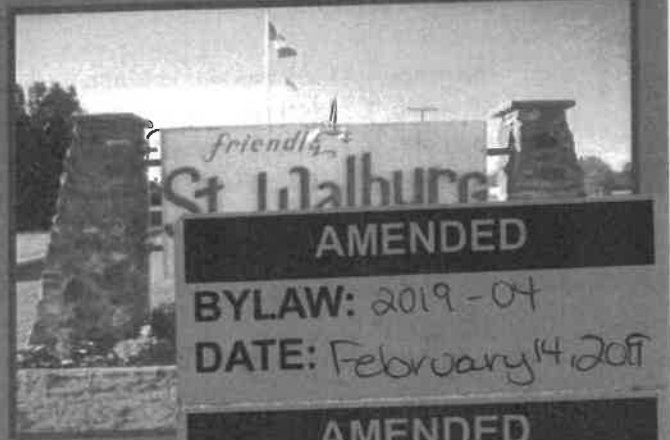


Town of St. Walburg Official Community Plan

Bylaw No. 8-2013



AMENDED
BYLAW: 2019-04
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Acknowledgements

Through a dynamic and, collaborative based process, the residents, businesses and neighbours of St. Walburg, together with their Council, and staff (past and present) can take pride in the development of this document known as the St. Walburg Official Community Plan.

For functional purposes, the St. Walburg Official Community Plan is a living breathing comprehensive planning 'tool' that works to frame and guide the Community's development over the next 25 years and beyond.

Overall, the St. Walburg Official Community Plan is intended to showcase, inform, and guide the community on a sustainable course of development. The plan will provide local direction as part of this wider complementary regional process and initiative.

In developing the St. Walburg Official Community Plan, numerous participants added their voice to: identify key issues for the RM and Town area, develop a shared community vision, and outline a number of key objectives and actions that have become the policies and guidelines contained in this document.

A big thank you goes out to all who contributed to this process from the group of community members, philosophers, dreamers, and 'tell it like it is' working group members who volunteered their time, wisdom and knowledge. Included as part of this effort, was the planning team from Prairie Wild Consulting Co., who provided the technical skills to see this report through to completion. This is truly a Plan that is alive with the hearts, minds and soul of the community deeply embedded within and throughout.

In addition, the St. Walburg Official Community Plan was produced with the financial assistance and moral support of the North West Enterprise Region as an initiative to help the region grow and prosper into the future.

Thank-you!



Section 1: The Official Community Plan

1.1 Introduction

The community of St. Walburg celebrates the completion of its inaugural plan, the St. Walburg Official Community Plan, hereinafter referred to the Plan. This Plan is a voluntary effort, formed to assist the Town with growth and, development challenges to sustain and retain current community services and business activities which meet the economic and social needs of the current and future population.

The opportunity exists to promote and address the need to continue stimulating economic development, provide guidelines to reduce conflicts between land uses, protect sensitive environmental areas, and to develop strategies which support community revitalization and population growth. There is the potential to plan and provide for the best possible mix of activities, services and land uses for the greater Community.

This Plan functions as a day-to-day management guide which provides over-arching policies for the Town of St. Walburg. Linkages to the wider District of the RM and Frenchman Butte and the Village of Paradise Hill are encouraged to establish an open communication network throughout the area. The policies in this Plan are not “static” and several key initiatives, as outlined in the “Action” Plan Section, are recommended to develop a comprehensive land use plan for the Town.



1.2 The Town of St. Walburg

The Town of St. Walburg is a growing community within the Province of Saskatchewan. Over the years since the Town's establishment the community has blossomed into one filled with activity and a welcoming atmosphere.

Located within the RM of Frenchman Butte, the Town offers many service and recreational amenities to local communities, natural resource workers such as agricultural and oil and gas workers, and the residents and users of the local lake districts. Numerous amenities are offered within the Town including shopping locations for groceries, arts and crafts, furniture, hardware and numerous other necessities. Health Care options are provided to the Town through their Health Care Centre and ambulance service.



St. Walburg has a mix of culture, community, numerous volunteers and energetic entrepreneurial spirit which support the Town through numerous endeavors such as festivals and including the Town from their Annual Fair, ATV Rallies, Polka Fest, 4-H Regional Show, and renowned Wild Blueberry Festival.



Thanks to the imagination, drive and co-operations of the residents of the community, St. Walburg was able to achieve international recognition through the Livable Communities Sustainability Award.

The Town is striving to decrease their ecological footprint through ongoing initiatives such as reflectorized street lighting, innovative waste management techniques, and striving to reduce water consumption. Through this Plan further initiatives shall be implemented to assist the Town in its attempt to become a sustainable, culturally aware and inclusive community which acts as a 'Hub' to the surrounding District.



1.2.1 Regional Overview

The Town of St. Walburg is located in the Rural Municipality of Frenchman Butte No. 501. Other urban areas within this RM include: the Village of Paradise Hill and the Hamlet of Frenchman Butte. St. Walburg and the surrounding area is part of the North West Enterprise Region that includes the Cities of North Battleford and Lloydminster, 13 First Nations Communities, 1 Métis Community, 23 Rural Municipalities and 33 Urban Municipalities.

The Town of St. Walburg is located 86 kilometers north east of the City of Lloydminster and approximately 124 kilometers from the City of North Battleford. St. Walburg is located in a region that has a strong agricultural based economy, accompanied with a heavy oil and natural gas activity. Both agriculture and oil enterprises create many corresponding services and jobs for local and regional individuals.

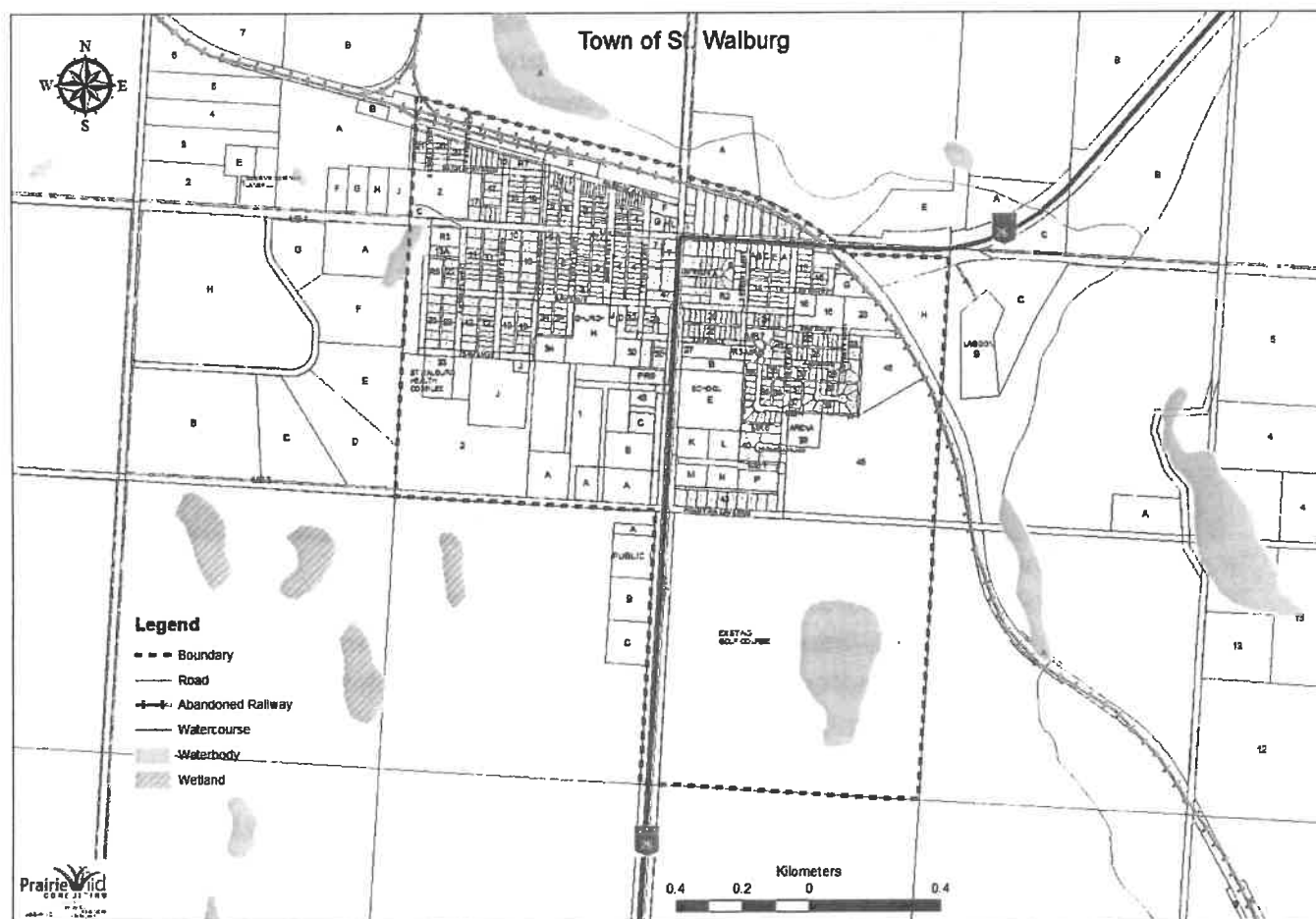
The Town of St. Walburg is located in, what is known as, the parkland belt. This region is known for its beautiful scenery, hunting, fishing and lake amenities that are all within an hour's drive of the community.¹ However, recreation is not limited to the summer months. This area is also known for its hunting including such animals as: deer, moose, elk, bear and small game including many varieties of birds. Winter recreation is also very prominent in the area, including such things as ice fishing, cross country skiing and sledding through scenic routes.²

¹ 2009. *St. Walburg*. Accessed August 8, 2011 from <http://www.saskbiz.ca/communityprofiles/communityprofile.asp?CommunityID=327>

² Ibid

1.3 Town of St. Walburg Map

The following map identifies the boundaries of Town of St. Walburg.



1.4 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.



1.5 Beyond Legislative Authority

The St. Walburg 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 St. Walburg.



1.6 Purpose of the St. Walburg Official Community Plan

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

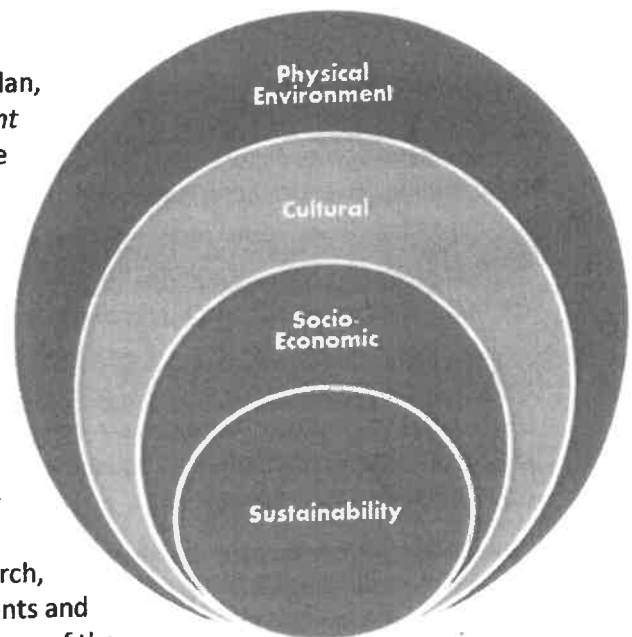
The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality.

The Planning and Development Act, 2007, provides the legislative framework for the preparation and adoption of the St. Walburg 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 St. Walburg Official Community Plan is intended to guide the Town of St. Walburg 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 St. Walburg 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.

The Town of St. Walburg supports the coordination of development initiatives within the Community and wider district to work regionally into the future. 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, notably the need for collaborative planning and greater certainty when it comes to land uses. There is the opportunity to take an inter-municipal approach to.



- Attract new residents and businesses to the Town 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.

1.7 Format of the Plan

The St. Walburg Official Community Plan is divided into seven major parts:

Section 1

An Introduction to the Official Community Plan, providing some general background information and guidance.

Section 2

Community voice and engagement process. The vision, goals, general planning principles of the Community.

Section 3

General Land Use Policies to guide the overall use, planning and development of land in all areas of the Community.

Section 4

Policy directions for the Town of St. Walburg.

Section 5

Implementation: Introduction to Action Planning as a means of implementing the Official Community Plan.

Section 6

Working with the wider District, future goals of the Town.

Section 7

Implementation, Action Planning and Administrative tools and legislative supports available for Council to administer the Official Community Plan are highlighted.

The **Policies** of the Plan are action statements intended to address particular issues and advance the Town towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in the Plan.

Future Land Use Map: one of the key aspects of the Plan is to provide an overall future land use and development concept for the Town of St. Walburg. The "Future Land Use Map" (Appendix "A") illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resources areas, natural attributes and man-made features.

Reference Maps: The series of reference maps attached in Appendix "B" provide supplementary information. These maps may be updated periodically by resolution of Town. All Reference Maps are conceptual only and should not be used to make site specific decisions.



Action Plans: To achieve the goals set out in this Official Community Plan, a clear plan of action or implementation strategies are required. Action Plans for the Town have been included in Appendix "D" to provide a checklist of the key action items that will need to be completed to help the Town achieve its goals outlined in the Plan. Each action item relates to policy statements included in the Plan and will require the action items be prioritized. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

1.8 Guiding Growth in the Town of St. Walburg

This Plan encourages some degree of change in the Community to promote development opportunities. Guiding future population growth to support social-economic development in St. Walburg is needed to assure a better future for the area. A dynamic Community requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, recreation amenities, and a variety of residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local business, as well as other economic and social opportunities.

The St. Walburg Official Community Plan and corresponding Zoning Bylaw will be utilized as tools to promote the Community while also ensuring the local way of life and natural environment will be preserved for future generations. The Town of St. Walburg will strive for an inclusionary, transparent process and invites other Municipalities and First Nations to participate in order to pursue a regional wide initiative to prepare, plan and guide future growth and development opportunities.



Section 2: Community Voice and Engagement

2.1 Community Engagement

Community engagement is an important component of the St. Walburg Official Community Plan. One of the most valuable sources of information is gained through local wisdom and experience to write local policy.

The public was invited to share their local wisdom and experience to help plan for the future growth and development of the area. A number of community members, stakeholders and business owners from the local area have participated in various meetings and data collection. Information derived from this community engagement helped to inform the Community's goals, objectives and policies.

Phase One of the Town of St. Walburg planning initiative was conducted by Prairie Wild Consulting as a Community Mapping Session held on April 16, 2010 from which a Draft Community Mapping Report was created. A secondary Community Meeting was held on November 9, 2011 to engage participants in writing policies, goals and objectives regarding key topics such as: land use potential, recreational amenities, housing, transportation, infrastructure and inter-municipal relationships and other key policy areas. Information derived from this session was utilized in drafting the objectives and goals for the region.

Further community engagement included surveys distributed to the Community in a Municipal mail out, and the planners attendance at the August 27, 2011 St. Walburg Blueberry Festival. During Prairie Wild's time at the Blueberry Festival, a booth was set up to present information regarding the planning initiative and to gain feedback on the Future Land Use Map. Short two-minute surveys were conducted to gain input from residents and visitors to the event. Questions regarding community assets, improvements and where they saw St. Walburg in 25+ years were asked to voluntary participants.

An inventory of the Town was completed to gain further insight on the amenities and attractions within the community. The reference map relaying information from the inventory has been included in Appendix "D".



2.2 Community Engagement Approaches Utilized

The process for the generation of this OCP and the facilitation design utilized is based on best practices intended to ensure time for community capacity-building and quality results within the given time and resource parameters.

The following facilitation principles were followed:

- Every system works to some degree; seek out the positive, and *appreciate* the "best of what is";
- Knowledge generated by the inquiry should be *applicable*; look at what is possible & relevant;
- Systems are capable of becoming more than they are and they can learn how to guide their own evolution -- so consider *provocative* challenges & bold dreams of "what might be"; and
- The process & outcome of the inquiry are interrelated and inseparable, so make the process a *collaborative* one (Cooperrider & Whitney, 1999).³

As part of the facilitative process, the following roles were outlined at each meeting and shared with participants at the beginning of the community engagements and built upon as the process moved forward.

Facilitators

- To prepare the process for this session.
- Ensure everyone has an equal opportunity to participate.
- To help us move through the session in a timely manner.
- To infuse some fun and interest in the session.

Participants

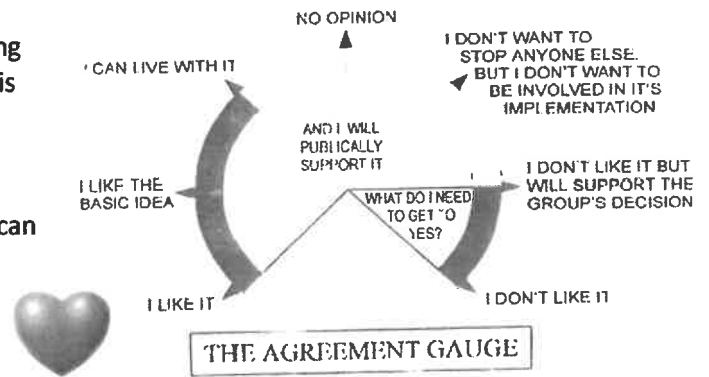
- To participate and provide input into the planning process.
- To keep an open mind and participate in individual and group exercises.
- To dialogue and provide suggestions and direction for improvements and next steps.
- To trust our views are important and respected as an essential part of our success.
- To learn something new, have fun and share with others the work we are collectively doing to prepare this plan.



³ Cooperrider, D. L., & Whitney, D. (1999). *Appreciative inquiry*. San Francisco, CA: Berrett-Koehler Publishers, Inc.

Decision Making Model

As a method to demonstrate the importance of everyone's voice during this process, a decision making model was presented as part of the presentation. This model, as developed by Action & Associates, is a mechanism to demonstrate how decisions are made. This model is based on hearing a wide variety of opinions ranging from: I like it, I like the basic idea, I can live with it, no opinion, I don't want to stop anyone else but I don't want to be involved in its implementation, I don't like it but will support the group decision.



St. Walburg Process Framework

The OCP framework provides actual policies and tangible targets, measures and outcomes to drive subsequent and on-going actions, programs/services and further policy direction. The OCP was conducted through the utilization of a 8-step process.

- 1 • Compile Background Research (e.g. collect historical information, statistics, existing studies etc.)
- 2 • Kick Start meeting (e.g. a meeting to introduce the concept)
- 3 • Create a Community Vision & Guiding Goals (circulate draft vision/goals throughout community for feedback)
- 4 • Map the Community's Current Condition (e.g. using a community mapping exercise to identify strengths, challenges & opportunities)
- 5 • Map the Community's Future Vision (e.g. begin outlining areas for enhancement or improvement within the various theme areas identified by the community)
- 6 • Write, Present & Revise the OCP
- 7 • Town Council Adopts the OCP and Implementation Plan
- 8 • Invite the wider District to work collaboratively on a planning framework.



2.3 Foundations for Success

To achieve an understanding of what the participants wanted to gain from this experience, community members were asked to share any goals and objectives to be achieved. The following responses helped set the tone and foundations for success.

Creation of dialogue and discussion

Bring forth ideas

Listen

Food

Strong facilitator

Find out why we are here today

To bring everyone on the same page and focus on the same thing



2.4 Community Voice and Values

The Central Value of the St. Walburg Official Community Plan is to develop a comprehensive framework for the region and community to guide its decisions and actions over the next twenty-five years.

Core Community Value: The Community of St. Walburg is committed to a fully participatory and collaborative approach with the community as their partner. A key objective of the plan will be to ensure that the community is a place for both young and old, residents and visitors, and all cultural backgrounds to enjoy for generations. The rural way of life is seen as a key ingredient for sustaining community cohesion, capacity and vitality.

Core Social Value: Growing and sustaining social asset in the Town will be incorporated as a key objective of the St. Walburg Official Community Plan. This will include addressing such issues as accessibility, affordability, seniors, youth, family, volunteering, programming and the provision for activities.

Core Cultural Value: There are deep cultural roots in the community with its welcoming atmosphere to new-comers. Their emphasis is on providing a place where people can come together to celebrate, show-case and present their culture through community events such as cultural, artistic or recreational programming and other related community and economic ventures. The St. Walburg Official Community Plan will ensure there continue to be opportunities and priorities placed on cultural and social participation.



Core Environmental Value: The St. Walburg Official Community Plan will develop a template for “green” infrastructure to address needed capacities for renewal, growth and development in areas such as land use, water conservation, energy efficiency and greenhouse gas reduction, eco-system conservation, eco-tourism, and overall sustainable development.

Core Economic Value: Pragmatic and investment effective projects and programs that will flow from the development of this plan will have multiplier effects for generations to come.

Core Physical Value: To sustain agricultural and natural resource based economy, residential, commercial, industrial, mixed use and community services in an orderly fashion while providing adequate infrastructure and transportation networks.



2.5 Vision Statement

This vision statement is intended to give a broad, aspirational image of the future that someone or a group of people is aiming to achieve. The vision statement is writing in present tense, in a positive tone and is easy to understand. From this exercise the following vision statement was created:

In 2038...

St. Walburg’s population will be reaching approximately 1600 people. We have a positive attitude, a vibrant self-sustaining-propagating community group of volunteers. People are filling varying types of homes within the community and there will be a full complement of health care amenities, businesses, recreation facilities, events and programs.

2.6 Goals of the Community

The St. Walburg 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 upon these goals.

Residential Development

To provide for a diverse range of housing types required to serve the current and future lifecycle needs of the people, from young families and couples first moving into the area to seniors living comfortably and near all the required amenities, within the Town of St. Walburg.



Economic and Tourism Development

St. Walburg prides itself as a small-town community, and is also recognized as a hub to the local farmers and residents of the area and for the residents of the lake district. St. Walburg supports regional and sustainable economic and tourism development opportunities, with the wide variety of services and amenities available and the natural beauty that surrounds the area.

Environment Management

To reduce resource consumption and to protect natural systems and ecological sensitivities, which include air quality, while encouraging access and development on land surrounding the Town.

Heritage Resources

To continue to conserve, interpret and promote the rich history St. Walburg has to offer in a manner that is appropriate and complementary to other potential development in the area. St. Walburg is home to the museum in the former Catholic Church, the Chuck Wagon Interpretative Centre and the Imhoff Museum, as well as other natural, built and intangible forms of heritage.



Sustainable Servicing

To support economic and social growth within the community and the region in a safe and economically sustainable manner by locating new development in serviced areas where possible to ensure the efficient and effective usage of municipal infrastructure.

Community Development

To view the Town of St. Walburg as a collaborative focal point to encourage community development and entrepreneurship for the benefit of the local citizens.

Agricultural Pride

To promote agriculture as one of the Town's most important factors to the overall economic well-being. The Town is committed to maintaining and protecting it from incompatible development and as well as allowing to co-exist sustainably with the growing oil and gas industry in the area.

Inter-Municipal Co-operation

To participate in and foster dialogue between the Rural Municipality of Frenchman Butte, the Town of Turtleford and the Village of Paradise Hill. Other opportunities to partner with Lake Resorts and First Nations will also be explored.



Section 3: Town of St. Walburg – A Look Forward

3.1 General Development Land Use Policies

Objectives

- To ensure development is located in areas where the capacity exists to host such developments and is reflective of the Plan and Future Land Use Map.
- To explore service delivery options which are financially viable for the Town.
- To encourage the clustering of development to ensure the best utilization of the land is achieved.

- .1 The Town shall have a sustainable form, mix of uses and densities that allow for efficient use of land, infrastructure, and public facilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term needs for the community.
- .2 The Town will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases. This Plan will strengthen and maintain the small town character through policies and provisions.
- .3 Sustainable policies and sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies will be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged.
- .4 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, recognize significant features and reduce access connections to provincial roads and highway to minimize disruption to traffic flow.
- .5 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. 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 Major deviations to the Plan design and policies shall require an amendment. The Future Land Use Map in Appendix "A" shows the general designation of land use.
- .7 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Plan.



- .8 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, resource based, tourism, recreational, commercial, industrial, and institutional uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.
- .9 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development will be encouraged to locate adjacent to roads which have been designed and constructed to accommodate their activities.
- .10 Clustering to adjacent built-up areas shall be encouraged, as well as considerations for compact form, mix uses and densities that allow for efficient use of the land, infrastructure and public facilities. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .11 In managing growth and change, the Town shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned to support the intensity and type of development.
- .12 Servicing agreements shall be required at the time of subdivision to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision. Subdivision Fees or Development Levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.
- .13 Land development shall also be evaluated on the degree of prematurity including the consideration of the number of unsold and undeveloped sites in previous phases of the area being subdivided/rezoned or similar site in adjoining developments.
- .14 Prior to approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community, including: employment, tax revenues and other economic and social opportunities.
- .15 Future subdivision and development shall be in accordance with this Plan. Major deviations to the Plan design and policies shall require an amendment to this Plan. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the affected Municipality that the proposed development would maintain the overall intent of the OCP policies.



3.2 Community Engagement

The Town of St. Walburg is committed to an open and transparent process, in order to recognize the needs and wants of the community as a whole. The Town would like to improve communications in order to have a stronger relationship among all citizens. St. Walburg is a vibrant and cultural community, one of its many assets, and the continuance of this spirit is seen as a priority. Involvement of all community members, regardless of social and economic standings, including those who live outside of the Town, will continue to be a cause for celebration.

Objectives

- To promote communication among all residents and businesses.
- To continue to engage the public in community initiatives.
- To encourage and foster local stewardship and citizen participation in Town committees.
- To promote a strong awareness of municipal happenings and events, new regulations (i.e. bylaws) among residents, businesses and other land owners.

General Policies

- .1 The Town will encourage and enhance broad community engagement in planning and decision making by ensuring an open and transparent process and communication is utilized to involve all residents within the Town and wider District.
- .2 The Town will regularly communicate with the community through mediums that connect the public together with municipal officials including though not limited to print, web-based, radio and open forums allowing public participation.
- .3 The Town will strive to enhance local communication through an open and transparent process which brings the public together with municipal officials: this includes regular reports to the community and forums allowing public and research.
- .4 Advisory committees may be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural and environmental issues.
- .5 The Town shall investigate opportunities to involve community members in Town Meetings (or Committees) by advertising meetings as open to the public and by exploring possibilities to elect/ appoint representatives from the community at large (versus acclamation).
- .6 The Town may establish adhoc advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.



3.3 Residential Land Use

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

Objectives

- To encourage a wide range of housing options for the community which are supportive of varying income levels.
- To include senior housing that works to create both a sense of community while respecting people's need for their own independent sense of "home".
- To promote the construction of rental housing for families.
- To provide a mixed use approach to housing that incorporates "green technologies" (e.g. wind farm by the lagoon; passive and active solar).
- To promote infill developments on vacant or under-utilized land.

General Residential Policies

- .1 The Town will identify suitable future residential development areas, outline a servicing and subdivision sequence of development and ensure that new residential development is consistent with the Town's long-term infrastructure plans.
- .2 The "Future Land Use Concept Plan" (Appendix "A") will provide for the development of residential and compatible land uses to accommodate a variety of housing forms provided for within the Zoning Bylaw.
- .3 When planning new residential areas or rezoning portions of land for residential use, the proposed development shall have regard to:
 - a. Compatibility of adjacent land uses;
 - b. Avoidance of environmentally sensitive and/or hazardous areas;
 - c. The ability of the Town to provide cost-effective municipal services;
 - d. The impact on financial and capital planning by the Town of St. Walburg;
 - e. Zoning, subdivision design, street layout, and site planning;
 - f. The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and
 - g. Provision of land for Municipal Reserve pursuant to *The Planning and Development Act, 2007*.
- .4 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion.



- .5 Developments shall preserve and integrate natural features such as vegetation, trees, topography, streams, and natural drainage patterns
- .6 The Town shall explore opportunities to work with the RM of Frenchman Butte to identify areas of potential future growth surrounding the community.
- .7 Redevelopment and infill residential development will be supported to maximize the use of existing infrastructure and services.
- .8 The Town shall clean up old abandoned housing and buildings and disposal of insignificant and dilapidated buildings where needed for infill development.
- .9 Residential building construction will be regulated by the Building Bylaw to ensure a high quality of housing consistent with *The National Building Code of Canada*. The safe construction and maintenance of dwellings, along with the certification of modular homes to meet safety standards, will be enforced.
- .10 RTM (ready-to-move) homes and modular housing units are suitable within any residential area if constructed to complement neighbourhood dwellings. These newer forms of pre-fabricated dwellings are required to meet the construction standards of the *National Building Code of Canada*.
- .11 Rental housing options will be encouraged to mitigate the present shortage of rental accommodation.

Affordable Housing

- .12 The Town shall support affordable housing by:
 - a. Identifying appropriate locations for its development;
 - b. Assisting in the development review process; and
 - c. Participating in affordable housing projects where appropriate and within financial capabilities.
- .13 The Town will investigate options for cooperative, co-housing, and sweat equity housing models which will enable residents to work toward becoming homeowners.
- .14 Affordable housing will be supported by the Town through investigation of subsidized options or incentives to draw new residents or families to the community.
- .15 The Town will seek opportunities to apply for grants or conditional funding from other orders of government and agencies to support the development of affordable housing.

Senior Housing

- .16 The Town may contribute to the provision of affordable senior housing units in the form of townhouses and other multi-unit dwellings through incentives.
- .17 Varying levels of care for the elderly shall be provided for within the Town of St. Walburg.
- .18 The Town shall work with neighbouring municipalities to advocate for the construction of senior care facilities within the community of St. Walburg or within the wider region, to ensure residents continue to have a home within the area into the future.



- .19 The Town may work with local community groups to advocate for the need and placement of seniors living facilities within the area.
- .20 Seniors or special needs housing shall be located within walking distance of amenities and services in order to provide better access to those with reduced mobility.

Multi-family Housing

- .21 Multi-unit dwellings will be encouraged on 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.
- .22 Condominiums, a type of ownership which provide for a number of individually owned units with shared common property, will be encouraged.
- .23 Higher density housing shall be encouraged in order to improve the sustainability of the community and to meet the market demand. Such development shall be appropriately located within proximity to local services, communal open space, and commercial facilities.



Home-Based Business

- .24 Home-based business is an important element in enhancing commercial enterprise and overall economic development in the community, and will be accommodated wherever possible.
- .25 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.
- .26 The Zoning Bylaw shall specify development standards for home-based businesses.
- .27 Home-based businesses will be required to comply with the Building Bylaw and *The National Building Code of Canada*.



Mixed Use

- .28 A mixed use development should contain two or more significant uses that are mutually supportive.
- .29 Mixed use developments shall be encouraged that include a residential component and allows for sufficient and varied choices in the location of mixed use development.
- .30 A mixed use development provides the opportunity for residents to live and work in the same space. Mixed-use developments must include a residential component and may require special consideration when choosing an appropriate location.
- .31 A mixed use development should provide a safe, comfortable, and attractive environment to residents, pedestrians and customers.



3.4 Commercial and Industrial Development Policies

The Town of St. Walburg currently has a number of commercial and industrial amenities which act as employers to the community and surrounding District. A number of businesses focus on the service sector, while a large section of businesses also cater to the natural resource activities within the area including agriculture and oil and gas. St. Walburg is seen as a hub to the District due to the wide array of services it provides.

Objectives

- To support existing businesses/ uses and welcome new commercial development to the community including home-based businesses.
- To promote a teeming and vibrant commercial core.
- To facilitate commercial infill where possible.
- To identify land for future Highway Commercial and Industrial uses.
- To encourage environmentally friendly practices in industrial areas.
- To rehabilitate brownfield lands for redevelopment where ever possible.
- To provide greater services for the travelling public, local area and community members.

General Commercial Policies

- .1 The Town will promote economic development and competitiveness by providing for an appropriate mix and range of industrial, commercial and institutional uses.
- .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. The Future Land Use Map "Appendix A" indicates areas designated for commercial development.
- .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.
- .4 Various commercial amenities shall be encouraged to locate within the Town to supplement existing services and to respond to the needs of the community. Amenities such as restaurants, bakery, coffee shops, automotive services, small family businesses, clothing stores, organic farming opportunities and various other businesses.
- .5 New developments shall strive to share parking facilities to lessen the impact of vehicles on the Town's roadways.
- .6 The Town shall encourage the rental of business space to encourage entrepreneurship within the community to foster starting businesses, small enterprises, and artistic and cultural endeavors.



- .7 Businesses are encouraged to work together to support the community in various types of community and/ or local improvement opportunities or expanding business opening hours.
- .8 The Town shall strive to be known as the 'hub' to commuters and local members of the community for various types of amenities.
- .9 The Town shall explore possibilities of attracting various trade workers to the community to expand upon the various services provided.

Core Commercial

- .10 The Town shall consult with individuals, business owners and organizations to identify initiatives that would encourage businesses and enterprises to locate in the Core Commercial.
- .11 The Core Commercial area will be prioritized as a location for retail activity, professional services, government functions and cultural activities. The Town will consider redevelopment of residential properties for higher density and seniors' residential projects within or adjacent to the Core Commercial area.
- .12 Within the Core Commercial area a gradual conversion from low density residential sites to higher density residential and/or commercial uses will be encouraged.
- .13 Rezoning of commercial areas to residential will not be supported by the Town other than for higher density residential development.
- .14 The Town shall investigate incentives to encourage business owners to upgrade the appearance of the buildings on Main Street to create a vibrant downtown core.
- .15 The present mix of business space and green space along the core commercial area shall be maintained.



Highway Commercial / Industrial

- .16 The "Future Land Use Map" (Appendix "A") identifies the location of future Highway Commercial and also the location of a grouped Industrial development.
- .17 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of activities. Highway Commercial/Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.



- .18 The infilling of vacant industrial and commercial land or expansion of developed areas will be encouraged.
- .19 The Town will assist the appropriate agencies to identify contaminated sites that may exist in the community and cooperate in the development of appropriate mitigation plans for those sites. Incentives may be considered for redevelopment of brownfield sites so long as the development includes undertaking appropriate environmental assessments.
- .20 Highway Commercial/Industrial development will generally include uses serving the travelling public, require good vehicular access, highway exposure, and be larger sites. Service and retail commercial uses may be accommodated to provide a degree of flexibility as regulated by the Zoning Bylaw.
- .21 Highway Commercial/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.
- .22 The Town shall support and prioritize “green” industrial and commercial development over conventional options.
- .23 Where necessary, the Town may acquire land for industrial and commercial development through purchase or exchange of lots.
- .24 Residential development shall be discouraged in the Highway Commercial/Industrial area.
- .25 Care shall be taken in siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, 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.
- .26 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through spatial separation shall be located according to the separation distances outlined by the appropriate provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.
- .27 The Town shall advocate for the creation of a truck stop along the main highway as a location for large trucks or commuters to rest.
- .28 New Highway Commercial/Industrial development requiring rezoning of land will be evaluated based on the following factors:
 - a. Consistency with the “Future Land Use Concept Plan” and any other relevant reference maps;
 - b. Site planning and land use compatibility with existing development;
 - c. The capacity of the Town to provide efficient and economical municipal services, at a cost that can be borne by the development;



- d. Provision for safe movement and integration of vehicular traffic on local streets and with controlled access to the highways;
 - e. The site shall have direct and approved access to a major public road system; and
 - f. The development shall not have adverse impacts on groundwater.
- .29 Visual appearance standards shall include landscaping of all Highway Commercial/Industrial development. Landscaping standards shall be provided in the Zoning Bylaw.
- .30 Highway Commercial / Industrial developments shall be buffered from non-compatible uses, in particular residential development.
- .31 The Town will promote and maintain an aesthetically pleasing Highway Commercial/Industrial district controlled by development guidelines and regulations provided in the Zoning Bylaw.

Home Based Businesses

- .32 Home-based businesses may be accommodated provided they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.
- .33 Home-based occupations or businesses shall be encouraged in the Town as valuable contributors to the district economy. The Zoning Bylaw shall specify development standards for home-based businesses.

3.5 Community Services

The Town of St. Walburg is well known for the various community oriented programming offered to local and regional residents. Clubs and organizations put on fundraisers, community and recreational events, festivals and numerous other social and cultural activities. Opportunities such as these make St. Walburg a dynamic and thriving community, filled with varying options to be involved in community life.

Objectives

- To support and encourage continued investment in community services that benefit the Town and surrounding area.
- To work cooperatively with neighbouring municipalities, community based organizations and the private sector to deliver a full range of community services and amenities .
- To encourage the expansion of education facilities within the community.
- To support local volunteers in their endeavors within the community.

General Community Service

- .1 The Town will work with service delivery agencies, other municipalities, First Nations communities and other jurisdictions by:
 - a. Participating in activities enhancing the delivery of services;
 - b. Assisting in site planning for public service uses;
 - c. Ensuring infrastructure development that supports public service uses;
 - d. Supporting, as appropriate, the joint use of community facilities as a means of providing cost efficient services to the public;
 - e. Accommodating public service development in appropriate locations in the community compatible with existing land use as may be permitted by the Zoning Bylaw; and
 - f. Entering into collaborative inter-municipal or inter-agency agreements.
- .2 Proposed Community Service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.
- .3 The Town will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.
- .4 The Town will work in partnership with other jurisdictions, First Nations communities and other agencies as a means of providing and sharing services effectively and efficiently.
- .5 The Town will monitor the adequacy of institutional 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 for youth, senior and families.



- .6 The Town will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.
- .7 Neighbourhood-oriented institutional uses such as schools, churches and day care facilities may locate within the area they serve. These Community Service uses are allowed to locate in all districts and will not require an amendment to the Official Community Plan.
- .8 The Town will utilize energy efficiency and conservation practices in public buildings and amenities.
- .9 The Town will encourage volunteerism by all ages within the community and wider to partake in community organizations, service clubs and events.
- .10 Service clubs such as the Elks, Royal Purple, CWL and other organizations shall have ongoing support from the Town of St. Walburg. Local service clubs which provide catering services such as the Royal Purple and the Catholic Women's League (CWL) shall continue to be supported by the Town and wider community.
- .11 Organized youth activities, such as the Girl Guides, Boy Scouts, Cadets or other groups shall be encouraged to locate within the community.
- .12 The Town shall support the St. Walburg and District Historical Museum.
- .13 Opportunities to create youth centres or gathering spaces shall be considered by the Town of St. Walburg to ensure a place is created for the youth of the community outside of the school.



Education Policies

- .14 The Town supports the St. Walburg School as a vital and integral facility for the greater community which is utilized for a variety of local and regional events.
- .15 The Town, in conjunction with the St. Walburg school and local business owners shall encourage the creation of a work placement program for youth within the community to provide opportunities to experience various types of career choices within the local setting.
- .16 The Town will encourage secondary education opportunities to locate within the community including: certificate opportunities for trades, regional colleges and online class options to provide a variety of learning prospects for residents.

3.6 Community Economic Development and Tourism

The Town of St. Walburg is recognized as the hub to the local farmers and residents of the area and for the residents of the lake district. Every year St. Walburg hosts a number of festivities, thanks to the support of local volunteers, which have made St. Walburg known provincially, nationally and internationally. The Town has twice won Liveable Communities Award giving recognition to the community's innovative thinking and wide-based community support.

The Town supports regional and sustainable economic development opportunities. There are many services available within St. Walburg including commercial, retail, grocery store and industrial businesses relating predominately to agriculture and oil and gas. These services and amenities are critical to the economic viability of the Town.

Objectives

- To promote St. Walburg as the “Hub” of the region.
- To provide greater services for the travelling public.
- To support and expand existing businesses and uses and welcome new commercial development to the community.
- To work with neighbouring municipalities to promote tourism opportunities within the region.
- To promote small business and artistic/cultural endeavors within the community.
- To expand upon community festivities and events.
- To promote and expand various tourism opportunities and locations within the community.

Economic Development Policies

- .1 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment including industrial, commercial and institutional uses by ensuring the necessary infrastructure is provided to support current and projected needs.
- .2 The Town will pursue partnerships with neighboring communities to establish a regional committee on expanding economic development and tourism opportunities.
- .3 The Town will encourage and support the establishment of a farmers' and local arts market to occur seasonally and to encourage support for local producers as an element of community sustainability.
- .4 The Town shall explore possibilities of working with the RM of Frenchman Butte to identify possible economic development areas for the community.
- .5 The Community shall pursue initiatives that strengthen the Town's regional status:
 - a. As a retail, distribution, and service centre for the rural and urban communities.



- b. As a service centre for the oil and gas industry;
 - c. As a regional education centre;
 - d. As a centre for regional health and medical services; and,
 - e. As a centre for regional recreational and cultural activities including special events, conventions and tourism activities.
- .6 The Town recognizes entrepreneurs as an integral for the provision of many services within the community and shall support these types of endeavours within the community.
- .7 The Town shall encourage local businesses to foster stewardship over the regional area and community as key players for the community. Encouragement and/or possible incentives will be given to maintaining a clean business area, becoming self-sustaining in power/ resource provision and encourage non-polluting operations.
- .8 The Town shall investigate opportunities to revitalize elevators to be utilized for community use and operations.



Tourism Policies

- .9 The preservation of present cultures and traditions through festivals, dances and other events will be seen as essential to the community and shall be maintained and enhanced when opportunities arise.
- .10 The Town shall advocate for a joint tourism plan with neighbouring municipalities to showcase the natural beauty within the region.
- .11 The Town will utilize its communication networks including a municipal operated cable network to encourage residents to be involved and volunteer in culture, tourism and sport within and around the community.
- .12 The Town will continue to promote the various accommodation options available in the community for social functions and visitor lodging.
- .13 The Town will work with neighbouring communities on joint events and promotions for the benefit of the region as a whole.
- .14 Signage throughout the Town and on the highway will be enhanced as a means of self and regional promotion.
- .15 The Town supports the development of eco-tourism and eco-themed events which may include nature walks, bird watching, guided tours or events which value the natural environment within the region.



- .16 Guided tours of the community's environment, history and culture shall be encouraged as a way of showcasing the communities attributes to the wider public.**
- .17 The upgrading of camping facilities for visitors within the Town is seen as a priority to attract tourists and visitors to the area.**
- .18 The Town shall consider options of providing bike rentals as a tourism feature to provide better access to local trail networks.**
- .19 Year round seasonal activities and festivals shall be promoted by the Town including the Blueberry Festival, St. Walburg Fair and numerous other events. The incorporation of new events shall be considered such as winter sleigh rides, ice hotels, or other recreational/ cultural seasonal opportunities.**
- .20 The Town shall encourage endeavors to attract tourism through various opportunities of providing bed and breakfasts, spa retreats or other forms of accommodation.**



3.7 Recreation

The Town of St. Walburg provides a number of recreational opportunities to the community. Walking and cycling trails loop through the community. The arena, bowling alley, golf course, curling rink, gym facilities and sports fields provide various recreation pursuits to the community. A number of sports options are also provided through the St. Walburg school to K-12 students such as basketball, volleyball, badminton and track and field.

Objectives

- To encourage activities within the Town for all ages and physical abilities.
- To ensure the maintenance and ongoing support for community facilities.
- To expand and preserve outdoor recreational space for the community.
- To promote new recreational opportunities to locate within the community.
- To encourage the conservation and expansion of green space and buffer strips within the community.
- To provide park and outdoor recreation space that meets the diverse needs of the community.

Recreation Policies

- .1 The Town shall encourage programs and extracurricular events as a means of promoting activities within District for younger families and youth.
- .2 The Town will promote the use of existing community space such as halls, arenas and school area as resources to be utilized in the programming of recreational and cultural activities to ensure these amenities remain vibrant into the future.
- .3 The Town shall consider the possibility of constructing a sportsplex/multiplex to include a variety of recreational activities to the public such as swimming pool, tennis court, gym, track and other amenities.
- .4 The Town shall conserve an integrated and linked system of parks, green space and recreational facilities to meet the recreational needs of a growing community. (i.e. splash parks and swimming amenities, football and soccer fields)
- .5 Public spaces such as parks and green spaces shall be maintained and kept free of litter and debris.
- .6 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the district for year-round recreational pursuits.



- .7 The Town shall investigate the opportunity of creating a park geared toward older youth and seniors citizen's physical needs. Park space could be considered to include exercise based playground equipment.**
- .8 A network of pedestrian, cycling, ski, scooter and other modes of transportation shall be identified. The Town shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters and cyclists.**
- .9 The construction of a picnic area near the Chuck Wagon Interpretive Centre shall be investigated by the Town.**
- .10 The Town shall establish landscape design standards for municipal reserve buffers along major roads, green spaces, near oil storage facilities, industrial developments, walkways, bicycle paths and other public spaces.**
- .11 The Town shall explore opportunities to reclaim the old landfill site to be transformed into a community park space.**
- .12 In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas generally intact.**
- .13 Park space will be provided as required to meet public needs in the community. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.**
- .14 Playground areas for youth shall be encouraged to be interspersed throughout the community to ensure children have close access to recreational amenities near their home.**
- .15 The Town shall encourage the utilization of the railway line to be converted trail system for various methods of transportation including walking, cycling and including more active recreation such as monitored and signed recreational vehicles (i.e. quads) or snowmobiling.**
- .16 Wildlife/bird watching amenities to admire local animals, flora and fauna shall be encouraged to be developed within the Town/local region.**
- .17 The Town shall advocate for the improvement of racetrack facilities for chuck wagon races, as this is a key recreational activity for the community and is part of the wider region circuit.**



3.8 Ecological Resource Policies

St. Walburg is located in a region thriving with woodland, lakes and natural prairie. The Town itself exhibits an urban tree canopy, small bodies of water and areas of natural grassland. The closeness of these environmental features gives the Town of St. Walburg its distinctive character and beauty.

Objectives

- To acknowledge and protect natural, environmental features, and systems within the Town of St. Walburg
- To increase awareness and sensitivity to minimize ecological disruption.
- To extend the responsibility for sound environmental management to property owners and developers.
- To ensure adequate distances (buffers) are provided between urban development and oil well/battery sites.
- To restrict development on land that is environmentally sensitive and or subject to development risks.

Natural Resources and Ecological Sensitivities Policies

- .1 Future development shall integrate the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Natural areas and sensitive environmental area shall be identified and protected where human activities may create potential to stress the environment.
- .2 Environmentally sensitive lands in St. Walburg 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 When reviewing applications for development, consideration shall be given to the proposal's conformity with these 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.
- .4 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.
- .5 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.



- .6 The Development shall not deplete or pollute groundwater resources within the Town. Permeable surfaces shall be maximized to reduce storm water runoff and recharge groundwater.
- .7 Buffer Strips should be maintained adjacent to watercourses and water bodies to allow for protection measures against erosion, sediment control and flood hazards, as well as buffering around heavy industrial and oil related activities. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .8 Natural grassland and riparian areas within the Town and surrounding areas shall be protected. Surrounding land use developments shall be compatible and non-threatening to the native species.
- .9 Where an area exhibits potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- .10 Retaining and expanding upon green space within the Town including: a healthy stock of urban trees / forest, community gardens and tree nurseries shall be encouraged to ensure the natural environment can be enjoyed by all members of the community.
- .11 The Town shall encourage residents to keep a healthy stand of trees upon their properties in order to mitigate the transmission of disease affecting trees in the community.
- .12 The Town shall advocate for the movement towards sustainable use of energy and water within the community to ensure amenities are available for future generations.
- .13 The Town will encourage the creation of local market gardens or garden space to provide fresh food for the community.

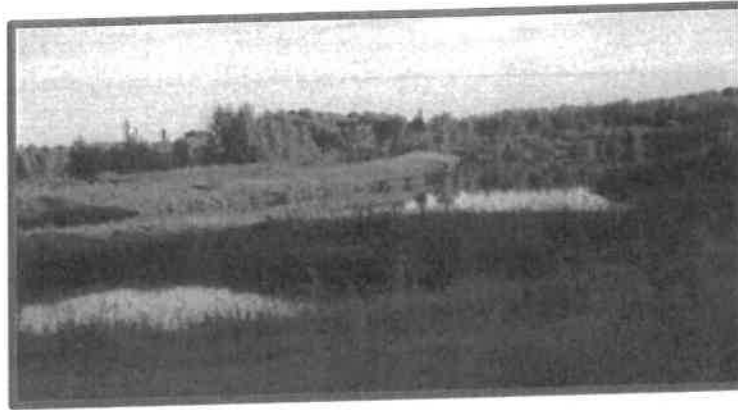


Municipal and Environmental Reserve

- .14 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*.
- .15 Public, Municipal, and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages, for natural drainage courses, storm or run-off water retention, or other similar use.
- .16 The Town will encourage incorporating environmentally sensitive areas and manmade surface drainage facilities such as existing drainage channels, into the park and green space system.
- .17 When dedication of 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 Town.



- .18 Subdivision applicants will be required to dedicate 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.
- .19 Public reserves locations that support a combination of parks, green spaces, nature reserves and recreational facilities will be encouraged.
- .20 New subdivisions must include walkway easements or municipal reserve linking the area to existing development. The use of municipal reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and through Town when possible.



3.9 Heritage and Cultural Resources

St. Walburg is a rich community filled with history and culture which its citizens are proud to showcase. St. Walburg Main Street is home to a museum in the former Catholic Church and Church Groto which showcases local historical items. As well as a Chuck Wagon Interpretive Centre in the old CN station and Imhoff Museum contribute to the local heritage and culture.

The Town has a strong sense of community pride that they strive to support through a wide array of social and cultural initiative. Many events are planned within the community over the course of the year to attract individuals from local and global communities. Prominent artistic and cultural amenities are seen as assets to the community. Many events have become renowned including the St. Walburg Fair and more famous is the St. Walburg Wild Blueberry Festival held in August of every year.

Objectives

- To promote St. Walburg's unique heritage and cultural background which provides an opportunity to create a context where cultural and heritage resources continue to be valued, promoted and conserved.
- To be responsible stewards of heritage resources ensuring a balance between urban development and heritage conservation.
- To ensure an inventory of buildings that include historic churches, halls and landmarks is undertaken.
- To restrict development on land that is environmentally sensitive.

Heritage Policies

- .1 The Town will work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks and districts utilizing the Parks Canada Historic Guidelines and Standards.
- .2 The Town will move forward where criteria is met, for the designation of respective building, sites, and districts either municipally, or where applicable, provincially, nationally and internationally.
- .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



- .5 The Town will ensure existing heritage resources are protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
- .6 The Town will investigate and develop a program of incentives, designations, heritage preservation, as well as financial and human resources.
- .7 The Town will continue to cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within St. Walburg. The Town encourages partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the region.
- .8 The Town shall protect its natural built heritage through the preservation of key historical buildings such as the CN Station, Catholic Church (now the St. Walburg Museum), Church Grotto, and other historical amenities identified by the local community.

Cultural Policies

- .9 The Town will cherish and encourage further development to cultural amenities within the Town including the Chuck Wagon Monument, Centennial Park, Larre Park and other community areas.
- .10 Festival and events such as the Blueberry Festival, Polka Fest and other cultural days shall be encouraged and expanded upon into the future. Other festivities such as concerts, dances, historic or cultural days shall be promoted.
- .11 The Town shall work with any local newspaper to help promote and expand services to the community and wider regions.
- .12 The Town shall encourage artistic and cultural entrepreneurs to locate and expand services within the community.
- .13 The Town shall advocate for the creation of more cultural and historical murals within the community.



3.10 Public Health and Safety

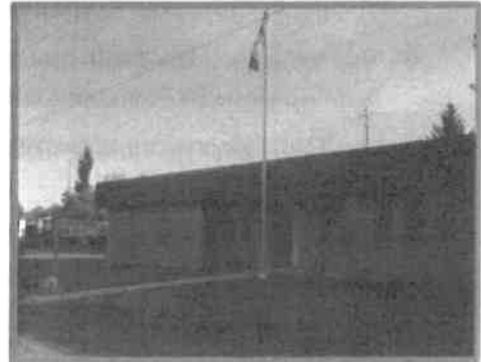
The Town of St. Walburg currently has a Health Center which has lab and x-ray services. The Health Care Centre is usually open a few days a week with the services of a nurse practitioner and palliative care services continue to be offered. Another health amenity within the community is Marshall's Ambulance Service which serves the local and regional residents. Seniors living facilities are a key amenity within the community and local residents would like to see expanded and maintained in the future. St. Walburg currently has a twenty-eight bed, full service living facility for the elderly, a ten unit manor and twenty units of one bedroom duplexes which also provide a variety of housing options for seniors. Meal on wheels and home care also provide assistance to many individuals within the community.

Objectives

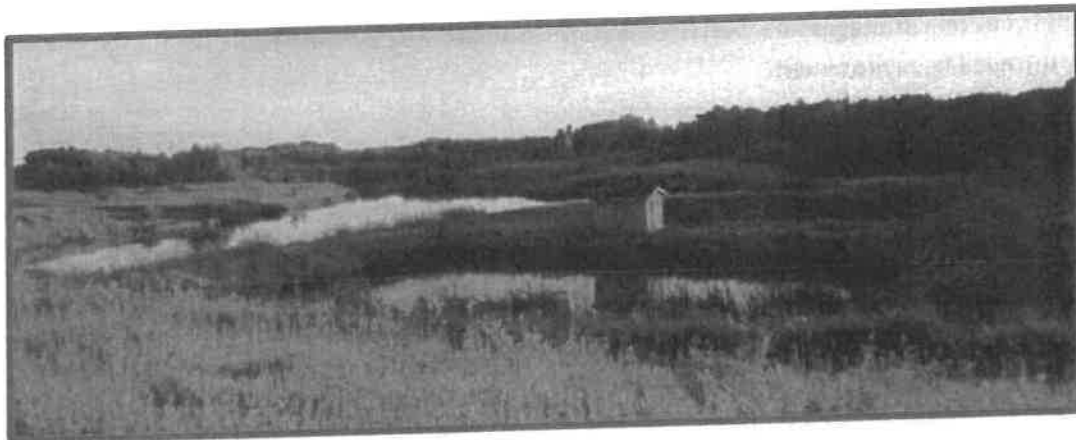
- To expand health services for the community.
- To work collaboratively with neighbouring municipalities to attract needed health amenities.
- To advocate for seniors living facilities within the community.
- To ensure emergency service and evacuation plans are in place.
- To maintain and promote ongoing services such as the local ambulance for the region.
- To promote a handi-van method of transportation for community members.

Policies

- .1 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. As well, all firefighting requirements will be considered as a part of every re-zoning application, subdivision review and servicing agreement.
- .2 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. An understood and practiced plan needs to be maintained.
- .3 Emergency service and evacuation plans shall be reviewed annually to ensure the most up to date information is provided within the document.
- .4 The Town will work collaboratively with neighbouring municipalities to ensure emergency service delivery is available to the local area and regional area.
- .5 The Town shall encourage the maintenance and ongoing service of local ambulance services to the local and regional community members.
- .6 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.



- .7 The handi-van system for the elderly shall continue to be maintained within the community and promoted to encourage a safe method of transportation for the aging population.
- .8 The Town shall encourage the creation of a Community Watch organization to encourage the safety of local residents.
- .9 Professional medical personal such as dentists, optometrists, nurse practitioners, doctors and other medical fields shall be encouraged to locate within the community to serve local and regional residents.
- .10 The Town shall advocate for the provision of health services within the community to include an operational community clinic with full time medical services, varied professional medical personal, senior care facilities with various levels of care provided to the community, and other amenities needed for community and regional residents.
- .11 The Town shall work with the local RCMP to ensure their presence remains within the community.
- .12 The Town will work with local law enforcement to advocate for a drug free community.



3.11 Public Works Policies

The Town sees a priority in the proper and adequate maintenance of public works. The Town is committed to providing these services to the community in a safe and sustainable manner through investigating new and innovative options.

St. Walburg currently utilizes an underground aquifer as their main source of drinking water. The Town is slowly replacing water lines to upgrade the water system. The lagoon adjacent to the Town is currently at capacity. Town Council is investigating options to relocate the lagoon in order to expand the system capacity. The landfill has also approached its permitted use and the issue is being addressed.

The solid waste site is in the process of undergoing an assessment. The Town is investigating other options for service provision. Recycling options are available to the public; this facility is located adjacent to their Elks Hall.

St. Walburg has currently undergone some new development which focuses on using environmentally sensitive practices to ensure impact on the area is minimized. The use of energy efficient street lighting, water reduction strategies and waste reduction strategies help ensure the Town has less of an impact on the surrounding environment.

Objectives

- To provide for orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations
- To maintain appropriate service level of all utilities in order to ensure that the potential for infill and growth is not adversely affected
- To provide an acceptable level of recycling, solid waste collection and disposal that is economical and environmentally progressive
- To maintain attractive residential, commercial and industrial areas including roads, sidewalks, sewers and water
- To offer opportunities for sustainable utility provision within the community.

General Policies

- .1 The Town shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards and other public utilities.
- .2 In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with policies from the Official Community Plan, to ensure the effective and efficient control of development and public spending.
- .3 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 St. Walburg;
- d. The logical extension of existing services; and,
- e. Growth trends.

Water and Sewer

- .4 The Town will ensure source water is protected from contamination and overconsumption.
- .5 The Town will promote the use of efficient, low-flow water fixtures through potential incentives or rebates.
- .6 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.
- .7 The Town will investigate water quality on a regular basis to ensure that potable water is healthy and free of contaminants.
- .8 The Town shall support working with the neighbouring RM to find an alternate lagoon location and negotiate an inter-municipal agreement in regards to operation and cost.
- .9 The Town shall support a full cost recovery system for water usage as a means of conserving water within the community.

Utilities

- .10 The Town shall consider the usage of wind and solar opportunities for the community to promote sustainable living.
- .11 Within future growth areas connection to district renewable energy systems will be considered in place of standard utility service connections.
- .12 The Town will cooperate with neighbouring municipalities, regional, provincial and private agencies to provide utility services.
- .13 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services negotiated through a servicing agreement.
- .14 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.

Waste Management and Reduction

- .15 The Town shall encourage various waste reduction strategies to promote a sustainable community.
- .16 Recycling and compost options shall be provided to the residents either through local initiatives or regional based initiatives with neighbouring municipalities.
- .17 Waste management options shall be explored by the Town in conjunction with neighbouring municipalities to promote cost savings for the region.
- .18 The construction of a recycling depot shall be investigated by the Town.



