, Village Administration, developers, businesses and residents to make decisions pertaining to growth and development over the next 10 years and beyond. Decisions made by Council will reflect the “three pillars” approach to sustainable development. These “three pillars”<sup>2</sup> are as follows:

#### *1. Social/Community Sustainability*

Social sustainability refers to a concept where future generations should have the same or greater access to social resources as the current generation (“inter-generational equity”); while there should also be equal access to social resources *within* the current generation (“intra-generational equity”). These resources include (but are not limited to): social networks, quality and affordable housing, employment opportunities, education, health care, essential goods, public amenities and services, and infrastructure to ensure their basic needs are met.

#### *2. Economic Sustainability*

The Village of Englefeld is to be designed in such a manner that the costs of building, operating and maintaining all infrastructure and services are affordable and will not become a burden on future generations. This can be achieved through various means, including the: encouragement of community growth and a diversified economy; creation and maintenance of healthy business/services infrastructure; examination of non-traditional forms of

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<sup>2</sup> As defined by the United Nations General Assembly, 2005 World Summit Outcome

economic tourism to the area, and; the adoption of well connected, efficient land use structures.

### *3. Environmental Sustainability*

The Village of Englefeld is to be designed to: minimize air, water & soil contamination, reduce resource consumption & waste, minimize impacts on wildlife and protect the natural ecology that supports all life in the Village and surrounding area. Environmental sustainability can be achieved through the retention of the Village as a compact community while maintaining the environmental resources that exist within its boundaries. For example; existing and future open spaces, green spaces, retention ponds and other 'natural-appearing' features in the Village of Englefeld have the potential to be integrated into everyday and recreational elements.

## **4.2 Objectives**

The Village of Englefeld's sustainability and growth management objectives are to:

1. Demonstrate leadership towards creating and implementing sustainable practices throughout the Village.
2. Partner with other Villages and Municipalities whom will assist the Village in achieving sustainability objectives.
3. To foster, support and develop a healthy economy while maintaining the integrity of the Village's history and the elements that contributed to the Village's current success.
4. To minimize air, water and soil contamination, reduce resource consumption & waste, minimize impacts on wildlife and protect the natural ecology of the Village and surrounding area.

### 4.3 Policies

The Village of Englefeld will:

1. Demonstrate leadership on sustainability and invest in the community by providing good governance, decision making and taking action to advance sustainability through Village led initiatives.
2. Ensure all growth pays for itself and will not be a burden on the existing ratepayers, and recognize the desirability of inter-generational equity.
3. Develop a sustainability checklist for rezoning and development permit applications (including social, economic and environmental priorities).
4. Encourage landscaping initiatives that buffer the harsh elements of wind, cold and sun – which can reduce overall heating and cooling costs.
5. Encourage new building/home design features that reduce energy needs.
6. Promote the use of Village-owned properties for community garden use.
7. Aim to meet a wide range of recreational, cultural and community needs to increase the levels of community wellness.
8. Attract, respect, honour and celebrate the diversity of the population.
9. Maintain the safe and secure atmosphere of the Village of Englefeld.
10. Support initiatives that build awareness and showcase events that build local capacity around green business practices, organic farming, composting, green buildings/renewable materials, alternative energy, etc.

## 5.0 Future Land Use

The future land use section designates land use patterns for the Village and specific policy areas. The Future Land Use Map (Appendix A), reflects the pattern of existing land use that originated with subdivision and development, and designates future land use, complemented by specific policies. The designation of land uses reflects the Village's perspective on community development and provides a framework for decision making. Any development within these areas will be subject to specific zoning controls and site review. The designations and the objective of each are as follows:

- **Residential (R)** – reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.
- **Commercial (C1, C2)** – reflects existing and future areas of commercial development. Commercial growth will occur within two separate designations:
  - Main Street Commercial (C1); and
  - Highway Commercial (C2).
- **Industrial (I)** – reflects existing and future areas of industrial development.
- **Community Services (CS)** – reflects institutional uses, open spaces, recreational uses and public works. This use may occur in any neighbourhood where it is compatible with the character of the area. Lands that are dedicated as environmental reserve or municipal reserve due to environmental sensitivity, or as identified as hazardous land will also be designated within this category.
- **Urban Holding (UH)** – applies to land that may not be responsibly or feasibly developed without substantial infrastructure expansion or the prior development of other lands. Existing uses will be provided for;

however, no additional development is permitted that may jeopardize the future development of the land for urban uses. Generally, land will be removed from this designation after completion of appropriate infrastructure and approval by council.

### **5.1 Community Concept Plans**

The development of new areas shall be in accordance with Concept Plans, adopted pursuant to *Section 44* of the *Planning & Development Act*.

## 6.0 Residential

### 6.1 Introduction

Residential development in the Village of Englefeld is expected to increase from the current 91 dwellings over the next five years. 76% of the dwellings in Englefeld were constructed before 1986, which reflects an older (but well-maintained) housing stock.<sup>3</sup> 15% of the current housing stock was constructed between 1986 and 2006; that number continues to rise as new developments take shape. In fact, since 2006, there have been 6 new single family dwellings constructed. The demand for affordable homes as well as higher density adult-oriented housing is high and will likely remain so. As is the case for the rest of the Country, a large segment of the population is beginning to reach the age of retirement; therefore, the demand for higher density, communal style housing forms will continue to increase.

### 6.2 Objectives

1. To define suitable future residential development areas, identify a servicing and subdivision sequence for development and to ensure that new residential development is consistent with the Village's long-term infrastructure plans.
2. To provide a variety of residential dwelling styles in a planned and cost effective manner.
3. To work in concert with the Village's Building Bylaw to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in the *National Building Code of Canada (NBC)*.
4. To provide for the development of affordable housing at a level appropriate to the demand.

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<sup>3</sup> *Statistics Canada, Village of Englefeld Community Profile. 2006.*

5. To encourage the development of assisted living projects for seniors.
6. To encourage residential development that is energy efficient.
7. To encourage adaptive reuse and restoration of heritage buildings as an option to residential development.

### 6.3 Policies

1. The Future Land Use Map (Appendix A) will direct the development of residential and compatible land uses to accommodate a variety of housing forms provided for within the Zoning Bylaw No. 2011-02. In planning new residential areas or rezoning portions of land for residential use, Council will have regard to:
  - Compatibility of adjacent land uses;
  - Avoidance of environmentally sensitive and/or hazardous areas;
  - The ability of the Village to provide cost effective municipal services;
  - The impact on financial and capital planning by the Village;
  - Zoning, subdivision design, street layout, and site planning;
  - The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and,
  - Provision to dedicated lands pursuant to the *Planning and Development Act*.
3. Council may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion.
4. The Village will support affordable housing by:

- Identifying appropriate locations for its development;
  - Assisting in the development review process; and,
  - Participating in affordable housing projects where appropriate and within financial capabilities.
5. Council will direct multi-unit dwellings to sites that are considered to be compatible with adjacent residential development, having regard to suitable street and vehicular access and as regulated by the Zoning Bylaw No. 2011-02.
  6. Redevelopment and infill residential development will be supported to maximize the use of existing infrastructure and services.

## 7.0 Commercial

### 7.1 Introduction

According to Statistics Canada (2006), 110 of the 180 eligible residents of Englefeld are employed, which gives the Village a high participation rate at 61%. The top industries in the Village are in Manufacturing, Business, Agriculture, and Retail. As such, the Village of Englefeld recognizes and values business development as vital to strengthening the character of the community as a way of inspiring and attracting residents to live, work, learn and play within the Village. The development and diversification of business is important to the economic stability and long-term viability of the Village. To this end, there is a need to maintain a strong Main Street for the benefit of existing businesses as well as to provide opportunities for the growth of a variety of new commercial and industrial land uses.

There are two Commercial designations within the Village of Englefeld:

#### *C1 – Main Street Commercial District*

Business expansion should endeavour to concentrate retail uses along Main Street, provide a linkage with attractive and functional highway commercial development at the entrance to the community, and be of scale and character that complements the existing land use pattern of the Village.

#### *C2 – Highway Commercial District*

The Village of Englefeld recognizes and values business development as vital to strengthening the character of the community and as a way of inspiring and attracting residents to live, work and play within the Village. To this end, there is a need to provide for commercial uses that require large sites and highway or arterial road access along the service roads adjacent to Highway #5. This land is the visual and physical 'gateway' into Englefeld and is most suitable for business devoted to the travelling public as they have the ability

to encourage visitors to stop and stay within the Village. As such, light industrial and storage uses should be located in areas further from the highway rather than immediately adjacent.

The Future Land Use Map (Appendix A) identifies suitable areas for future highway commercial development.

## **7.2 Objectives**

1. To develop and promote a vibrant, attractive and strong Main Street that functions as the heart of the community and the hub of commercial business.
2. To encourage diversification and development of new business primarily along Main Street.
3. To provide support for business development that maximizes the use of existing infrastructure and reduces the need for road development and servicing upgrades.
4. To ensure an available supply of land for commercial development along Main Street and along Highway #5.
5. To allocate land and encourage new development for highway commercial uses along Highway #5.
6. To encourage a visually appealing highway commercial area.

## **7.3 Policies**

1. The land shown as Main Street Commercial District on the Future Land Use Map (Appendix A) identifies the location for future retail and other core commercial uses.
2. Council will support the rezoning and/or development of new and upgrade of existing community facilities in and around the Main Street Commercial area. These facilities must complement the

commercial uses, serve residential development in the area, and provide a stimulus to bring people to Main Street day and night.

3. Council will promote the Village of Englefeld as the place for innovative businesses and partner with other regional agencies to market these opportunities.
4. Council is committed to strengthening the viability and vitality of Main Street by:
  - Enhancing the aesthetic appearance of Main Street and providing public amenities;
  - Facilitating development along Main Street through the purchase or exchange of land (within the Village's capacity);
  - Providing for and encouraging the preservation and adaptive reuse of heritage buildings; and,
  - Considering assisted seniors housing projects within or adjacent to Main Street.
5. The area shown as Highway Commercial District on the Future Land Use Map (Appendix A) identifies the location suitable for current and future highway commercial development.
6. New highway commercial development requiring rezoning of land will be evaluated based on the following factors:
  - Consistency with the Future Land Use Map (Appendix A);
  - Site planning and land use compatibility with existing development;
  - The provision municipal services, as cost that can be borne by the development; and,
  - Provision for safe movement and integration of vehicular traffic on local streets and with controlled access to the highway.

7. To ensure an active Main Street commercial area, the highway commercial district will only provide for commercial uses that are oriented to the highway, encouraging non-highway commercial uses to locate along Main Street.

## **8.0 Industrial**

### **8.1 Introduction**

The Village of Englefeld recognizes and values business development as being vital to strengthening the character of the community and as way of inspiring and attracting residents to live, work, learn and play within the Village. The orderly development and diversification of business is important to the economic stability and long-term viability of the Village. The common industrial uses include outside storage of industrial/construction equipment, outside storage of products and materials, industrial operations with limited servicing requirements, and warehousing.

It is important that compatible industrial development be concentrated in designated areas in order to minimize land use conflict and provide for economies of scale regarding the provision of industrial levels of servicing and access.

### **8.2 Objectives**

1. To attract new industrial and manufacturing operations in support of diversifying the local economy.
2. To designate areas suitable for orderly and economical industrial development.

### **8.3 Policies**

1. The Future Land Use Map (Appendix A) identifies areas of existing and future light and heavy industrial. Future industrial rezoning and subdivision will be considered based on:
  - Land use compatibility with existing development;
  - The ability of the Village of Englefeld to provide efficient and economical municipal services;
  - Impact on financial and capital planning by the Village;

- Site suitability and planning aspects including screening, vehicular access, and traffic safety;
  - Potential for nuisance related to noise, odours, dust or pollutants;
  - Appearance of the property resulting from business related use and structures; and,
  - Appropriate development standards provided by the Zoning Bylaw No. 2011-02.
2. Where necessary, The Village of Englefeld may acquire land for industrial development through purchase or exchange.
  3. Infilling of vacant industrial land or expansion of developed areas will be encouraged.
  4. A broad range of industrial and service uses will be accommodated in industrial areas. Uses that are potentially hazardous or noxious in nature will be considered as discretionary uses, controlled by development standards and regulations contained in the Zoning Bylaw No. 2011-02.

## 9.0 Community Services

### 9.1 Introduction

In order to work toward the Village of Englefeld's Vision, the Village must provide for a variety of public and community services. These services are utilized by existing and new members of the community and also provide many benefits to the surrounding rural areas. Council believes that providing access to a variety of community services is important to maintain the quality of life for all of its residents. Education and library services, health and home care, social services, emergency and protective services, and housing for seniors are examples of services that are important for the community. While the Province of Saskatchewan provides many of these services through local boards, the Village of Englefeld can support the development and integration of these public services by coordinating with new residential development through the provision of administrative assistance and support.

Health care services are offered through the Saskatoon Regional Health Authority. The closest hospital is the Humboldt District Hospital; which is the largest rural hospital in the Saskatoon Health Region and offers 36 beds, 9 doctors, laboratory services, radiology, physiotherapy, palliative care, dietary counseling, obstetrics, urology, gynecology, internal medicine, neurology, rheumatology, ears/nose/throat specialists and geriatric services. Emergency Ambulance Service is offered by the Humboldt & District Ambulance Service.

Watson holds the closest health centre with an attached special care home. Spalding, Leroy and Quill Lake have Health Centres that are able to serve the residents of Englefeld. Maintaining proximal medical service is important to the social and economic functions of the community and is a primary concern for the Village, especially with the aging demographic of its residents.

K-12 educational services are administered by the Englefeld Protestant Separate School Division No. 132. Once slated for closure in the beginning of

the millennium, the community decided to create their own separate school division – this act is a clear demonstration of the commitment of the community to education and collaboration. The school has an enrollment of 98 students from Kindergarten to Grade 12 and has received the prestige of being awarded the 'highest ranked school for student engagement and achievement in the Province of Saskatchewan on its 1<sup>st</sup> Annual Report Card for Western Canadian Schools'. This Report Card was conducted by the Frontier Centre for Public Policy and the Atlantic Institute for Market Studies (AIMS).

Council is committed to ensuring that the community is adequately protected and responsive in the event of an emergency. Protective services include fire, police, ambulance and other emergency measures. Fire protection is provided by volunteer fire fighters under the direction of the Englefeld Fire Department (EFD) that provides 24 hour service with a volunteer staff of 10 firefighters and 2 fire trucks. The Village cooperates with neighbouring municipalities to provide fire protection for the community and surrounding area. Law Enforcement is provided by the Humboldt detachment of the Royal Canadian Mounted Police (RCMP).

Maintaining park space and assisting in the provision and programming of recreational facilities is a priority to the community. Recreational open spaces, parks, facilities and programs are something that Englefeld identifies as an asset to the residents of the Village as well as the Region. The success of their home-grown athletes and teams is a source of pride among the residents of the community.

## **9.2 Objectives**

1. To support community service delivery agencies in the provision of services, and where appropriate, to assist in programming services to the public.

2. To work in conjunction with other municipalities and other service delivery agencies and in the joint provision of protective services.
3. To ensure protective services and appropriate emergency preparedness for the Village and surrounding region.
4. To provide recreational facilities, parks and outdoor recreation spaces that meet the diverse need of the community.
5. To work in conjunction with other municipalities and other service delivery agencies and in the joint provision of recreation facilities, parks, open spaces, programs and services.
6. To partner with the R.M. of St. Peter No. 369 to explore options for investing in tourism within the Village of Englefeld and the surrounding area.

### 9.3 Policies

1. The Village of Englefeld will work with service agencies, other municipalities, First Nations and Métis Communities and other jurisdictions.
2. Proposed public service developments will be evaluated based on:
  - Location, site layout and proper vehicular access;
  - The compatibility of land use;
  - The provision of adequate municipal services; and
  - Development standards provided by the Zoning Bylaw No. 2011-02.
3. Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in accordance with *The Planning and Development Act*.

4. The Village of Englefeld will continue to maintain and improve the quality of existing parks, playgrounds and open spaces.
5. The Village will work with the Board of Education supporting:
  - development and maintenance of park space adjacent to the school sites; and,
  - the joint use of school and community facilities as a means of providing cost efficient services to the public.
6. Community beautification will be a focus in developing and maintaining public spaces with particular attention to maintaining aesthetically pleasing entrances into the Village.
7. Village Council and Administration will continue to work with the Humboldt & Area Supported Employment Program to provide opportunities for all and remove any barriers for participation in the community.
8. Council will partner with the R.M. of St. Peter No. 369 to undertake a tourism plan that will provide strategic recommendations on tourism opportunities that could be developed and promoted.

## 10.0 Environmental Management

### 10.1 Introduction

The Village of Englefeld boasts a healthy, aesthetically pleasing environment. Council is committed to ensuring the long term vision of sustainability will integrate the natural landscape into the plans for the community. Managing local environmental resources such as the natural sloughs, creeks and coulees, trees and natural vegetation are important in protecting the local environment as well as maintaining community aesthetics. Working with organizations involved in environmental management is pivotal in gaining community buy-in and support. Minimizing development impacts on environmentally sensitive areas needs to be considered in future planning.

The importance of sustainability is reflected through the Village's relationship with its *environment* and the willingness and commitment to build upon the following environmental initiatives:

- Member of the Regional Authority of Carlton Trail (REACT) Waste Management Program – a regional waste management company set up by villages, towns and rural municipalities to address the waste management needs of the region as a user pay recycling (paper, cardboard, tin and glass) initiative.
- SARCAN – “is the recycling division of the Saskatchewan Association of Rehabilitation Centres (SARC), which strives to provide employment for people with disabilities, protects the environment, and contributes to Saskatchewan's economic development. The closest depot is located in Humboldt.

### 10.2 Objectives

1. To provide an environmentally safe, sustainable and visually pleasing community.

2. To ensure sound management of land and water resources.
3. To protect wildlife habitat, wetlands, trees and important natural vegetation in the community.
4. To ensure appropriate investigation by a developer before allowing development on environmentally sensitive lands or allowing development which may be unsafe to residents or those employed in the Village.
5. To minimize the short and long term environmental and economic costs of Village waste management and recycling.

### **10.3 Policies**

1. The three major groups of Environmentally Sensitive Land and Uses consist of:
  - i. Areas with significant natural features or ecological functions, including (but not limited to): wet organic soils, swamps, shallow aquifers, aquifer recharge areas, slope instability, flooding or other land considered by Council to be pose a hazard;
  - ii. Land which is unsuitable for all, or most new development due to proximity to major utilities or transportation activities including (but not limited to): sewage lagoons, landfills, major high pressure transmission pipelines, airports, major railways, heavy industrial areas; and,
  - iii. All areas identified by Federal or Provincial government agencies as important for the maintenance of wildlife, fisheries or for artifacts, lands or buildings of historical significance or ecological integrity.

2. The Village will assist the appropriate agencies to identify contaminated sites that may exist in the community and cooperate on the development of appropriate mitigation plans for those sites.
3. Environmentally Sensitive Land Identification:
  - i. Within 60 metres of any unstable slopes;
  - ii. Within 150 metres of the public well owned by the Village;  
and,
  - iii. Within 60 metres of any water body that may be subject to flooding.
4. Natural areas are an important land use and will provide a means of protecting the environment and improving the aesthetics of the community. Future development will not alter the configuration of natural areas other than by the addition of appropriate structures to enhance the use of the site (i.e. walkways, pedestrian bridges, boardwalks and/or retaining walls).
5. The Village of Englefeld will continue to work with organizations, agencies and adjacent municipalities in providing and enhancing effective waste management and environmental protection.
6. The Village will support the proper and safe disposal of sewage, solid and industrial wastes.

## **11.0 Heritage**

### **11.1 Introduction**

Heritage resources, including specific buildings, forms of architecture, and archeological or cultural sites, are an important component of the community character. Historical buildings are a representation of the past, which can enhance tourism, economic development and resident pride in the Village and its history. The Village of Englefeld is committed to identifying, preserving and enhancing heritage resources.

Heritage buildings that provide an opportunity for restoration and adaptive reuse are assets that add value to the community in total assessment. The Heritage resources of the Village enhance the aesthetic character and may be a contributor to the Tourism industry. Although the Village of Englefeld does not currently have any historically designated buildings, it is encouraged to examine its current buildings and spaces to determine whether they fit the criteria for heritage designation. An example of this could be the Englefeld Hotel that was the social centre of the community for many years and continues to operate today.

### **11.2 Objectives**

1. To recognize historical places, markers, burial grounds, and archeological sites.

### **11.3 Policies**

1. The Village will designate additional properties under the following criteria:
  - clear and documented historical significance is provided to Council
  - the building is of Architectural significance or interest

- the building is economically capable of refurbishment and of adaptive reuse in its preserved state

## 12.0 Economic Development

### 12.1 Introduction

There is a desire to promote the Village of Englefeld as a favourable place for individuals and businesses to locate and to provide a diversity of employment, recreational and social choices. The Village of Englefeld will continue to work toward building and enforcing policies that promote buffering between conflicting land uses.

Agriculture continues to be a large part in the economy of the Village of Englefeld. According to Statistics Canada, the Village's economic strengths are supported primarily by the manufacturing, mining, and agricultural sectors. According to the *Future of Agriculture Study* (2002), traditional, medium-sized farming operations are on the decline. However, the number of smaller intensive agriculture operations such as: poultry farms, greenhouses, nurseries and specialty fruit and vegetable operations have been increasing in the area. Agri-business goes beyond the growth of the products, but involves the related production as well.

Currently, the Village of Englefeld supports three manufacturing plants that are known world-wide for their products:

- 1) Schulte Industries – operating since 1948
- 2) Koenders Manufacturing – operating since 1979
- 3) Koenders Windmills – separately owned operation focusing on the manufacturing of windmills.

Contributing to the mining industry in the Village of Englefeld and the Carlton Trail Region, there are two Potash mines and a Sulphate of Potash/Potassium Sulphate mine. It is also important to note that the major trading centre in the area includes the City of Humboldt.

## 12.2 Objectives

1. To work closely with the R.M. of St. Peter No. 369 in order to promote continued agricultural activity by ensuring that agriculture remains the primary land use in the area.
2. To provide for home based businesses that are compatible with the residential area through provisions and regulations in the Zoning Bylaw No. 2011-02.
3. Minimize potential conflicts between agricultural and non-agricultural land uses.

## 12.3 Policies

The Village of Englefeld will:

1. Determine suitability of new rezoning requests and discretionary uses on a case-by-case basis in response to specific and detailed applications made to the Village. Such applications will be review by reviewing and determining compliance with the Future Land Use Map (Appendix A).
2. Recognize home based business as an important element in enhancing commercial enterprise and overall economic development in the community, and will be accommodated wherever possible, and will be regulated in the Zoning Bylaw No. 2011-02.
3. Promote and support community events, recreational activities, sporting events, and cultural activities that enhance civic pride while generating economic benefit and tourism in Englefeld and area.

4. Encourage the growth and expansion of value added agricultural and industrial agricultural uses and ensure that these facilities are located appropriately.

## 13.0 Transportation and Public Works

### 13.1 Introduction

It is important that the Village of Englefeld offer an efficient, safe, vibrant and pedestrian friendly community that contains streets, sidewalks, and pathways that accommodate the needs of the citizens. The Village has made planning for and maintaining safe highway access to areas slated for future development an objective. The Village will continue to accommodate the movement of people and commodities in a safe, economical, efficient and environmentally responsible manner.

The potable water system is in good condition with no major problems as the Reverse Osmosis water filtration system was replaced in 2010. The Village is consistent with the replacement of copper on the service lines and realizes the importance of regular maintenance of infrastructure of all essential services. However, should the Village continue to grow, extensive work is required on the sanitary sewage system as the capacity of the current lagoon accommodates 400 people.

### 13.2 Transportation

#### *Highway #5*

Highway #5 is a critical component to the local and Inter-Provincial road networks.

<b>Distance to Most Travelled Points from Englefeld</b>			
Regina, SK	<b><i>202km</i></b>	Calgary, AB	<b><i>762km</i></b>
Saskatoon, SK	<b><i>145km</i></b>	Edmonton, AB	<b><i>669km</i></b>
Yorkton, SK	<b><i>217km</i></b>	Winnipeg, MB	<b><i>687km</i></b>

Source: Distances from MapQuest.com

Highway #5, being the gateway to the Village, is of critical importance in establishing the 'sense of place' and first impression for visitors. Therefore, it should be enhanced to create a desirable gateway.

The highway is maintained by the Saskatchewan Ministry of Highways and Infrastructure. The Village of Englefeld is not directly responsible for its upgrade or maintenance. Any major projects requiring direct or indirect access to the highway may be required to provide a traffic impact assessment reviewing the highway interface and recommended improvements.

### ***Canadian National Railway***

A Canadian Pacific main line passes through the Village of Englefeld. Freight train traffic operates daily.

### ***Bus Transit***

The *Saskatchewan Transportation Company* offers direct passenger and parcel express routes out of the Village of Englefeld daily to Regina, Saskatoon and Prince Albert.

### ***Courier Service***

There are six (6) courier services that run through the Village of Englefeld.

### ***Sidewalks/Trails***

Roads will be designed with consideration for pedestrian safety, mobility and comfort. In order to encourage walking within a community, the roadways and pathways need to be designed in an appealing fashion. Walking provides many benefits and should be a cost-effective and important consideration as a means for transportation. Improving the sidewalk and trail system within the

Village will provide more pedestrian friendly routes and create more opportunities for residents to interact.

### **13.3 Objectives**

1. Continue the provision of an integrated, regional transportation network and facilities that meet the needs of people, business and industry by providing for the safe, economical, efficient and accessible movement of people and goods.
2. To plan for the expansion of major street systems in Village growth areas.
3. To work with appropriate agencies in establishing safe vehicular access points from provincial highways to commercial, industrial and residential areas of Village.
4. Encourage the use of street layouts that provide access between neighbourhoods.
5. Promote the safe, efficient and economical development of utilities in the Village of Englefeld.
6. Maintain public health and enhance environmental integrity through the provision of quality services.
7. Provide a reliable water supply and quality to Village residents, businesses, industries and other customers where possible.

### **13.4 Policies**

The Village of Englefeld will:

1. Support the coordination and integration of local, regional, intra-provincial and inter-provincial transportation networks and facilities.

2. Work cooperatively with provincial and federal governments to enhance economic growth by encouraging the development of an integrated, multi-use transportation network (trail, road, transit, and rail) that will meet the needs of individuals, business and industry.
3. Council will encourage the support research and technological enhancements to provide for safe, accessible, efficient and economical infrastructure development and operations.
4. Encourage the development of street layouts that increase access between residential and employment areas.
5. Consider new bicycle and pedestrian routes/trails as an integral component of the transportation system to serve both recreation and transportation needs.
6. Work with STC and CN Rail to support current and future transport of goods and people to and from the Village.

## 14.0 Implementation

The following instruments will be used to implement the Official Community Plan:

### 14.1 Zoning Bylaw

In conjunction with the Official Community Plan, the Zoning Bylaw No. 2011-02 will control the use of land. The Zoning Bylaw will establish and prescribe uses for zoning districts and regulations and incorporate flexible zoning techniques.

#### *Zoning Designations*

The objective of each of the zoning districts contained in the Zoning Bylaw No. 2011-02 is described below:

**R – Residential District** – to provide for a mix of different densities of residential development and related uses.

**C1 – Main Street Commercial District** – to regulate and encourage commercial development along Main Street.

**C2 – Highway Commercial District** – to accommodate the orderly development of commercial establishments requiring medium to large lots.

**I – Industrial District** – to accommodate the development of industrial and service establishments. Permitted uses defined in Zoning Bylaw No. 2011-02 will include uses that include a reasonable level of outdoor storage, but are not of an obnoxious, hazardous or offensive nature. Discretionary uses will include industrial establishments that may be obnoxious, hazardous or offensive in nature.

**Community Services** – to provide for the development of areas for open spaces, recreational opportunities, institutional provisions and other services

to the public.

**UH – Urban Holding** – associated with future phases of development. Before rezoning land from the Urban Holding District to allow for the next phases of development, Council will consider:

- The degree of completion of the previous phase;
- The construction of necessary offsite infrastructure;
- The completion of specified items in a servicing agreement; and,
- The current demand for the new development.

#### *Direct Control District*

For purposes of accommodating a rezoning for unique development situations, Council may consider a Direct Control District, pursuant to the zoning provisions of the Act, 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 Village as a whole; and,
- The request for a rezoning must be accompanied by a description of the proposal, plans indicating specific uses, building locations, landscaping, lighting, off-street parking, and any other aspects of development that may affect the site and adjacent uses.

#### *Minor Variances to the Zoning Bylaw*

Council will allow for minor variances to the Zoning Bylaw No. 2011-02 as a means of providing flexibility in the administration of the bylaw and as a way

of providing timely development decisions. The Zoning Bylaw will identify how the site standards may be varied. The Bylaw will also establish a procedure for processing and recording of minor variance applications.

## **14.2 Subdivision, Concept Plans and Phasing of Development**

The Village directs the subdivision of land through the Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Official Community Plan and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over utility easements and leases.

Concept plans will be used to:

- Provide preliminary plans for proposed development;
- Guide the phasing of development;
- Identify street and lot layouts;
- Identify utility requirements and locations;
- Identify land uses and density of development; and,
- Determine the location and design of parks and pathways.

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

- Occurs in an efficient and cost effective manner taking into consideration the Village's capital works program and financial capability; and,
- Ensures a choice of location for building sites is orderly and geographically continuous provides sufficient land so that market demands for land are met.

### 14.3 Rezoning of Land

Council will consider the following factors when dealing with applications to rezone, subdivide and develop land:

- Conformity to the Official Community Plan;
- Suitability of the site for the proposed development;
- Compatibility of existing adjacent land use;
- Provision of dedicated lands as may be required for subdivision;
- The Village's financial capability to support the development;
- The adequate provision and timing of development of municipal services; and,
- The completion of a servicing agreement for onsite and offsite services.

### 14.4 Servicing Agreement

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers.

A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision (i.e. Village drainage channel, arterial roadway, etc.).

Where a subdivision of land requires the installation or improvement of municipal services such as water treatment, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing

Agreement with the Village to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

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

#### **14.5 Development Levy Bylaw**

Council may provide for a Development Levy Bylaw. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided 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 offsite levies will apply to 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 offsite charges.

#### **14.6 Building Bylaw**

In accordance with *The Uniform Building and Accessibility Standards Act*, the Village will ensure that building construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

### **14.7 Land Acquisition**

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

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

### **14.8 Inter-municipal and Inter-jurisdictional Cooperation**

Council may initiate or participate in inter-municipal and/or inter-jurisdictional agreements related to, but not limited to such things as:

- Fire protection;
- Police protection;
- Recreation;
- Health care;
- Emergency services; and,
- Economic development.

A cooperative approach to providing cost efficient and effective services in the right circumstances can benefit all involved parties through shared costing and usage. The Village will continue to work in partnership with other jurisdictions and other agencies as a means of providing and sharing services

effectively and efficiently.

### **14.9 Capital Works Program**

In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be co-ordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.

## **15.0 Amendments and Monitoring**

### **15.1 Monitoring**

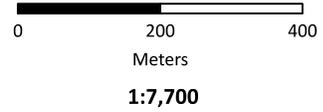
The Official Community Plan establishes the policies that are expected to meet anticipated residential, commercial, and industrial needs within the financial and servicing capabilities of the community. The policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of the Official Community Plan in meeting the overall community objectives, Council will monitor the local situation and evaluate the appropriateness of this document and its policies. Council will require an administrative review of the Official Community Plan exploring the need for revisions or for legal consolidation of adopted amendments at least once every five (5) years. An office consolidation shall be maintained to keep the working copies current.

The Official Community Plan may be amended if determined desirable by Council. Amendments may also be proposed by developers and/or the public to facilitate specific development proposals. Council will consider such requests based on:

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

**APPENDIX A:**

**Future Land Use Map  
Village of Englefeld**



**Land Use Policy Areas**

-  Residential
-  Future Residential
-  Main St Commercial
-  Highway Commercial
-  Future Highway Commercial
-  Industrial
-  Future Industrial
-  Community Services

-  Village Boundary
-  Railway
-  Road Way



Source:  
Geo Sask and ESRI Maps  
NAD 1927 UTM Zone 13N

