

2018



TOWN OF STOUGHTON

OFFICIAL COMMUNITY PLAN



CROSSROADS OF FRIENDSHIP



Images Courtesy of the Town of
Stoughton's Website

Prepared by Prairie Wild Consulting Co.
www.prairiewildconsulting.ca

Prairie Wild
CONSULTING
Preparing Communities for the Future

THE TOWN OF STOUGHTON

Official Community Plan Bylaw No. 444/18

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

Read a first time this DAY day of MONTH , 20 YEAR

Read a second time this DAY day of MONTH , 20 YEAR

Read a third time and passed this DAY day of MONTH , 20 YEAR

SIGNATURE OF MAYOR

MAYOR

SEAL

SIGNATURE OF CAO

CHIEF ADMINISTRATIVE OFFICER

THE TOWN OF STOUGHTON

Official Community Plan Schedule "A" to Bylaw No. 444/18

SIGNATURE OF MAYOR

MAYOR

SIGNATURE OF CAO

CHIEF ADMINISTRATIVE OFFICER

SEAL

SIGNATURE OF REGISTERED PROFESSIONAL PLANNER

LENORE SWYSTUN, MCIP, RPP

Director

Prairie Wild Consulting Co.

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SAMANTHA MARK, MCIP, RPP

Senior Manager of Regional and Community Planning

Prairie Wild Consulting Co.

SEAL

ACKNOWLEDGEMENTS

The community of Stoughton has come together to plan for the future of the town. Through a comprehensive planning process, community members provided valuable input that has shaped the goals, objectives and policies for the community's future. Strengthened capacity and partnerships have formed to achieve a shared vision.

The Town of Stoughton would like to acknowledge traditional Treaty 4 territory and Métis homelands. As we work towards reconciliation, we recognize we share and respect the land on which we reside.

Thank you to the following for their efforts in the development of this Plan and the Zoning Bylaw:

- Mayor and Council – for guiding the a proactive planning process;
- Town of **Stoughton Administration** – for your input and support;
- Community Members who attended in the Community Wide Meeting and completed a survey – for your knowledge and insights for the future; and
- Prairie Wild Consulting – for facilitating the planning process and developing the planning tools.



MESSAGE FROM MAYOR AND COUNCIL

Our community is important to us. It is a place where we to do business, recreate, access services, participate in community programs and services, and call home.

The municipal landscape is changing and it is important local governments think about how we *plan* now and into the future. This includes consideration for:

- Community economic development;
- Recreation and tourism;
- Health and emergency services;
- Safety;
- Community services and educational amenities;
- Infrastructure and transportation;
- Heritage and Culture;
- Growth and development in and around our municipal boundaries; and
- How we work with our neighbours.

To help organize our path forward, as your community representatives, we engaged you to provide input in the development of this Official Community Plan. This Plan captures our community's vision and goals for the next 25+ years. It identifies what is important to us and where we want to go and grow in the future in the areas mentioned above.

Our Plan identifies our local strengths and assets, and opportunities to build on these. This Plan is a reflection of our community.

We are and will continue to be the crossroads of friendship.



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HOW TO READ THIS PLAN

The Official Community Plan (OCP or Plan) is a policy document which contains statements of intent or action that seek to fulfill the objectives that are developed to guide the community towards a shared vision. Each section and policy is linked to one another, and the Plan is meant to be read in its entirety. The OCP promotes a comprehensive understanding of the future direction the community envisions.

As a policy document, the Plan is intended to guide future growth and development for the Town of Stoughton over the next 25 years and beyond. Policies and action statements reflect the community's voice and shared vision for the town. This Plan is organized into four sections with appendices that include the following:

Section 1: The Official Community Plan

An introduction to the Plan provides background information and guidance including the vision and overarching goals that align with the vision.

Section 2: Welcome to the Town of Stoughton

Further background information and context of the community and region including a brief history, socio-economic context and future opportunities.

Section 3: Community Planning Objectives and Policies

Objectives and policies provide guidance for planning and development within the Town of Stoughton. Policies address specific land use topics that advance the Town towards corresponding objectives and the overall community vision. Policy implementation will benefit by involving appropriate levels of consultation with the public and relevant stakeholders. As future amendments to this Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.

Section 4: Administrative Tools and Implementation

Describes tools available for municipalities to assist with administration and implementation. The tools are intended for Town Council and Administration to use for guidance, implementation of this Plan and monitoring of its progress.

Appendices

Appendices include:

- | | |
|--|---|
| • <i>The Future Land Use Map</i> | An illustration of the Town's land use concept; |
| • <i>A number of Reference Maps</i> | Supplementary visual representations of the community that are not meant for site specific decisions; |
| • <i>A Community Profile</i> | A comprehensive overview of the community, history and current context; |
| • <i>An Infrastructure Capacities Table</i> | A listing of 2017 infrastructure capacities; and |
| • <i>An Action Plan Table</i> | A template that provides a checklist of key action items to be used to achieve the Town's vision and goals as outlined. |



SECTION 1: THE OFFICIAL COMMUNITY PLAN

1.1 INTRODUCTION

The Official Community Plan (hereinafter called the Plan or OCP) has been formed to assist the Town with growth and development opportunities over the next 25 years and beyond. As a comprehensive land use policy framework, this Plan helps to guide day-to-day management activities. Implementation moves forward through actions taken by the Town of Stoughton, citizens, neighbouring communities, businesses and other stakeholders. Actions are developed to reflect bylaws, programming and activities, projects, public and private development and more.

1.2 COMMUNITY VISION

The Town of Stoughton's vision is based on the goals and aspirations the community aims to achieve. The vision is stated in present tense, in positive light, as it is intended to guide further growth and development for the future.

IN 2043,

THE TOWN OF STOUGHTON IS A SAFE, WELCOMING AND GROWING COMMUNITY THAT IS HOME TO ALL AGES AND FAMILIES.

WE ARE THE REGIONAL HUB FOR A VARIETY OF QUALITY COMMUNITY SERVICES, PROGRAMMING, RECREATIONAL, EDUCATIONAL AND HEALTH CARE SERVICES.

THE COMMUNITY IS A DESTINATION FOR BUSINESSES AND SERVICES FOR SOUTHEAST SASKATCHEWAN.

STOUGHTON HAS A ROBUST ECONOMIC LANDSCAPE WHERE BUSINESS ARE ATTRACTED TO ESTABLISH AND PROSPER.

THROUGH WORKING WITH OUR NEIGHBOURING COMMUNITIES, WE HAVE STRONG RELATIONSHIPS THAT ARE THE FOUNDATION OF OUR REGION'S SUCCESS.

1.3 COMMUNITY GOALS

Common goals, as shown below, were developed through a comprehensive community engagement process. These goals complement and assist the community to work towards achieving the overarching vision for the Town of Stoughton. The following goals support its diverse population, help in decision-making and create a path for an attractive, safe and accessible community for everyone.

Figure 1.1 Stoughton Community Goals





Promoting Our Local Businesses

To support and encourage a variety of economic opportunities in the Town and promote its locational advantage along Highways 47, 33 and 13 as an attractive central hub for services.



Encouraging Our Recreational Opportunities

To offer a variety of affordable and accessible recreational programs and amenities to local and regional residents of all ages.



Ensuring Our Health and Safety

To enhance the health and safety of residents and visitors through community-based services, amenities and infrastructure.

To be a safe and inclusive community for all ages and abilities.



Discovering Our Community Services and Educational Amenities

To retain and improve community services including health, emergency services, recreation and leisure.

To encourage educational opportunities are available for all ages.



Making a Place to Call Home

To encourage a variety of housing types suitable for all ages to grow the community.

To identify areas for new residential development to attract new residents to the community.



Enhancing Our Infrastructure and Transportation Networks

To provide safe, effective and efficient transportation and infrastructure systems.



Honouring Our Heritage and Culture

To celebrate Stoughton's diverse culture and community uniqueness.

To preserve historic features of Stoughton and area for future generations to learn from and enjoy.



Protecting Our Natural and Open Spaces

To preserve natural spaces for future generations to enjoy.

To continue to provide natural and open spaces for community members and visitors to utilize for leisure and passive recreation.



Working with Our Neighbours

To collaborate with municipal and First Nation neighbours on regional initiatives related to growth, economic development, education, health care, community services, emergency services and recreation.

1.4 HOW THIS PLAN FITS INTO THE LEGISLATIVE FRAMEWORK AND BEYOND

The Town of Stoughton Official Community Plan responds to the legislative requirements of the *Planning and Development Act, 2007* (also referred to as the Act) and the *Statements of Provincial Interest*. This Plan has been established and adopted in accordance with Sections 29 and 32 of the Act.

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

- a) *Sustainable current and future land use and development in the municipality;*
- b) *Current and future economic development;*
- c) *The general provision of public works;*
- d) *The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;*
- e) *The management of environmentally sensitive lands;*
- f) *Source water protection;*
- g) *Means of implementing the Official Community Plan;*
- h) *The co-ordination of land use, future growth patterns and public works with adjacent municipalities; and*
- i) *If the municipality has entered into an intermunicipal development agreement pursuant to Section 32.1, the implementation of the intermunicipal development agreement.¹*

An Official Community Plan may also include:

- a) *The co-ordination of municipal programs relating to development;*
- b) *Statements of policy regarding the use of dedicated lands;*
- c) *Concept plans pursuant to Section 44;*
- d) *A map or series of maps that denote current or future land use or policy areas;*
- e) *If a Council has been declared an approving authority pursuant to subsection 13(1), contain policies respecting site plan control for specific commercial or industrial development pursuant to Section 19; and,*
- f) *Contain any other statements of policy relating to the physical environmental, economic, social, or cultural development of the municipality that the Council considers advisable.²*

This Plan adheres to the requirements of the Act.

This Plan also adheres to the *Statements of Provincial Interest Regulations* that provide statements on 14 key areas of common planning interest by the Province of Saskatchewan which Official Community Plans, District Plans and Zoning Bylaws are required to align with. These include:

- *Agriculture and Value-Added Agribusiness;*
- *Biodiversity and Natural Ecosystems;*
- *First Nations and Métis Engagement;*
- *Heritage and Culture;*
- *Intermunicipal Cooperation;*
- *Mineral Resource Exploration and Development;*
- *Public Safety;*
- *Public Works;*
- *Recreation and Tourism;*
- *Residential Development;*
- *Sand and Gravel;*
- *Shore Land and Water Bodies;*
- *Source Water Protection; and*
- *Transportation.³*

¹ Government of Saskatchewan. Ministry of Government Relations. Planning and Development Act, 2007. <http://www.publications.gov.sk.ca/freelaw/documents/English/Statutes/Statutes/P13-2.pdf>

² Ibid

³ Government of Saskatchewan. The Statements of Provincial Interest Regulations. <http://www.publications.gov.sk.ca/freelaw/documents/English/Regulations/Regulations/P13-2R3.pdf>



1.4.1 Community Engagement Process

Going beyond the legislative requirements of community engagement, this Plan was developed through participatory involvement with the community of Stoughton. The non-legislative authority for the Plan is the capacity building and partnership opportunities that are realized as the community links planning policy to its community's vision and overall wellbeing.

The facilitation and community engagement utilized during this planning process is based on the Appreciative Inquiry Framework and is intended to ensure time for community capacity building and quality results. This framework builds from positive successes and asks community members to discuss best hoped for goals for the future of the community. Community members and stakeholders were engaged through online and hard-copy surveys and through a community-wide meeting.

1.4.2 Links to Other Town Bylaws, Plans and Development Processes

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

Zoning Bylaw

The *Zoning Bylaw* is used to implement the land use policies particularly those related to specific land use designations in this Plan. The Zoning Districts outline in the *Town of Stoughton's Zoning Bylaw No. 445/18* are shared below.

R1	R2	RMH	C1	C2
Residential Single Detached Dwelling	Residential Multiple Dwelling	Residential Mobile Home District	Town Centre Commercial	Highway Commercial
IND	CS	FUD	FH	
Industrial	Community Service	Future Urban Development	Flood Hazard Overlay	

Intermunicipal Agreements

The Official Community Plan provides polices to maintain and develop intermunicipal agreements. Promoting regional cooperation, the Town of Stoughton has a number of intermunicipal agreements for services that creates strong partnerships that the community and region benefits from. This includes: Mutual Fire Aid with Ocean Man First Nation, Village of Fillmore, Town of Radville, Town of Lampan and Rural Municipality of Tecumseh; RCMP dispatch from the Village of Fillmore; Library Facilities with the Southeast Regional Library; and Moose Mountain Health Care.

Boards and Committees

Other community and municipal governing structures may have an interest in the Official Community Plan. There are many community and regional boards and committees in Stoughton including, though not limited to: the Southeast Planning Transportation; Parks and Recreation; Library; Economic Development; Fire Department; Police; Museum; and, others. Together with the Town, these community boards and committees can collaborate on implementation of the goals and policies they relate. Specific actions are identified in *Appendix "E" – Town of Stoughton Action Plan Table*.



SECTION 2: WELCOME TO THE TOWN OF STOUGHTON

Welcome to the Town of Stoughton! The following section provides a brief background of the town including a current context of the town and region, a brief history and a population projection. More information about the community is found in *Appendix "C" Stoughton Community Profile*.

2.1 PAST, PRESENT AND FUTURE LAY OF THE LAND

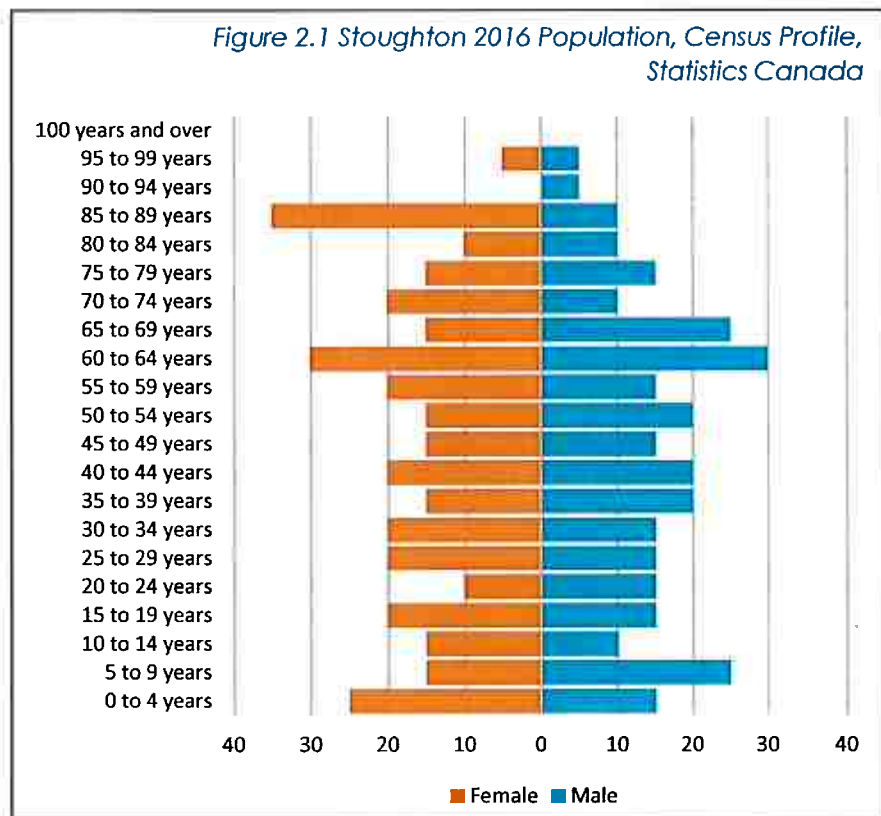
This subsection provides an overview of the Town's past, present context and future opportunities on the horizon.

2.1.1 Stoughton in Present Day

The Town of Stoughton is located in southeast Saskatchewan at the intersections of Highways 47, 33 and 13. The Global Positional System (GPS) coordinates for Stoughton are 49.68° latitude by -103.04° longitude.⁴ The town is 624 metres above sea level.⁵ The town has a land mass of 3.74 square kilometres, meaning there are 173.4 people in one square kilometre.⁶

Population

The 2016 Census Profile population of Stoughton is 649. This has decreased -6.5% from 2011. The median age of the population is 47.8 years old. The figure on the right shows the ages and gender of the 2016 Census population.⁷



According to Statistics Canada

2016 data, there are 235 single detached homes, 25 town houses, 15 semi-detached dwellings and 10 apartment style homes; a total of 285 private dwellings in the town. The average household size has 2.2 persons per home. The average value of homes in the community is \$191,415 and median value is \$199,960. There are 220 people who own their homes and 85 who rent. Homes in Stoughton were mainly built between 1961 and

⁴ Latitude Countries. GPS Coordinates for Stoughton, Saskatchewan, Canada. Website. Accessed November 6, 2017.

<http://latitude.to/articles-by-country/ca/canada/117899/stoughton-saskatchewan>

⁵ Climate: Stoughton. Climate-Data.Org. Website. Accessed November 7, 2017. <https://en.climate-data.org/location/11963/>

⁶ Statistics Canada, 2016 Census Profile. Stoughton, Saskatchewan, Canada. Website. Accessed November 6, 2017.

<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4701066&Geo2=CD&Code2=4701&Data=Count&SearchText=stoughton&SearchType=Begins&SearchPR=01&B1=All&TABID=1>

⁷ Ibid



1980 (145) followed by homes built prior to 1960 (65) and homes built from 1981 to 1990. There have been 10 new homes built in the last 5 years.⁸

The family make up of Stoughton includes: 110 two-person households; 30 three-person households; 30 four-person households; and 15 households of five or more persons. There are 60 two-parent households and 20 lone-parent households. The average income of households, after tax is \$69,738. Most common languages spoken at home, other than English, includes Tagalog (Filipino) (15) and Ukrainian (5). There are 20 people who self-identify as Métis in the community.⁹

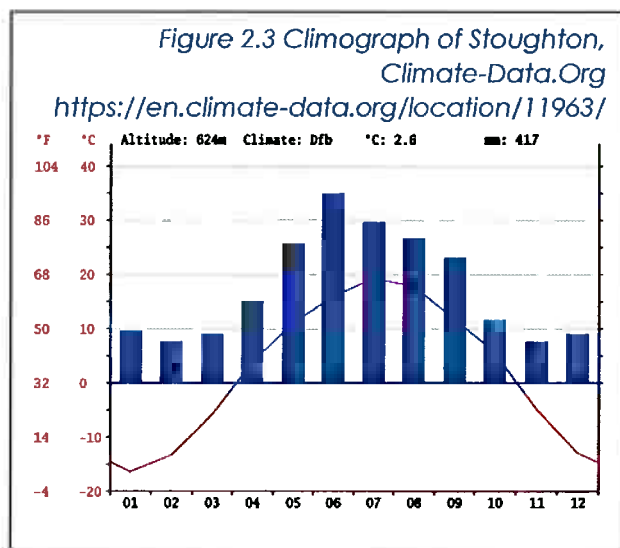
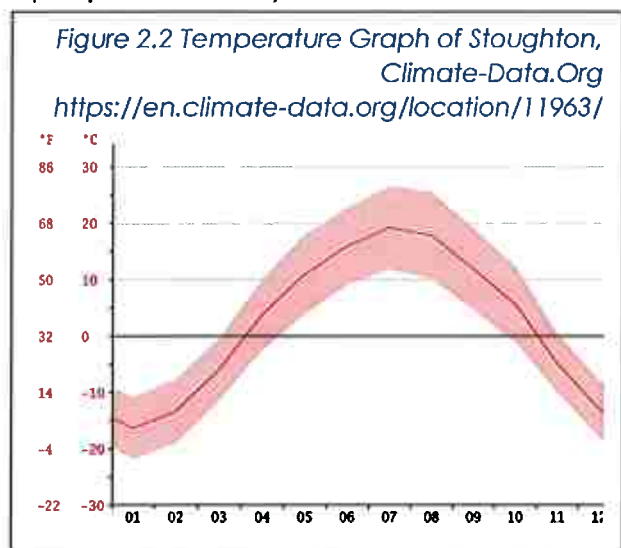
Businesses and Services in the Community

There are a number of businesses and services available in the Town of Stoughton with a variety of industries. There are 68 businesses listed on the Town's website and range from the following industries:

- Accommodations;
- Automotive;
- Churches;
- Community Services (postal, community groups, education);
- Construction;
- Farm and Oilfield;
- Grocers;
- Health, Wellness and Beauty;
- Municipalities;
- Professional Services (financial, law and insurance);
- Recreation;
- Restaurants;
- Retail; and
- Veterinary.

Climate and Conditions

The warmest month of the year in Stoughton is July with an average of 19.2° Celsius (C); while the coldest month of the year is January with an average temperature of -16.4° C. Temperatures may vary by 35.6°C throughout the year. The driest month is February with an average of 15 millimetres of precipitation, while June has the highest month of precipitation averaging 70 millimetres. The following two figures show the temperatures and precipitation annually.¹⁰



⁸ Ibid

⁹ Statistics Canada, 2016 Census Profile. Stoughton, Saskatchewan, Canada. Website. Accessed November 6, 2017.

<http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4701066&Geo2=CD&Code2=4701&Data=Count&SearchText=stoughton&SearchType=Begin&SearchPR=01&B1=All&TABID=1>

¹⁰ Climate: Stoughton. Climate-Data.Org. Website. Accessed November 7, 2017. <https://en.climate-data.org/location/11963/>



2.1.2 Stoughton in the Past

In 1904, the settlement of New Hope joined the Canadian Pacific Railway (CPR) depot, Stoughton, incorporating the two into the Village of Stoughton. Stoughton was a major connection for passengers and freight of railways and the crossroads of three major highways, making it a central location for distribution in the area. This made Stoughton a prime location for the agricultural and oil field industries.

CPR expanded the Train Station in Stoughton in 1913 at the same time the skating and curling rink were built. In 1928, electricity was brought to the Village by the Montreal Engineering Company.¹¹

Dancing, music and entertainment were considered pastimes in Stoughton, where many dances would be generated as welcomed distractions from agriculture hardships, illnesses and both World Wars. Sports were also considered as pastimes. Many professional athletes were born and raised in Stoughton including hockey legend Lorne Carr, the Richardson family who are known for their achievements in curling and the Clark family with their stardom in National Harness Racing.¹²

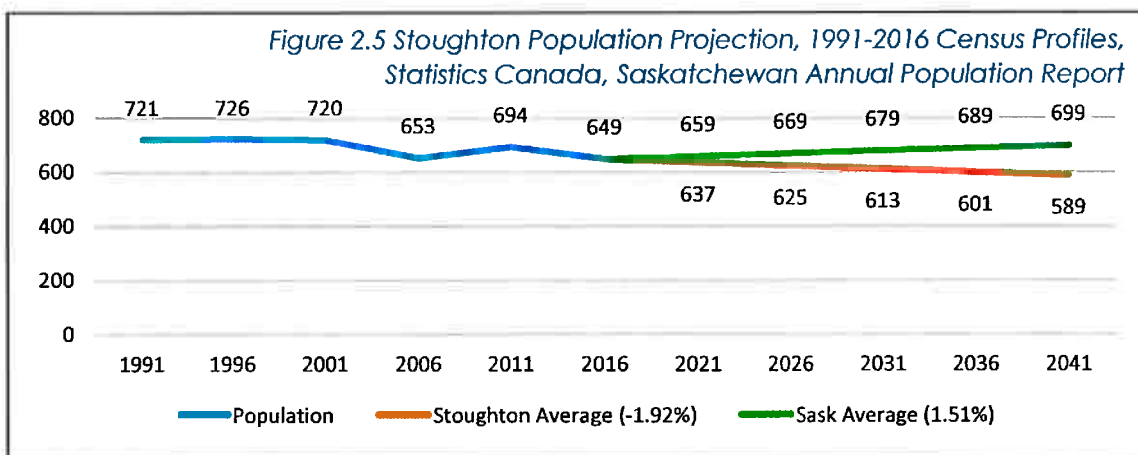
The Village would acquire Town status in 1960, at the same time the oil boom hit.¹³ This brought more residents to the community and in turn more services and homes. The New Hope Pioneer Lodge opened in 1960, the Stoughton Drop-In Centre opened in 1975 and one year later ten low-rental seniors housing units were built.

For further information, please refer to *Appendix "C" Stoughton Community Profile*.

2.1.3 Future Opportunities for Stoughton

Population Projection

Looking at the population in the next 25 years, two preliminary scenarios have been calculated based on the average growth rates of Stoughton and Saskatchewan. The lower growth rate is the local average from 1991 to 2016, (-1.92%) and the higher growth rate is the provincial average of 1.51%.¹⁴ It is important to plan for growth and decline. Figure 2.5 displays the growth rates in five-year Census increments until 2041.



¹¹ The Stoughton Times. Volume 78, Number 9: 1985.

¹² History of the Town of Stoughton. Stoughton Website. Accessed November 14, 2017. <http://stoughtonsk.ca/about/>

¹³ Ibid

¹⁴ Saskatchewan Annual Population Report, 2016. <http://www.stats.gov.sk.ca/stats/population/APR2016.pdf>



2.2 REGIONAL CONTEXT

The Town of Stoughton is located in the Rural Municipality (RM) of Tecumseh No. 65. The town is approximately 160 kilometres southeast of the City of Regina, 60 kilometres north of the City of Estevan and 60 kilometres east of the City of Weyburn. The neighbouring communities in a 25 kilometre radius includes:

- Village of Heward (11 km);
- Village of Forget (14 km);
- Ocean Man First Nation (24 km);
- Hamlet of Viewfield (24 km);
- Hamlet of Benson (25 km); and
- Village of Creelman (25 km).

Ocean Man First Nation is an Assiniboine Reserve that is located near the Town of Stoughton. Many of the First Nations who live on or around the Reserve utilize Stoughton's services. This Reserve is 4,128.4 hectares with a population of 324 registered Status First Nation peoples. Of those associated with Ocean Man, 15.7% live On-Reserve.¹⁵

Health Authority

Prior to December 1, 2017, Sun Country Health Region oversaw the health care in Stoughton. In 2017, the authorities were collapsed into one centralized provincial Health Authority. Services in the area include: Emergency Medical Services (EMS); Ambulance; and the New Hope Pioneer Lodge that offers 30 long-term care beds.¹⁶ A Wellness Clinic and medical laboratory services exist and are overseen by the Health Authority.¹⁷

South East Cornerstone Public School Division

The South East Cornerstone Public School Division is responsible for 38 schools in three regions: west (12), east (12) and south (13), and one virtual school.¹⁸ Stoughton Central School lies within the east region. The School Division provides a number of community-based programs and services.

Since Stoughton Central School is considered a valued asset, the community has shared that they would like to ensure the success of the school and its students moving forward. There are ongoing improvements to the school which are outlined in the *Stoughton Central School Improvement Plan*.¹⁹

Regional Boards and Committees

There are a number of regional boards and committees established to provide services and support for Stoughton and surrounding area. Every board or committee has at least one Town Council member that is appointed to the board. The boards and committees include:

- Ambulance;
- Care-A-Van;
- Cemetery;
- Curling Club Board;
- Economic Development;
- Emergency Measures Operation (EMO);
- Fairgrounds and Taylor Park;
- Fire Department;
- Health and Sanitation;
- Library;
- Museum;
- Newhope Golden Years;
- Police;
- Southeast Planning Transportation;
- Streets and Sidewalks;
- Stoughton and District Parks and Recreation Board;
- Moose Mountain Healthcare Corporation;
- Stoughton Early Learning Facility;
- Stoughton Scholarship;
- Swimming Pool;
- Rink; and
- Water and Sewer.

¹⁵ SICC. History of Ocean Man Reserve. Website Accessed November 14, 2017. <http://www.sicc.sk.ca/archive/bands/bocean1.html>

¹⁶ SunCountry Health Region. Working in Stoughton. Website Accessed November 14, 2017. http://www.suncountry.sk.ca/map/work/menu_id/94/id/21

¹⁷ 2013 Regional Directory of Services. SunCountry Health Region. http://www.suncountry.sk.ca/gsCMSDisplayPluginFile/show/id/616/menu_id/88/lang_type/en_US/page_type/service/page_id/233

¹⁸ SECPSD. Website Accessed November 27, 2017. <http://www.secpsd.ca/Schools/Pages/default.aspx>

¹⁹ Stoughton Central School. Website Accessed November 27, 2017. <http://www.secpsd.ca/school/Stoughton/About/Materials/Pages/default.aspx>



SECTION 3: COMMUNITY PLANNING OBJECTIVES AND POLICIES

This section of the Official Community Plan (OCP) includes objectives and policies aimed at achieving the overall goals and vision for the Town of Stoughton. Objectives and policies outlined in this section promote economic development, enhance community services, provide guidelines to reduce land use conflicts, protect natural lands, and develop strategies to support revitalization and overall development of the community.

The community has a variety of tools at their disposal to apply policies and objectives including Bylaw Enforcement, the Stoughton Building Bylaw and the Water Security Agency's 25 Year Water Security Plan. Others may be implemented in the future and may include an Asset Management Plan. The Zoning Bylaw, another implementation tool, is to be read in consideration of the goals and policies contained in this OCP.

3.1 GUIDING GROWTH AND DEVELOPMENT (GENERAL POLICIES)

The Town of Stoughton is dedicated to taking proactive steps to plan for their future. Through participatory engagement with residents, business owners, community organizations and stakeholders, participants shared their input into the future of Stoughton. The information gathered was used to provide a foundation for the objectives found in this section and the OCP overall.

OBJECTIVES

- ♦ To ensure safe and compatible development within the Town of Stoughton.
- ♦ To encourage a clean and vibrant community.
- ♦ To promote infill development on vacant and existing lots in the Town, including where existing infrastructure is located or where it can be readily expanded.
- ♦ To discourage development in hazardous areas.

Image Courtesy of prairie-towns.com

GENERAL LAND USE DEVELOPMENT POLICIES

- 3.1.1 The Town of Stoughton shall have a sustainable form, mix of uses and densities that allow for efficient use of land, infrastructure and public facilities. This Plan helps to identify suitable lands to attract a broad range of residential, commercial, industrial, recreational, and community services and amenities to meet anticipated long-term needs for the community.
- 3.1.2 The Town encourages a variety of land uses and development within the community. The Future Land Use Map in Appendix "A" illustrates potential land uses in and around the community.
- 3.1.3 To ensure a clean and visually appealing community that attracts new residents, visitors and business, the Town may consider incentives for property owners for the maintenance and clean up of private properties.
- 3.1.4 The Town of Stoughton encourages the infill of vacant lots and development proposals for existing lots. Infill development applications may be prioritized over new greenfield development proposals.



- 3.1.5 When reviewing applications for development, considerations shall be given to the proposal's conformity with this Plan. A proposal shall be denied when it is detrimental to the health, safety and general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- 3.1.6 Unplanned development will be avoided to achieve an orderly and efficient land use pattern which will work to accommodate development and the provision of services in appropriate phases.
- 3.1.7 Future development shall integrate into the natural surroundings and shall complement the surrounding community design and landscape. Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, recognise significant features, and ensure that access connections to provincial roads and highways are consistent with traffic safety standards.
- 3.1.8 Development proposals are encouraged to be guided by concept plans and should indicate:
- Future major roads;
 - Drainage systems and improvements;
 - Major open space (including physical areas);
 - Cultural and archeological significant areas;
 - Areas requiring protection through buffering or other means;
 - Major hazards such as flooding, areas of high water table and slope lands; and
 - Phasing of development of future development or expansion into adjacent land.
- 3.1.9 All developments shall comply with the policies in this Plan and any other regulations in Town bylaws. Major deviations to the OCP design and policies shall require an amendment.
- 3.1.10 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 as to ensure compliance with this Plan.

3.2 PROMOTING OUR LOCAL BUSINESSES (ECONOMIC DEVELOPMENT)

Stoughton is a unique community in that it is situated at the intersection of three provincial highways. Promoting this feature of the community can help to improve the local economy and tourism. Community members have shared through the engagement process that they are able to access basic goods and services in the town and want to ensure that these businesses are maintained and enhanced. As a regional economic hub, Stoughton also caters to surrounding communities.



OBJECTIVES

- ◆ To encourage commercial and industrial businesses to locate to Stoughton.
- ◆ To revitalize existing buildings and preserve storefronts in the Town's downtown, especially Main Street.
- ◆ To foster small business and entrepreneurialism.
- ◆ To identify and advertise developable lots in the Town.
- ◆ To maintain and update the Town's website on a regular basis.
- ◆ To promote tourism through supporting the business community, community amenities and community events.

POLICIES

- 3.2.1 The community of Stoughton encourages a mix of commercial and industrial uses. The Future Land Use Map found in Appendix "A" illustrates potential opportunities to accommodate new commercial and industrial development.
- 3.2.2 The Town shall review policies and bylaws related to economic development on a regular basis and identify opportunities to provide some flexibility to promote economic development in the town. This may involve other types of development such as mixed uses (i.e. residential and commercial).
- 3.2.3 The Town shall encourage development and competitive markets by supporting an appropriate mix and range of employment opportunities including industrial, commercial and institutional uses.
- 3.2.4 The Town supports economic activities including commercial and industrial businesses. Working together with business owners and other stakeholders, promotional materials such as a sign corridor may be pursued, and continuation of the online business directory. Capitalization on the town's location (situated on three provincial highways) and proximity to cities is encouraged.
- 3.2.5 Commercial and industrial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.



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- 3.2.6 Commercial developments with extensive site requirements, such as outdoor storage, displays and parking requirements (e.g. large trucks) will be encouraged to locate in areas outside of the central commercial area.
- 3.2.7 Stoughton encourages and supports small business and entrepreneurship. The community may pursue opportunities and initiatives to accommodate such types of commercial activities.
- 3.2.8 Resources to assist with economic development opportunities within the town may be explored. Support for local business and entrepreneurs may be offered in the form of incentives, abatements and continued promotions and advertising.
- 3.2.9 The Town shall continue to support and celebrate local businesses and owners through the Chamber of Commerce Awards Night.
- 3.2.10 The Town shall work with the community, Chamber of Commerce, business owners and operators, and other stakeholders to explore economic opportunities to revitalize and enhance commercial properties.
- 3.2.11 The Town shall work with the wider district to explore business strategies and initiatives including the promotion of community amenities, existing businesses and attracting new business ventures to the area.
- 3.2.12 Promotion and information about the town and surrounding area is important to attract new residents, businesses and visitors. The Town will continue to provide up-to-date information in the form of the Town's website.

TOWN CENTRE COMMERCIAL POLICIES

- 3.2.13 The community of Stoughton is encouraged to support the downtown core as designated on the Future Land Use Map found in Appendix "A" as the primary retail, office and commercial service area in the town.
- 3.2.14 Stoughton shall encourage policies, zoning regulations and retention of commercial land that attracts businesses to the downtown.
- 3.2.15 The core commercial area will be prioritized as a location for retail activity, professional services and cultural activities.
- 3.2.16 The Town shall consider the option of mixed-use developments on Main Street, that offer retail space on the store-front and residential units on the upper-floor(s), where feasible. The Zoning Bylaw shall regulate these types of land uses.



- 3.2.17 Local and regional residents may utilize vacant stores or lots for pop-up shops. Space may be utilized to sell handcrafted items, fresh food items and other market items, and/or as a studio for visual and performing arts and classes.
- 3.2.18 The Town shall work with businesses to enhance the visual appeal of the downtown through placemaking initiatives.²⁰
- 3.2.19 The Town encourages the relocation of the Tourism Information Centre to the downtown and the Coop Lumber Store to the Highway Commercial District.

HIGHWAY COMMERCIAL AND INDUSTRIAL POLICIES

- 3.2.20 The Future Land Use Map (Appendix "A") identifies potential locations of preference for future highway commercial and industrial development within and around the town.

- 3.2.21 Visual appearance standards shall include landscaping of all highway commercial and industrial development. Landscaping standards are provided in the *Town of Stoughton Zoning Bylaw, No. 445/18*.



- 3.2.22 Highway commercial and industrial development requiring rezoning of land will be evaluated based on the following factors:
 - a. Consistency with the *Appendix "A" Town of Stoughton Future Land Use Map* and 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 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 the groundwater.
- 3.2.23 A variety of lot sizes shall be provided to ensure the availability of land for a broad range of activities. Highway commercial and industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- 3.2.24 Where necessary, the Town may acquire land for industrial and commercial development through purchase or exchange of lots.

²⁰ Project for Public Spaces. Placemaking 101. Website Accessed November 20, 2017. <https://www.pps.org/reference/reference-categories/placemaking-tools/>



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

HAZARDOUS USE POLICIES

- 3.2.28 Facilities or developments which manufacture, handle, store or distribute hazardous materials will be governed by the following:
- Hazardous facilities shall not be located closer to dwellings than permitted or recommended by the Saskatchewan Ministry of Environment;
 - Anhydrous ammonia facilities shall be located closer than permitted from provincial highways and municipal roadways;
 - Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water;
 - The nature of outside storage requirements, the compatibility of surrounding land uses and plan for buffering such activities from adjacent uses; and
 - In instances where the risk is severe, development may be directed to a suitable rural location.
- 3.2.29 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated use or in new industrial parks. Hazardous industries must be approved by applicable provincial and federal environmental agencies and provide clear evidence of compliance with the *Saskatchewan Fire Code*, the *Environmental Management and Protection Act*, the *Dangerous Goods Transportation Act*, the *Fire Protection and Prevention Act*, the *National Building Code* and other applicable codes, standards and regulations.
- 3.2.30 As per the *Subdivision Regulations, 2014*, no development shall be allowed within 125 metres (410 ft.) of an existing, proposed, abandoned, reclaimed well or facility.
- 3.2.31 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 monitored to ensure the safety of the community.



3.3 ENCOURAGING OUR RECREATIONAL OPPORTUNITIES

The Town of Stoughton has a number of active and passive recreational opportunities. The community has been known to produce some of the best professional athletes as they have strong support for sports. Recreational amenities and organizations are valued assets in the community including the Stoughton Golf and Country Club, Stoughton Drop-In Centre, Stoughton Swimming Pool, Stoughton Library and Grace United Church. Activities are varied and include hockey, curling, soccer, rodeos and horse racing, golf, swimming, yoga, baseball and more.

OBJECTIVES

- ◆ To maintain existing recreational activities.
- ◆ To provide accessible, safe and affordable recreational amenities and programming for all ages and abilities.
- ◆ To support community sports, athletes and teams.
- ◆ To ensure there is a range of indoor and outdoor recreational activities and amenities that are both passive and active.

Image Courtesy of the Weather Network Gallery

POLICIES

- 3.3.1 Recreational activities and programming shall be made accessible and affordable for all community and regional residents.
- 3.3.2 The Town of Stoughton will promote the use of recreational space and amenities including, though not limited to, the curling rink, arena, sportsgrounds, golf course, and swimming pool around the community.
- 3.3.3 The Town of Stoughton will promote community-based organization activities including, though not limited to, Stoughton Legion Bingo Nights, yoga at the library, Canasta Nights at the Stoughton Drop-In Centre, and the events and programming at Stoughton Library and Stoughton Central School.
- 3.3.4 The Town shall continue to assess the needs of existing recreational amenities and shall seek funding to make any necessary improvements.
- 3.3.5 Recreational amenities shall be considered in locations which meet the following criteria:
- a. The additional development shall not conflict with existing land uses;
 - b. Access to the development shall meet municipal standards;
 - c. There shall be a demonstrated demand for new recreational facilities; and
 - d. Buffer strip requirements shall be followed.



- 3.3.6 Future recreational uses in Stoughton shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- 3.3.7 There is community support for the improvements of the Town Recreation Centre and facilities including the Stoughton Rink. The Town, together with community members and other stakeholders may investigate the feasibility to improve these amenities in Stoughton.
- 3.3.8 The community shall continue to support the various sports teams and athletes in Stoughton and encourage new sports and emerging athletes.
- 3.3.9 Where a proposed recreational development arises in an environmentally sensitive area, the developer must undertake an assessment of the environmental impacts. Mitigation measures may be required to ensure the protection of land and wetland resources.

3.4 ENSURING OUR HEALTH AND SAFETY (PUBLIC HEALTH AND SAFETY)

The Town is proud to have health and safety services including a fire department, ambulance, medical clinic, medical laboratory, pharmacy and a long-term care home. Through their community pride, residents want to ensure that the community continues to be a welcoming and safe environment for all ages, backgrounds and abilities.

OBJECTIVES

- ♦ To maintain existing public health, emergency and safety services and amenities.
- ♦ To work with neighbouring communities on regional health and safety initiatives.
- ♦ To advocate and work with the Provincial Health Authority and the medical clinic to enhance current services.
- ♦ To work with community neighbours to reinstate the RCMP in the community and region.
- ♦ To improve traffic and pedestrian safety on all municipal roadways and provincial highways.
- ♦ To protect groundwater resources to ensure the provision of safe potable water.

POLICIES

- 3.4.1 The Town encourages collaboration and cooperation with the RCMP, Fire Department, Ambulance, Health Authority, Moose Mountain Healthcare Corporation, community organizations, businesses, and others to identify and implement measures to enhance the safety and comfort of community members and visitors.
- 3.4.2 Consideration shall be given to explore opportunities for access, comfort, sociability and safety in the review of designs and plans for private developments and public spaces.



- 3.4.3 The Town shall advocate for the maintenance and enhancement of the Stoughton Medical Clinic and Laboratory. This may include increased hours, services, and recruiting and retaining doctors and nurse practitioners.
- 3.4.4 The Town will ensure safe and accessible developments. Programs to increase safety of the community may be implemented including urban design principles known as Crime Prevention Through Environmental Design (CPTED).²¹
- 3.4.5 The Town may consider the development of age-friendly and accessible guidelines to accommodate the needs of children, seniors and people with alternative abilities in the design, construction and improvement of property including facilities; street right-of-ways, sidewalks, parks and trails.
- 3.4.6 The Town of Stoughton shall encourage local businesses and community members to improve physical accessibility of public and private property including housing, transportation, places of employment, community amenities and visitor-oriented sites.
- 3.4.7 The Town shall work with the RCMP and other key stakeholders to explore increased police presence in the community of Stoughton.
- 3.4.8 The Town shall ensure pedestrian and vehicle safety along the three major provincial highways. Through working with the Ministry of Highways and Infrastructure, initiatives including reduced speed, traffic calming techniques and other safety precautions may be explored.



GROUND AND SOURCE WATER PROTECTION POLICIES

- 3.4.9 Development shall not deplete or pollute groundwater resources within the town. Investigations to assess the impact of development on groundwater resources including drainage may be required in order to protect aquifers and their supply. Saskatchewan Water Security Agency will be utilized as a source for technical advice in determining the method of protection required in circumstances which may include:
- Ensuring that the development and ongoing operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and
 - The precautionary measures which are required to be taken sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.
- 3.4.10 Proponents may be required to obtain comments, recommendations and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, or waste management plans, and other issues that may be required for the purpose of ensuring public health and safety.

²¹ Saskatoon CPTED Principles. Administrative Policy A09-034 – CPTED Review.

<https://www.saskatoon.ca/sites/default/files/documents/community-services/planning-development/neighbourhood-planning/APPENDIX%20A%20TO%20CITY%20OF%20SASKATOON.pdf>



- 3.4.11 All development near any water bodies will be complementary to the natural features of the surrounding area. All development shall be in accordance with the 25 Year Water Security Plan.²²
- 3.4.12 Care must be taken in the storage, handling, manufacturing and use of products on sites related to aquifer areas to avoid contamination of the underlying aquifer.
- 3.4.13 All applications for development near aquifers shall be accompanied by a report certified by a professional engineer that shall address: site design; wastewater management and hazardous materials handling; storage and disposal; descriptions of physical/facility-specific structures; and plans and standards.

3.5 DISCOVERING OUR COMMUNITY SERVICES AND EDUCATIONAL AMENITIES

There are many community services and educational amenities located in the town. These include the Stoughton Drop-In Centre, Stoughton Legion, Stoughton Library, Stoughton Early Learning Facility and Stoughton Central School. These important features provide community and regional members programming, activities and services and are seen as an asset.

OBJECTIVES

- ♦ To maintain and further enhance community services and amenities in the town.
- ♦ To work with the School Division to ensure that children can continue their education in Stoughton.
- ♦ To explore the opportunity for ongoing learning and post-secondary education.

COMMUNITY ENGAGEMENT POLICIES

- 3.5.1 The Town shall encourage the involvement and input from community members in the municipal decision-making process and community-wide initiatives.
- 3.5.2 It is important to community members to be updated on municipal initiatives and events in the community and wider region. The community supports continued communication through the Town website, mail-outs and the community calendar.
- 3.5.3 The Town supports existing clubs, organizations and committees within the community and area. A way to acknowledge and promote volunteerism in the community may be pursued.
- 3.5.4 Community clubs, organizations, committees and the Town may explore innovative and alternative options to attract and retain volunteers.
- 3.5.5 The use of existing community amenities such as halls, the school, churches and recreational facilities are encouraged and promoted to be used as community-wide facilities for gatherings and events.

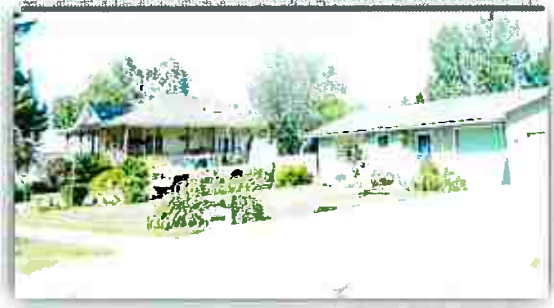
²² Water Security Agency. 25 Year Water Security Plan.

https://www.wsask.ca/Global/About%20WSA/25%20Year%20Water%20Security%20Plan/WSA_25YearReportweb.pdf



3.5.6 Opportunities for intergenerational activities, programs and events for people of all ages shall be promoted.

3.5.7 The Town shall encourage community events that celebrate the community's diversity and foster community pride. This includes events such as the regional SMAK Attack that fosters friendly rivalries for the cleanest community among four municipalities (Stoughton, Manor, Arcola and Kisbey).



3.5.8 The community welcomes new residents to the Town of Stoughton and surrounding area. Local and regional initiatives such as community gatherings and ways to improve community pride may be considered.

3.5.9 Collaboration with and among community organizations and service providers in the region shall be encouraged.

COMMUNITY SERVICE POLICIES

3.5.10 The Town of Stoughton shall encourage the development of institutional, public and community services. Where available, the development of these types of facilities and amenities shall be encouraged to locate where services and resources can be shared or have joint-use.

3.5.11 The Town shall maintain partnerships with differing levels of government, Indigenous orders of government, the Provincial Health Authority, neighbouring communities, community organizations, private sector and other stakeholders to provide a range of community services and facilities to serve people of all ages and abilities. This includes, though is not limited to:

- a. Social services to support basic needs;
- b. A range of health care services and facilities;
- c. A network of regional recreation, library facilities and programming;
- d. Access to safe, adequate and affordable housing;
- e. Access to quality, healthy and affordable food;
- f. A range of opportunities for social participation, leisure, social, cultural, and spiritual activities for all ages and cultures; and
- g. Support and promote programs that encourage healthy living throughout all stages of life.

3.5.12 Community services and amenities including green and open space, parks and other natural and built amenities shall be accessible to everyone.

3.5.13 Enhancement to the campground, fairgrounds and sportsgrounds shall be considered, as resources are available. This may include: tree planting; picnic tables; signage and promotion; and, information about fees.



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- 3.5.14 The Town will monitor the adequacy of community services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities.
- 3.5.15 The Town shall integrate park planning and design with broader community planning initiatives related to land use, residential development, transportation, social connections and provision of community amenities.
- 3.5.16 Community amenities and services for all ages such as the daycare and the seniors' hall shall be made available to the community.
- 3.5.17 The Town may implement innovative ways to attract and retain municipal staff in order to be able to provide quality services to residents.



EDUCATION POLICIES

- 3.5.18 The community shall continue to promote the Stoughton Central School and Stoughton Early Learning Centre as important community educational amenities.
- 3.5.19 The Town shall continue to work with the School Division to maintain the school and identify opportunities for integrating community and regional initiatives, events and programming. Additional opportunities that have been identified by community members include the integration of industrial arts (i.e. carpentry, mechanics, welding) as an extracurricular activity.
- 3.5.20 Early Childhood Learning has been identified by the community as a necessity. This may include support for the day care and pre-school, incorporating playgrounds in new residential developments and year-round programming for children. The Town shall continue to promote activities in the community and work with community members to enhance these services and amenities.
- 3.5.21 Opportunities to provide post-secondary education and ongoing learning in the community via in-person or through distance learning are supported in town and may be pursued. Programming may include music and dance lessons, art and crafts workshops and others.

3.6 MAKING A PLACE TO CALL HOME (RESIDENTIAL)

According to Statistics Canada's 2016 Census Profile for the Town of Stoughton, there are 649 people living in the community. There are 285 occupied dwellings that include a majority of single-detached homes. The majority of residents own their homes that are mainly built prior to 1980. The Town would like to increase the population by attracting young families, newcomers and business owners and operators to ensure the success of Stoughton's future.



OBJECTIVES

- ◆ To encourage residential infill development.
- ◆ To promote residential development in areas where infrastructure exists or can be expanded.
- ◆ To provide a variety of residential styles that are suitable for a range of family types and kinship structures.
- ◆ To support affordable housing options in the community.
- ◆ To encourage home-based businesses.

POLICIES

- 3.6.1 The community of Stoughton would like to increase community pride and neighbourliness through block parties, community gatherings and regional events. The Town shall encourage these events and activities where possible.
- 3.6.2 A mix of housing styles and forms shall be encouraged in the town to provide the opportunity for all people of all ages and in various stages of the lifecycle. All forms of residential development shall be regulated by the *Town of Stoughton Zoning Bylaw, No. 445/18*.
- 3.6.3 The Town supports and encourages redevelopment and infill residential development to maximize the use of existing infrastructure and services.
- 3.6.4 The Future Land Use Map (Appendix "A") identifies potential areas for residential development. New residential development is encouraged on north of North Street, west of Government Road, south of Highway 13, and east and west of Highway 47.
- 3.6.5 The Town form will promote an efficient and diverse housing stalk. Site form in new residential areas, infill housing development and additional multiunit residences would allow for higher density residential development.
- 3.6.6 Ready-To-Move (RTM), modular and mobile homes are welcome in the town, provided they comply with the Zoning Bylaw regulations and meet the requirements of the *Canadian Standards Association*.
- 3.6.7 The Town may pursue incentives, programs or policies to encourage residential property maintenance and/or removal of homes in the community that may no longer be suitable to live in. Bylaw enforcement shall be used to enforce property maintenance.
- 3.6.8 Residential development shall occur where municipal services are present or where they can be economically extended in order to maximize the efficiency of existing infrastructure.



- 3.6.9 New residential development proposals that require rezoning should be guided by a Comprehensive Development Review and should indicate:
- Future major roads;
 - Drainage systems and improvements required to meet non-agricultural drainage requirements;
 - Major open space, including unique physical areas;
 - Areas requiring protection through buffering or other means;
 - Major hazards such as flooding, areas of high water table and slope lands;
 - Phasing of development; and
 - Include studies and reports from professional engineers and planners.
- 3.6.10 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of the town.
- 3.6.11 The Town shall collaborate and coordinate new residential development along the municipal boundary with the RM of Tecumseh and other surrounding communities to ensure use of land resources and compatibility.
- 3.6.12 New residential areas shall be linked through open space, trails and amenities to integrate and complement existing neighbourhoods.
- 3.6.13 Developments shall preserve and integrate natural features such as trees and vegetation, topography, watercourses and natural drainage patterns.
- 3.6.14 The Town shall support the provision of affordable housing, including rental and alternatively abled housing.
- 3.6.15 Home-based businesses are encouraged in the Town of Stoughton. Site regulations and standards will be outlined in the Zoning Bylaw.
- 3.6.16 Multi-unit dwellings will be encouraged on sites that are considered compatible with adjacent residential development, with respect to suitable street and vehicular access and as regulated by the Zoning Bylaw.
- 3.6.17 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 spaces and commercial amenities.



AFFORDABLE HOUSING POLICIES

- 3.6.18 The Town shall support affordable housing by:
- Integrating opportunities for such development within existing and proposed residential areas;
 - Assisting in the development review process; and
 - Participating in affordable housing projects, where appropriate and within financial capabilities.



3.6.19 Affordable housing will be supported by the Town through investigation of subsidized options or incentives to draw new residents and families to the community.

3.6.20 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.

SENIORS HOUSING POLICIES

3.6.21 The Town may contribute to the provision of affordable seniors housing units in the form of condominiums, townhouses and other multi-unit dwellings through incentives.

3.6.22 The Town encourages supports for seniors to age-in-place. This includes varying levels of in-home care, mobility and transportation, and adaptation and renovations to enhance accessibility in the home.

3.6.23 The Town shall work with neighbouring communities to advocate for the construction of senior care facilities within the region, to ensure residents are able to live in the area into the future with the care they require.

3.6.24 Seniors or alternatively abled housing shall be located within walking distance of community services and amenities (e.g. medical clinic, grocery store) to provide better access for those with reduced mobility.

3.7 ENHANCING OUR INFRASTRUCTURE AND TRANSPORTATION NETWORKS

Stoughton has a strong network of transportation modes including three provincial highways, walking and biking paths at Taylor Memorial Park, and the longest rail line in North America and second longest in the world. The Town provides water, sewer and waste services. Third party companies including provincial crown corporations provide internet, cable, phone and power services.

OBJECTIVES

- ◆ To identify road, sidewalk and other infrastructure improvements.
- ◆ To ensure safe and efficient access on and off highways and major roadways.
- ◆ To continue to provide clean and safe drinking water and enhance the quality of water infrastructure.
- ◆ To work with railways to ensure the rail line remains active in the community.
- ◆ To explore alternative energy related infrastructure and facility power options.

INFRASTRUCTURE POLICIES

3.7.1 The Town shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:

- a. Provide baseline information to measure performances;
- b. Improve efficiency and effectiveness;



- c. Rank relevant up-to-date inventory;
- d. Analyze the system's condition and capacity; and
- e. Budget service life for long-term replacement.

- 3.7.2 The progress of the Asset Management Plan shall be monitored for the short and long-term and will have a schedule, budget and deliverables. Infrastructure improvements shall be supported by the Town on an annual basis, where budgeted funds can be allocated, to ensure that upgrades to water and sewer amenities are achieved.
- 3.7.3 The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- 3.7.4 The Town shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards and other public utilities.
- 3.7.5 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and storm water management requirements will require adopting and implementing the Infrastructure Asset Management Plan policies.
- 3.7.6 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- 3.7.7 The Town shall seek funding opportunities to maintain and enhance community related infrastructure. Community members have identified the new water treatment plant maintenance as a priority.
- 3.7.8 Alternative energy related infrastructure is encouraged in Stoughton including the use of LED lighting, green energy (i.e. solar panels, wind energy facilities and geothermal) and amenities for electric vehicles.
- 3.7.9 The Town shall work with telecommunication service providers to ensure high quality internet, phone and cable services are provided to residents and business owners.



SURFACE DRAINAGE POLICIES

- 3.7.10 The Town shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as many be engineered and constructed.
- 3.7.11 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollution. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development including the upstream and downstream implications.
- 3.7.12 Where an area exhibits the potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings. Engineering studies may be requested to ensure adequate protection when developing near or within such areas.
- 3.7.13 Unauthorized drainage of surface water runoff from any land throughout the town shall be prohibited. Watercourses shall not be filled or altered without the prior approval of the Water Security Agency, Ministry of the Environment and the Town of Stoughton. The Town encourages the preparation of an overall drainage plan for Stoughton and surrounding region.



TRANSPORTATION POLICIES

- 3.7.14 Street classification of local, arterial and collector streets should be established in order to promote orderly, safe and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.
- 3.7.15 The Town shall work with the Ministry of Highways and Infrastructure to explore traffic safety initiatives along the three provincial highways.
- 3.7.16 Entrances and access points in key locations shall be well-provisioned and maintained to establish a sense of place and safety for pedestrians and vehicles.
- 3.7.17 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads, municipal streets or at existing intersections.
- 3.7.18 The Town shall evaluate existing neighbourhoods and compile a priority list for areas that could benefit from the upgrade and/or addition of sidewalks throughout the community to ensure improved walkability.
- 3.7.19 New subdivisions may be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted concept plan.



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3.7.20 A multi-modal network of transportation may be identified. The Town shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, wheelchairs, scooters, strollers, cyclists and other related active transportation.

3.7.21 The Town shall explore placemaking and traffic calming initiatives in the town boundaries. Areas identified to focus on include Main Street and Government Road (in front of the school).

3.7.22 The community supports alternative transportation including options for carpooling and commuting to larger centres. The Town may explore opportunities including a passenger rail service and a commuter bus/transit service.



RAILWAY POLICIES

3.7.23 The Town of Stoughton shall continue to promote the railway and work with the Stewart Southern Railway Inc. to ensure it is retained into the future.

3.7.24 The Town shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners including Stewart Southern Railway Inc., in order to reduce the potential for future land use conflicts and provide adequate protection of all rail infrastructure. The primary situations include:

- a. New land development or redevelopment in proximity to existing rail operations;
- b. New or significantly expanded rail facilities in proximity to existing residential uses; and
- c. Road/rail crossings.

3.7.25 Consultation with Railways shall be required when potential development is proposed for:

- a. New development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
- b. Road and utility infrastructure works which may affect a rail facility;
- c. Transportation plans that incorporate freight transportation matters; and
- d. All new, expanded or modified rail facilities.

3.7.26 The Zoning Bylaw shall specify building setbacks utilized from the *Guidelines for New Development in Proximity to Railways Operations* for new developments located along active rail lines.²³



²³ Guidelines for New Development in Proximity to Railway Operations. Federation of Canadian Municipalities.
http://www.proximityissues.ca/asset/image/reference/guidelines/2013_05_29_Guidelines_NewDevelopment_E.pdf



- 3.7.27 Public safety with regards to rail and freight is a priority in the community. The Town shall work with Railways to develop mitigation measures and safety procedures in the event of a train derailment or freight spill.
- 3.7.28 Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of the proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 metres (984 ft.) from the rail line in order to prescribe mitigation measures to determine the viability of foundation structures. All costs associated with preparing noise and vibration assessments and implementing the approved mitigation measures shall be borne by the affected developers.

3.8 HONOURING OUR HERITAGE AND CULTURE

Stoughton is a unique community where the Village moved from New Hope to Stoughton in 1904, the same year it was incorporated as a Village.²⁴ A key cultural feature in Stoughton includes a strong sports community with a number of professional athletes who started out in the community.

The Stoughton and District Museum is an important community amenity sharing the history of Stoughton. This historic building was brought to downtown Stoughton in recent years and continues to host over 2,500 artifacts from sports memorabilia to children's toys to period home displays.²⁵

OBJECTIVES

- ♦ To celebrate Stoughton's unique history and welcome new cultures in an inclusive way.
- ♦ To acknowledge and honour Treaty 4 territory and Métis homelands.
- ♦ To identify, protect and enjoy existing and new heritage resources.
- ♦ To promote and experience our cultural resources in the community.
- ♦ To enhance cultural activities and amenities in the community and surrounding region.

Image Courtesy of prairie-towns.com

POLICIES

- 3.8.1 The Town will continue to cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within the community.

²⁴ The Town of Stoughton. Website Accessed November 20, 2017. <http://stoughtonsk.ca/about/>

²⁵ The Town of Stoughton. Website Accessed November 20, 2017. <http://stoughtonsk.ca/about/>



3.8.2 The Town of Stoughton shall collaborate with neighbouring communities to identify heritage and cultural assets in order to protect, maintain and market these important resources, amenities and sites for community members and visitors.

3.8.3 There are many community amenities and spaces available within the town. These sites are encouraged to be utilized for initiatives and programming related to arts, culture and heritage in order to maximize the spaces' use.

HERITAGE POLICIES

3.8.4 Town of Stoughton will work with the Ministry of Parks, Culture and Sport, the Heritage Conservation Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks and districts.

3.8.5 The Town will utilize the Parks Canada *Historic Guidelines and Standards for the Historic Places in Canada* to guide conservation projects on historic places which are owned, regulated, funded or guided by the municipality.²⁶

3.8.6 The Town will move forward where criteria is met, for the designation of respective buildings and sites, municipally, provincially, nationally and internationally including the Stoughton Elevator, and the former CIBC building on Main Street.

3.8.7 The Town will encourage opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings including houses, churches and commercial spaces that are located in the town.

3.8.8 The Town may work with various individuals, committees and organizations to keep the Town of Stoughton history book up-to-date. This may be done consistently every 5-10 years to keep record of events and changes in the town.

3.8.9 The Town shall continue to promote the Stoughton and District Museum to share the story of Stoughton and area over time through tangible and intangible heritage assets.



1910



1910



1927



Date Unknown



Date Unknown

Images Courtesy of prairie-towns.com

²⁶ Standards and Guidelines for the Conservation of Historic Places in Canada. Canada's Historic Places, Parks Canada. <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>



- 3.8.10 The community of Stoughton encourages the use of heritage sites as community amenities. Providing educational, commemorative and interpretive information and signage about the heritage sites and resources may be considered. A partnership with the school to have students research and design signage may be explored.

CULTURAL POLICIES

- 3.8.11 The Town of Stoughton recognizes and acknowledges that they reside on traditional Treaty 4 territory and Métis Homelands. Opportunities for partnering with the Ocean Man First Nation and other Indigenous communities and organizations shall be encouraged for community and Indigenous events, activities and programming within the town and region.
- 3.8.12 Artists may be given permission to utilize vacant building storefronts as a method to promote local art and performances.
- 3.8.13 Existing community facilities are encouraged for the use of cultural activities such as live theatre, art programs and courses, music and dance lessons, sports practices, games and tournaments, and community gatherings and events.
- 3.8.14 Events such as Stoughton Daze, Dinner Theatre, Library activities and others that celebrate the community will continue to be encouraged and promoted.
- 3.8.15 Stoughton welcomes new cultures and backgrounds into the community. A multi-cultural celebration and festival that brings the community together may be created.
- 3.8.16 The Town and community celebrates local professional athletes that call Stoughton home. Recognition for emerging and professional athlete's successes may be created through murals, signage and bursaries or scholarships.

3.9 PROTECTING OUR NATURAL AND OPEN SPACES

Some of the best assets the community has to offer are the open spaces and natural environments at Taylor Memorial Park, the sportsgrounds and the campground. Maintaining what is available for natural space and making enhancements to the other areas of the town, including the downtown, is important. The community wants to create a welcoming and aesthetically appealing place to live, work and play.



OBJECTIVES

- ◆ To protect our natural resources and open spaces for future generations to enjoy.
- ◆ To create additional parks, playgrounds and open space in the community.
- ◆ To work with neighbouring communities to promote the natural environment and beautiful landscapes of an environmentally sustainable region.
- ◆ To reduce the impact of natural hazards including flooding and drought, on the natural and built environments.

Image Courtesy of the Weather Network Gallery

MUNICIPAL AND ENVIRONMENTAL RESERVE POLICIES

- 3.9.1 The community appreciates the open space, including parks and green space, in the town. These spaces are comprised of, though not limited to: Taylor Memorial Park; Stoughton Fairgrounds and Sportsgrounds; Stoughton Campground; and Stoughton Golf Course. The community encourages maintenance of these spaces in the future.
- 3.9.2 The Town encourages the preservation of natural areas and a healthy stock of trees and other vegetation. Trees may include a mix of coniferous, deciduous and fruit trees.
- 3.9.3 The Town of Stoughton will consider new parks and green spaces in new developments and provide linkages to existing parks and green spaces through expanding walking and wheeling paths and biking trails.
- 3.9.4 Park space will be provided, as required, to meet public needs. Equitable distribution of built and natural settings for recreation including facilities, parklands, open space areas and trails shall be encouraged.
- 3.9.5 When new parks and green spaces are proposed, the development of an enclosed off-leash dog park may also be considered.
- 3.9.6 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owning in the forms provided for in the *Planning and Development Act, 2007*.
- 3.9.7 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provision of the *Planning and Development Act, 2007*.



- 3.9.8 Land provided as an Environmental Reserve becomes the property of the municipality. The applicant may be required to provide any amount of land in any location that the approving authority considers necessary, if the land consists of:
- A ravine, coulee, swamp, natural drainage or creek bed; and
 - Wildlife habitat areas that:
 - Are environmentally sensitive; or,
 - Contain historical features or significant natural features.
- 3.9.9 Where development is proposed adjacent to a watercourse, the Town will request the subdivision approving authority to dedicate Municipal or Environmental Reserve as appropriate to protect sensitive areas and ensure continued public access to these areas. Considerations shall be given to use Municipal Reserve as walking or wheeling paths, green or open space and bike trails.
- 3.9.10 The Town will require the dedication of Municipal Reserve or will use the provision of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.
- 3.9.11 Public Reserves that support a combination of parks, green spaces, nature reserves and recreational facilities will be encouraged.
- 3.9.12 Critical or threatened habitat and environmentally sensitive areas shall be designated as Environmental Reserve within the town.
- 3.9.13 Stoughton encourages sustainable practices that promote and enhance cleanliness in the community and environment overall. This includes, though is not limited to: the use of alternative energy systems; protecting sensitive environments; clean-up of contaminated sites; and ensuring healthy wildlife population.



ENVIRONMENTAL AND NATURAL HAZARD POLICIES

- 3.9.14 Developers may be required to provide professional, certified environmental, geotechnical and/or hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development.
- 3.9.15 The Town supports provincial planning initiatives contributing to ecological integrity.
- 3.9.16 Development of new buildings and additions to buildings and facilities in the 1:500 year flood way are prohibited.
- 3.9.17 Development of new buildings or additions to buildings in the flood fringe will be required to be flood-proofed to 0.5 metres (1.6 ft.) above the 1:500 year flood elevation. Flood prone areas within the town

