

are shown on the Future Land Use Map in Appendix "A" and on the Natural Constraints reference map in Appendix "B".

- 3.9.18 The Water Security Agency, or other appropriate government agencies or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.
- 3.9.19 The Town of Stoughton will ensure, through the development permit process, that guidelines and bylaws provide appropriate measures when development is proposed on hazardous lands such as flood prone areas.
- 3.9.20 To reduce the threat of flooding, in evaluating all development proposals within the Plan area where it is believed there may be some potential harmful impact on neighbouring watercourses, the developers shall be required to:
- Provide details of the anticipated increased runoff from land clearing and site development;
 - Outline a program of storm water retention by which an increase in site runoff from the subject parcel may be prevented or minimized, and water quality and quantity improved; and
 - Undertake any other environmental impact assessments or geotechnical studies as may be required.
- 3.9.21 Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
- Rare or endangered flora and fauna have received provincial designation and protection;
 - Lands designated under the *Wildlife Habitat Protection Act*, and amendments;
 - Private lands that have been voluntarily protected by landowners;
 - Lands which are designated under a variety of other environmental protection, legislations or policies;
 - An aquifer is found or located, efforts to sustain the livelihood of this natural resource will be made;
 - The area is used for recreational purposes including bird watching; or
 - Lands are designated natural prairie or grasslands.
- 3.9.22 Long-term prosperity, environmental health and social wellbeing depend on reducing the potential for public cost or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety.
- 3.9.23 The Plan and associated reference maps identify areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development. In areas where development is proposed, the Town shall work with the developer in the remediation of contaminated lands.

3.10 WORKING WITH OUR NEIGHBOURS

Current initiatives include intermunicipal agreements for emergency services, child and youth education, library, health care and others. These partnerships and those with regional governing bodies promote strong working relationships in the region. Stoughton sees the opportunity to be a leader in working with other orders of government, municipal communities and First Nations in the region now and into the future.



OBJECTIVES

- ♦ To collaborate with neighbouring communities and other orders of government on regional initiatives.
- ♦ To share regional news and information through various communications with the Town and region.
- ♦ To coordinate and promote regional community events and activities with neighbouring communities.
- ♦ To encourage friendly rivalries and competition within the region.

POLICIES

- 3.10.1 The Town shall continue to work in partnership with other jurisdictions, Ocean Man First Nation, the adjacent Rural Municipality, and other agencies and municipalities as a means of providing, sharing and funding community services effectively and efficiently.
- 3.10.2 The Town shall promote intermunicipal cooperation and public/private sector initiatives that focus on a collaborative approach to providing cost efficient services that optimize financial and infrastructure resources.
- 3.10.3 The Town shall maintain and pursue additional intermunicipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with intermunicipal planning matters including:
- a. Managing and/or promoting growth and development;
 - b. Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
 - c. Infrastructure; public service facilities; energy generation, and waste management systems;
 - d. Ecosystem, environmental and watershed related issues;
 - e. Natural and human-made hazards; and
 - f. Population, housing and employment projections, based on regional market areas.
- 3.10.4 The Town will continue to foster communication and partnerships that advocate the community and area as a hub of activity that serves recreational and tourism opportunities, health and education services.
- 3.10.5 Regional events and initiatives such as a regional calendar shall be explored and further supported by the community of Stoughton and wider region.



*Image Courtesy of the
Weather Network Gallery*



- 3.10.6 The Town shall work with neighbouring communities and regional boards to explore the potential of merging recreational boards and committees into one to promote collaborative, resource sharing and a regional understanding of programs and services.
- 3.10.7 The Town shall work with neighbouring communities on regional tourism initiatives including promoting regional recreation and joint facilities as some of the key features in the area. This may include the development of joint promotional materials

3.11 GROWING OUR FUTURE (FUTURE URBAN DEVELOPMENT)

There are a number of opportunities for the Town of Stoughton and the region in the future. Development within the municipal boundaries of the Town is a priority for the community. Stoughton is known for being an agricultural community as the surrounding area includes crop and pasture lands. Continuing to provide a base for this type of business was a focus for the community. Stoughton is also situated on oil and gas rich lands. There is potential for the community to become home to a new oil and gas refinery that will greatly affect the growth of the town and region.

The Town owns five residential lots on Sidney Avenue and has commercial, and industrial lots available in the Maple Wind subdivision.

OBJECTIVES

- ◆ To prepare for a range of growth and decline scenarios the Town may experience in the long-term.
- ◆ To plan for the possibility of urban expansion with regards to infrastructure, future land use and other services.
- ◆ To ensure development occurs in a manageable and sustainable manner.
- ◆ To promote agricultural, oil and gas development and related businesses and industry in the town and wider district.

POLICIES

- 3.11.1 Future Urban Development Areas may include:
- a. Lands which are capable of being serviced with a full range of utilities, though for which no overall area concept plan has been approved for the general area; or
 - b. Land which are not readily capable of being serviced with a full range of utilities and for which no concept plans have been approved.
- 3.11.2 Development and land use patterns which are adjacent, or in proximity to, urban areas that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
- 3.11.3 The Town shall work with neighbouring communities and regional stakeholders to discuss and coordinate future land use and development to ensure compatibility of uses and potential intermunicipal infrastructure services and systems.



RURAL/URBAN FRINGE POLICIES

- 3.11.4 Lands within 1.6 kilometres (1 mile) of the corporate limits of the Town are designated as Rural-Urban Fringe Area. Development within the Rural-Urban Fringe Area shall require the preparation of a concept plan to illustrate how the proposed development will integrate with the Town.
- 3.11.5 The Town shall provide the RM of Tecumseh annexation proposals for consideration of its impact on:
- Adjacent rural land uses;
 - Agricultural productivity of the area;
 - Oil and gas productivity of the area;
 - The relationship of annexed lands to the particular community's growth strategy as defined in the OCP; and
 - The financial implications of the annexation to the municipality.

AGRICULTURAL POLICIES

- 3.11.6 The Town shall continue to support agricultural lands in the municipal boundaries and wider region.
- 3.11.7 Stoughton recognizes the agricultural land within the surrounding municipality is valuable. Land for sustainable growth of agricultural activities including diversification and expansion of agricultural value-added agri-business development is encouraged.

OIL AND GAS POLICIES

- 3.11.8 Oil and gas related industries shall be supported and will locate in areas that are suitable for this type of development.
- 3.11.9 Oil and gas developments shall be managed in an environmentally sustainable manner and place in areas with like uses and are compatible.
- 3.11.10 Stoughton encourages collaboration with surrounding municipalities and businesses and industry stakeholders to explore opportunities to utilize energy efficient technologies in oil and gas development.



SECTION 4: ADMINISTRATIVE TOOLS AND IMPLEMENTATION

This section provides an overview of the tools municipalities have available to use for guidance, implementation and monitoring progress of this Official Community Plan.

4.1 ACTION PLANNING

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

To achieve the goals set out in this Plan, a clear plan of action and implementation strategy is required. An *Action Plan Table* for the Town of Stoughton has been included in 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 (located in Appendix "E"). Each action item relates to a policy statement included in the Plan and will require the action items to be prioritized. These items should be reviewed regularly to monitor progress and to determine if changes are required.

4.1.1 The Plan Guides Action

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

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

4.1.2 The Future is a Shared Responsibility

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

4.2 IMPLEMENTATION AND MONITORING

This subsection outlines the variety of traditional tools the municipality has available for implementation and monitoring of progress and successes.

4.2.1 Planning Tools

The *Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreements, development levies and review process to ensure that the Plan is effective over the long-term.



4.2.2 Definitions

The definitions contained in the *Town of Stoughton Zoning Bylaw No. 445/18* shall apply to this Official Community Plan and are not contradictory to this Plan. Any amendments to the Zoning Bylaw must be made to ensure they do not conflict with this Plan.

4.2.3 Adoption of the Official Community Plan

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

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

The application of the OCP policies is illustrated in the Future Land Use Map contained in Appendix "A". This map is intended to illustrate the location of major land use designations within the Town of Stoughton. The Future Land Use Map is not meant to be interpreted in isolation without consideration of the balance of the OCP. A number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and human-made features has determined the land use designations.

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

4.2.4 Contract Zoning

For the purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to the *Planning and Development Act, 2007*. The applicant requesting to have an area of land rezoned to permit a specified use may enter into an agreement with Council that outlines:

- a. A description of the proposal;
- b. Reasonable terms and conditions with respect to:
 - i. The uses of the land and buildings of the forms of development; and,
 - ii. The site layout and external design including parking areas, landscaping, entry and exit ways, though not including the colour, texture, type of materials and architectural detail.
- c. Time limits within any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
- d. A condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions, and the time limits prescribed in the agreement.

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

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District;
- The rezoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;



- The development or redevelopment of the site for the specific use will be of benefit to the immediate area, the municipality and the region; and
- The use of these zoning tools does not undermine the intent of the OCP or any affected legislation such as the *Condominium Act* or environment or health regulations.

4.2.5 Concept Plans

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

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

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

4.2.6 Comprehensive Development Reviews

A Comprehensive Development Review may be completed by the developer prior to presenting it to Council proposing to rezone land for multi-parcel (greater than two (2) parcels) residential, commercial or industrial purposes. The purpose of this review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial and industrial developments. This review proposes to address the following topics:

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

4.2.7 Special Studies

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

4.2.8 Public Works

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



4.2.9 Design Standards and Guidelines

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

4.2.10 Crime Prevention Through Environmental Design (CPTED)

There are 14 principles of the Crime Prevention Through Environment Design (CPTED) tool that provide design guidelines to improve safety of a community. These include:

- **Natural Surveillance** Where there are eyes on the street, criminal activity is less likely to occur;
- **Access Control** The use of entry and exit points create a sense of who is legitimately able to use the space;
- **Image** Through improving the aesthetic appeal of a community, criminal activity may be deterred;
- **Territoriality** Legitimate users of a place will take ownership of the area;
- **Activity Support** Organize programming or activities helps to fill a space with legitimate users;
- **Crime Generators** The location of certain land uses may reduce the feeling of safety;
- **Land Use Mix** Ensure that areas of a community are used throughout the day will help to deter criminal activity;
- **Movement Predictors** Paths and trails can be used as a way to predict where people will be, ensuring there are clear sight lines and open routes to move freely will help with pedestrian and cyclist safety;
- **Displacement** Positive and negative impact of crime, moving crime from one location to another will not change the outcome; distributing uses can reduce crime and the impact of crime in an area;
- **Cohesion** Supportive relationships can flourish in common places;
- **Capacity** Ensure spaces are not over or under capacity will help with the safety of the use of land; and
- **Culture** The use of placemaking²⁷ as a way to ensure that a community is vibrant and holistic includes cultural characteristics of a community that are show-cased in a positive light.²⁸

4.2.11 Development Levies and Agreements

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

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

²⁷ Project for Public Spaces. Placemaking 101. <https://www.pps.org/reference/reference-categories/placemaking-tools/>

²⁸ 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>



4.2.12 Servicing Agreements

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

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

4.2.13 Subdivision Process

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

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

4.2.14 Monitoring and Performance

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

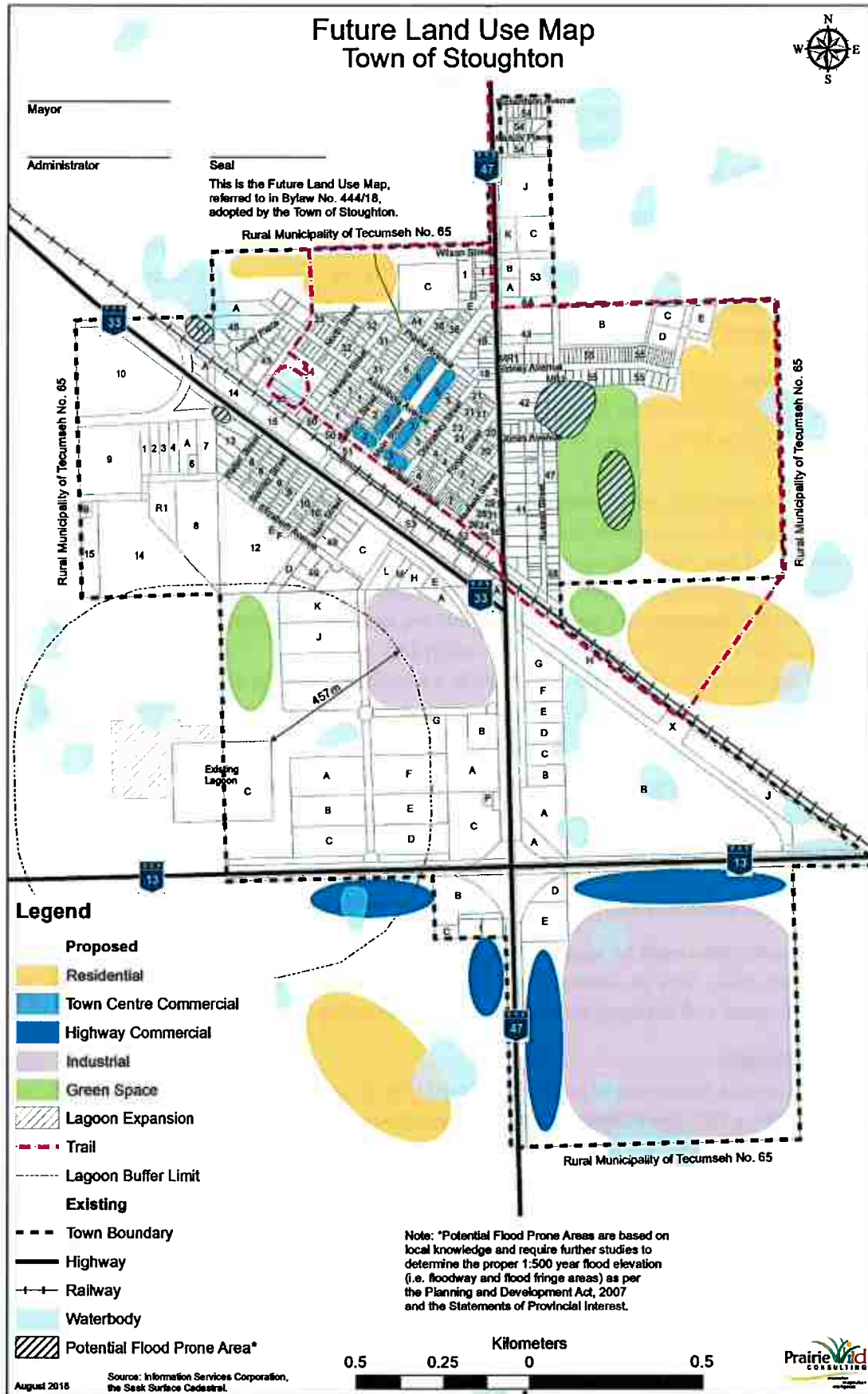
The Official Community Plan must be kept up-to-date to ensure that the document will address development challenges the Town faces. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the municipality.

4.2.15 Amendment

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



APPENDIX "A" – TOWN OF STOUGHTON FUTURE LAND USE MAP



APPENDIX "B" – TOWN OF STOUGHTON REFERENCE MAPS

Appendix "B1" – Community, Park and Recreational Amenities

Appendix "B2" – Health, Safety and Emergency Services

Appendix "B3" – Municipal Water Wells

Appendix "B4" – Water Distribution System

Appendix "B5" – Sewage Collection System

Appendix "B6" – Transportation Hierarchy

Appendix "B7" – Heritage Buildings and Historic Places of Interest

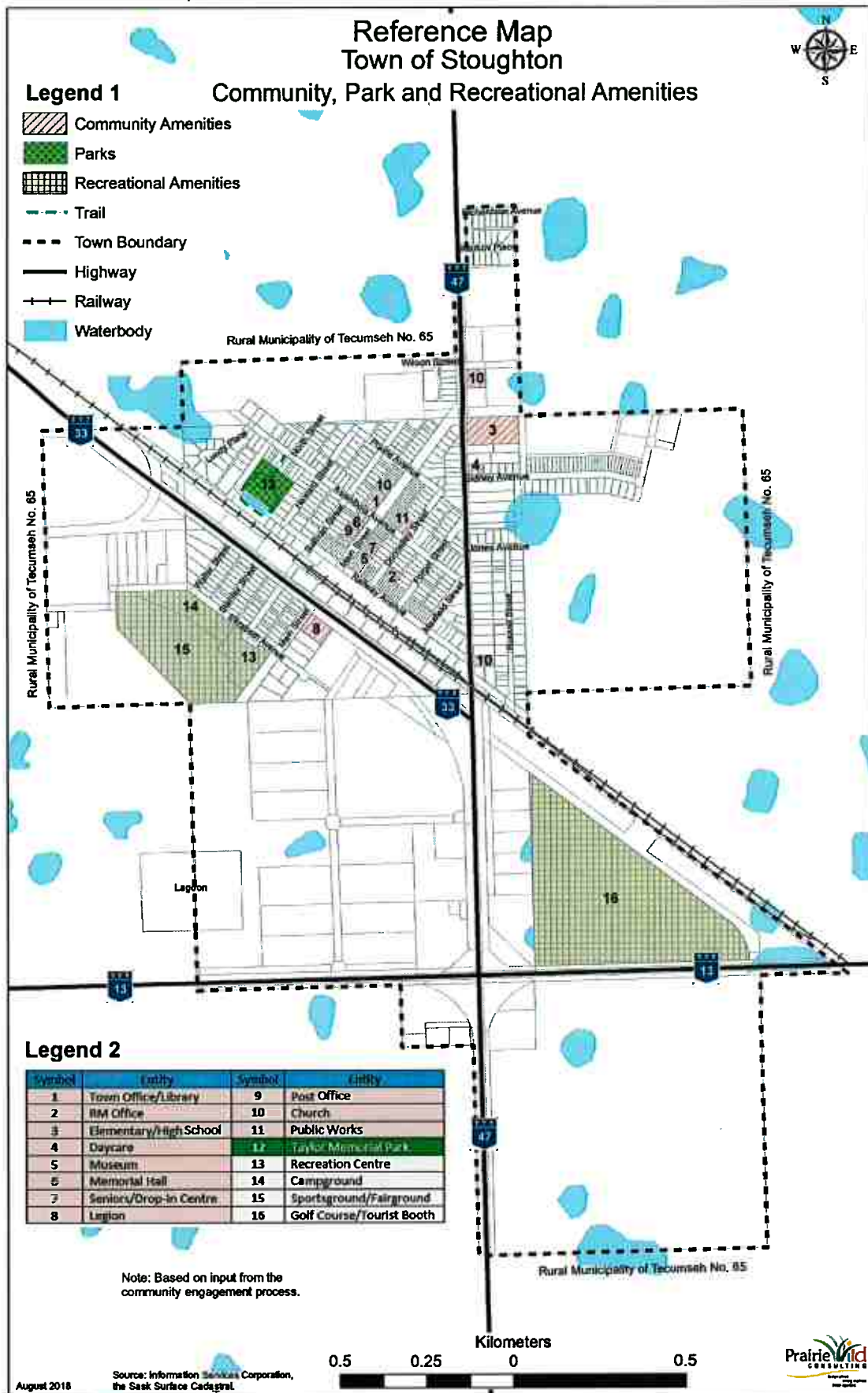
Appendix "B8" – Historic Buildings (Not Designated)

Appendix "B9" – Potential Flood Prone Areas

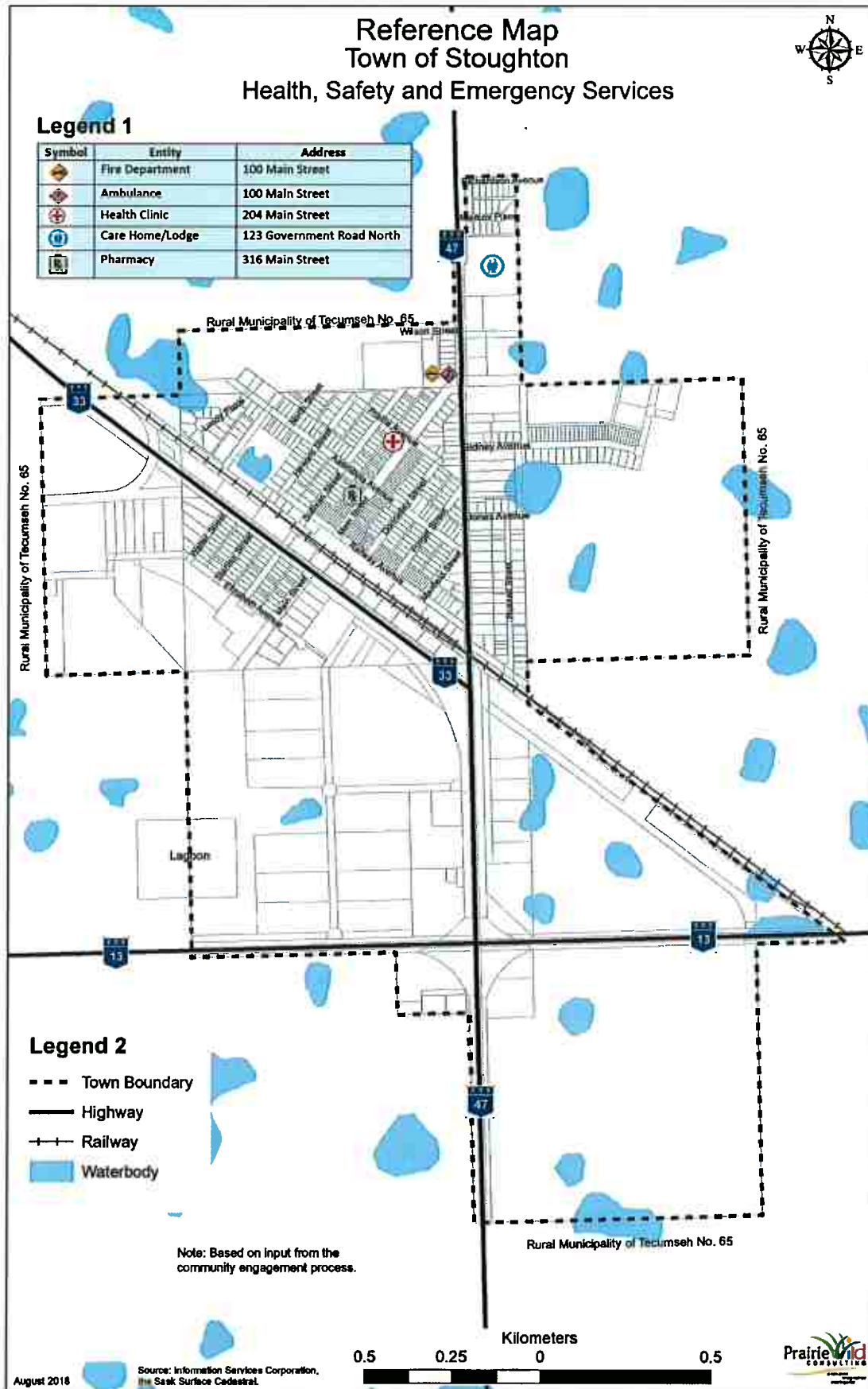
Appendix "B10" – Protected and Contaminated Lands



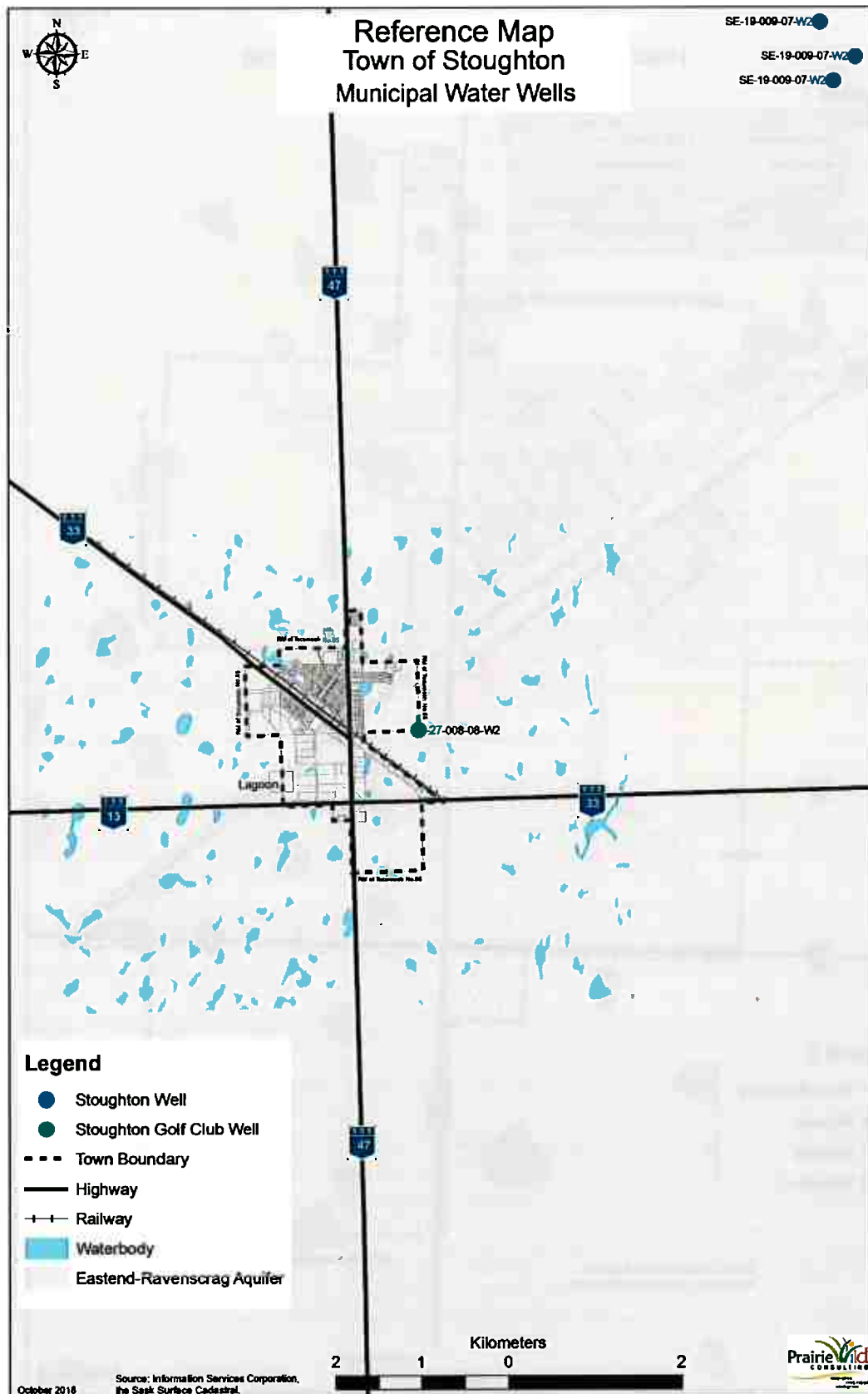
APPENDIX "B1" – COMMUNITY, PARK AND RECREATIONAL AMENITIES



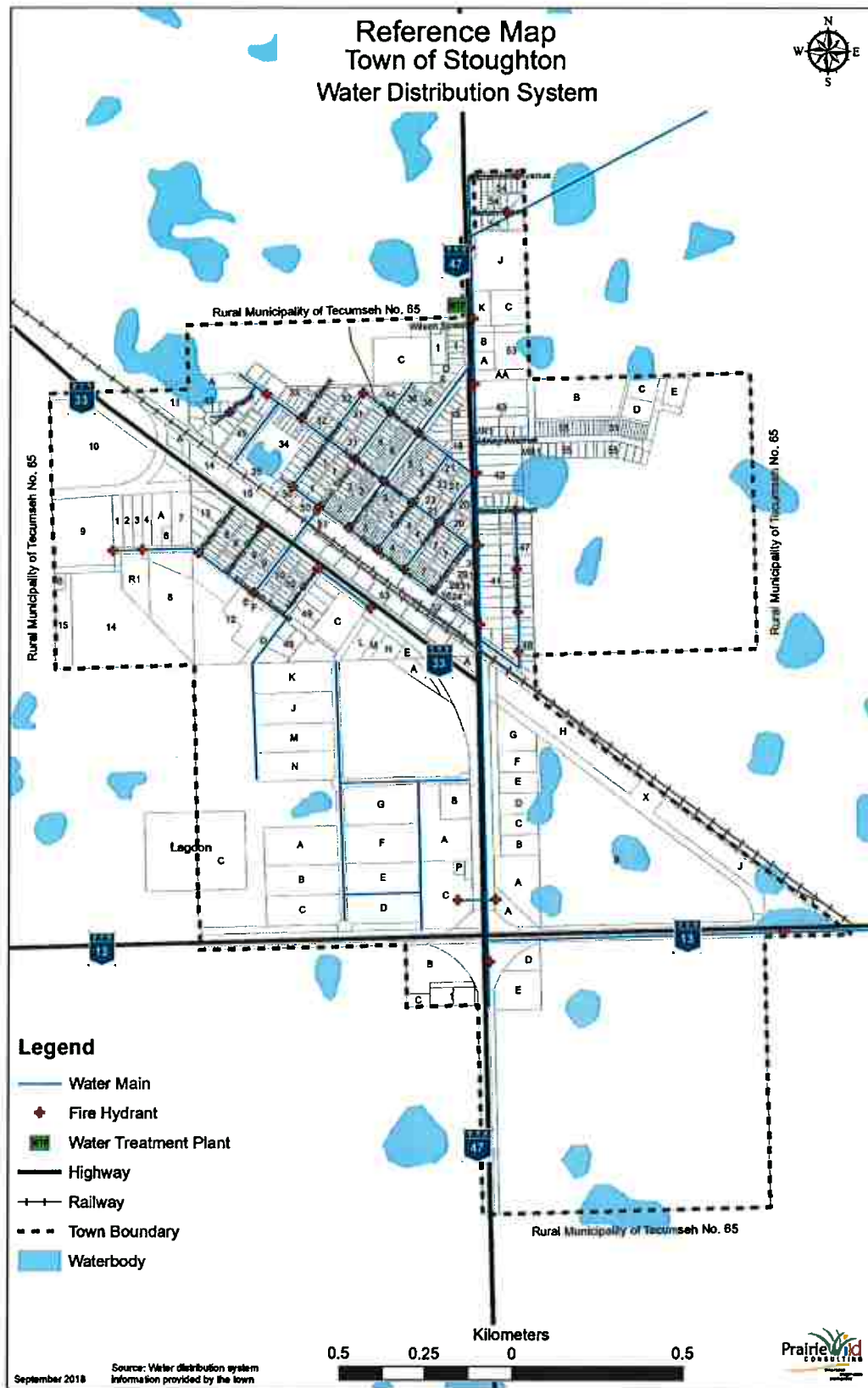
APPENDIX "B2" – HEALTH, SAFETY AND EMERGENCY SERVICES



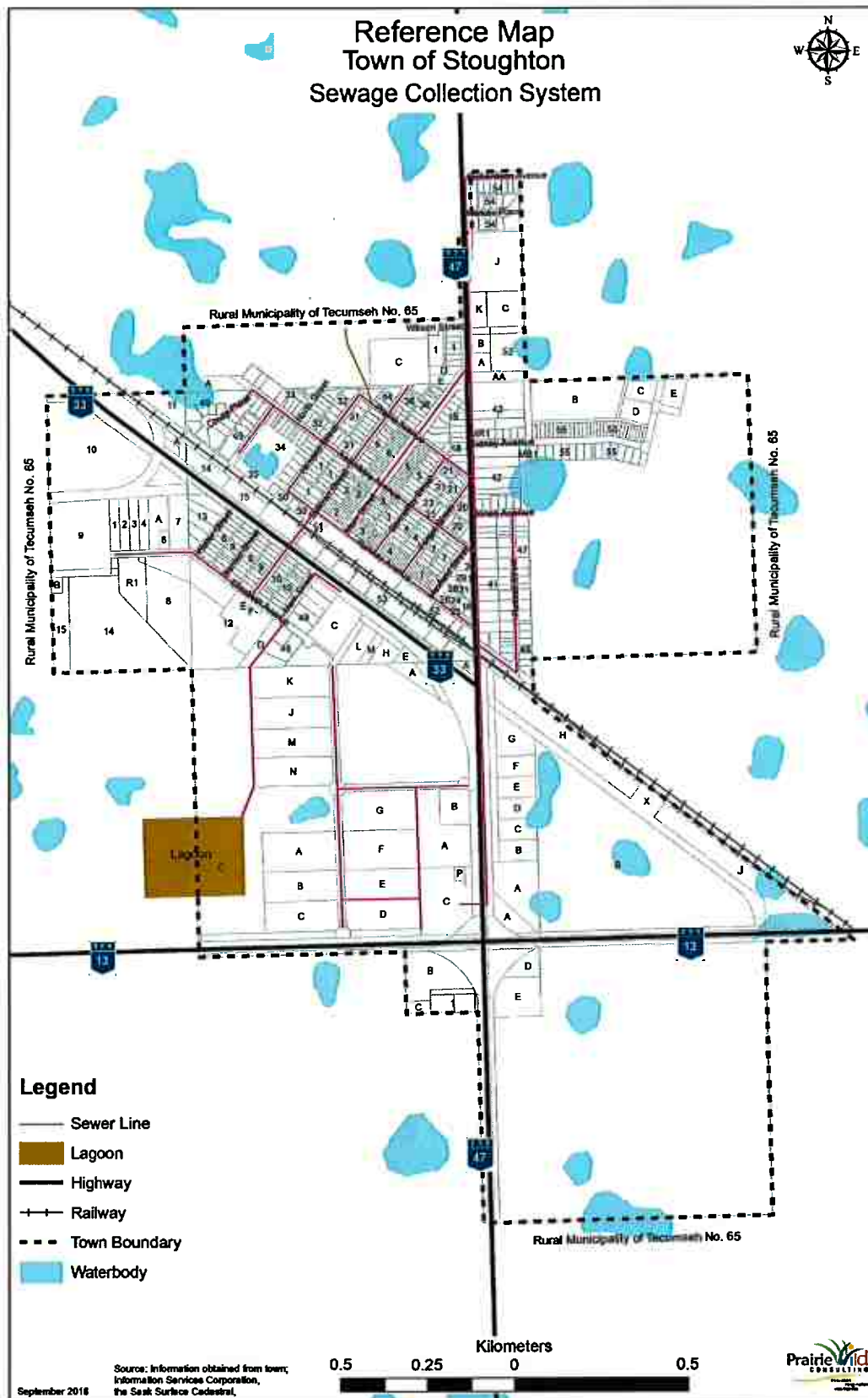
APPENDIX "B3" – MUNICIPAL WATER WELLS



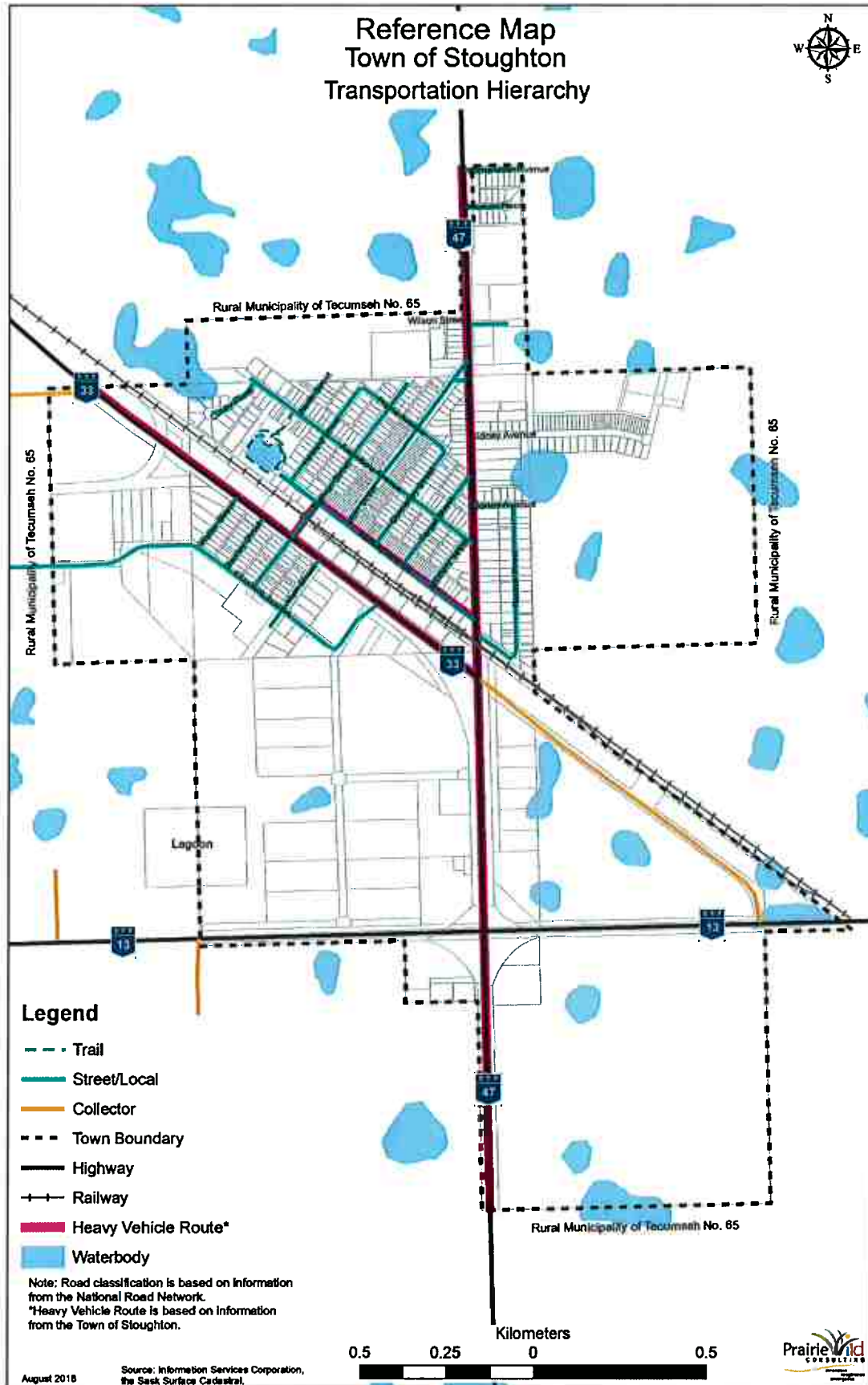
APPENDIX "B4" – WATER DISTRIBUTION SYSTEM



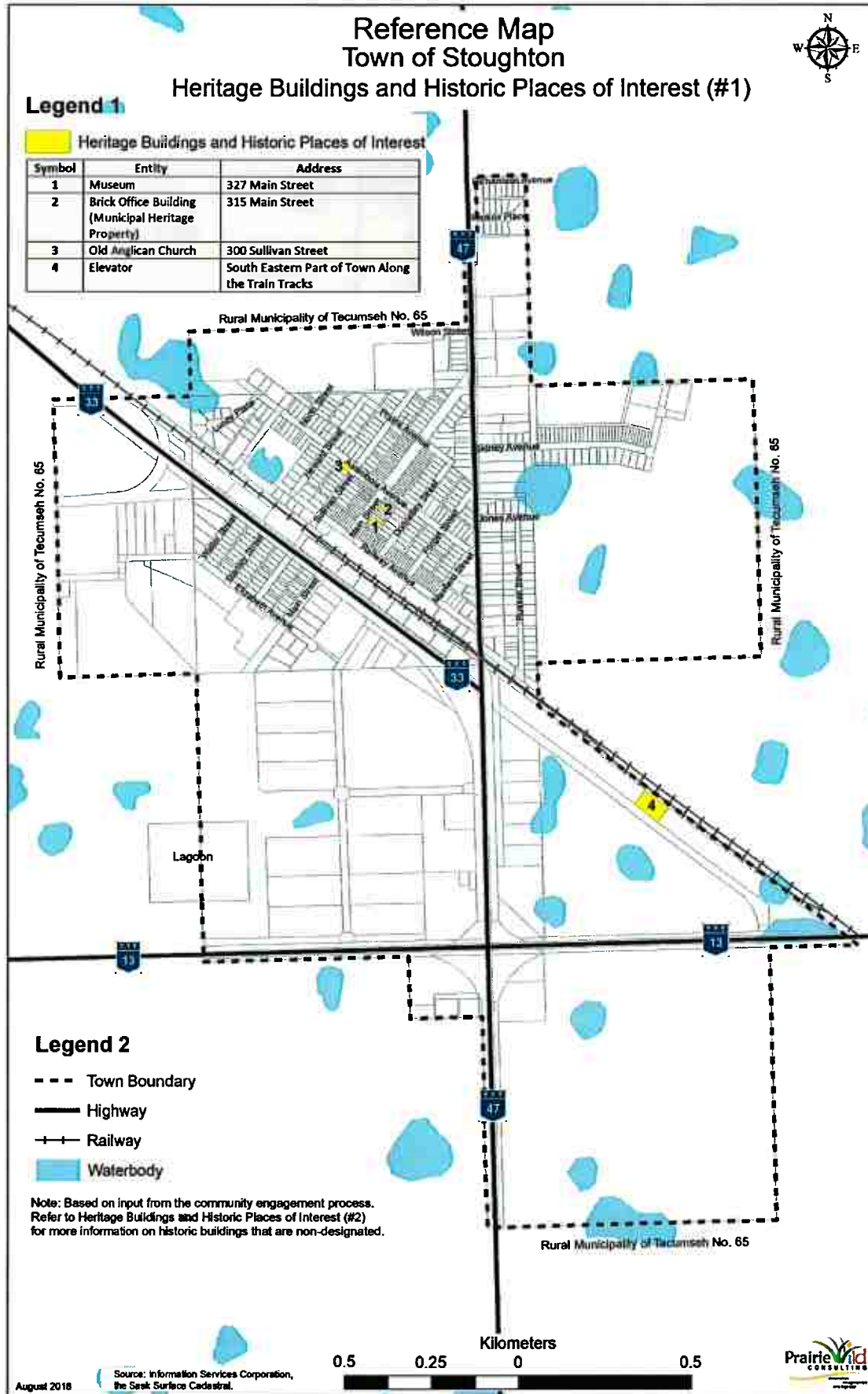
APPENDIX "B5" – SEWAGE COLLECTION SYSTEM



APPENDIX "B6" – TRANSPORTATION HIERARCHY

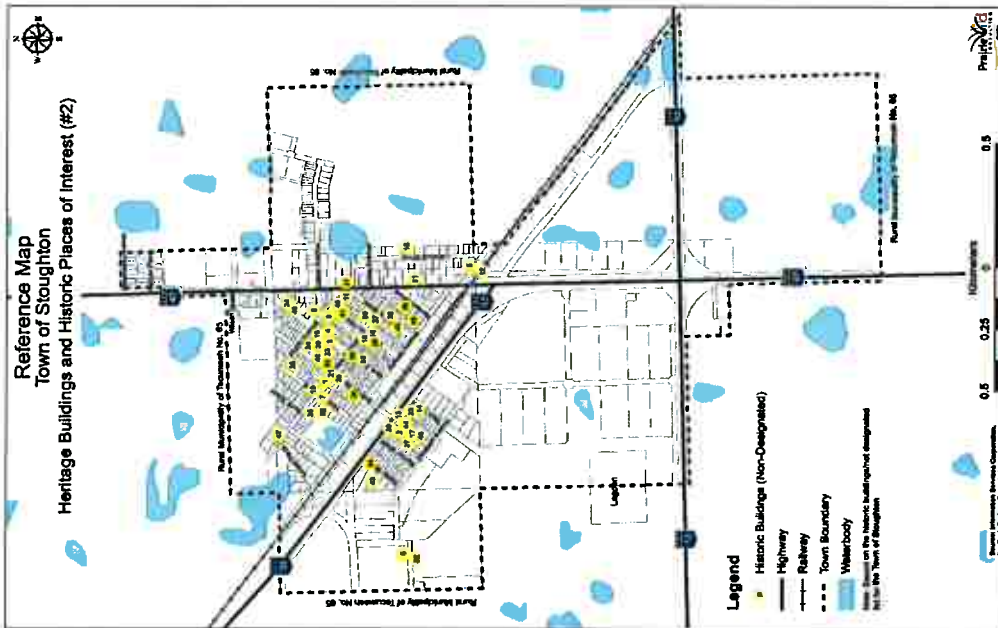


APPENDIX "B7" – HERITAGE BUILDINGS AND HISTORIC PLACES OF INTEREST (DESIGNATED)

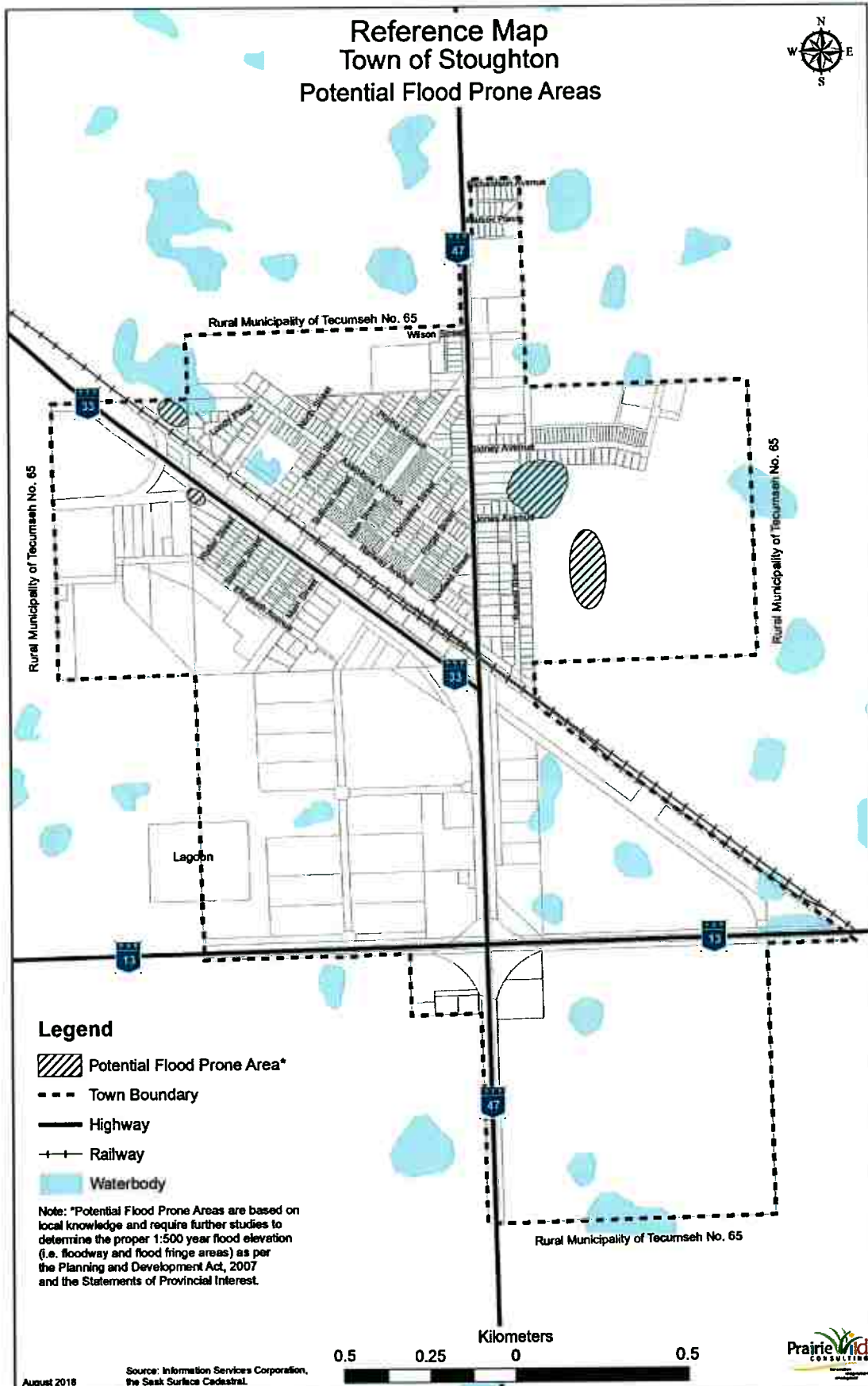


APPENDIX "B8" – HISTORIC BUILDINGS (NOT DESIGNATED)

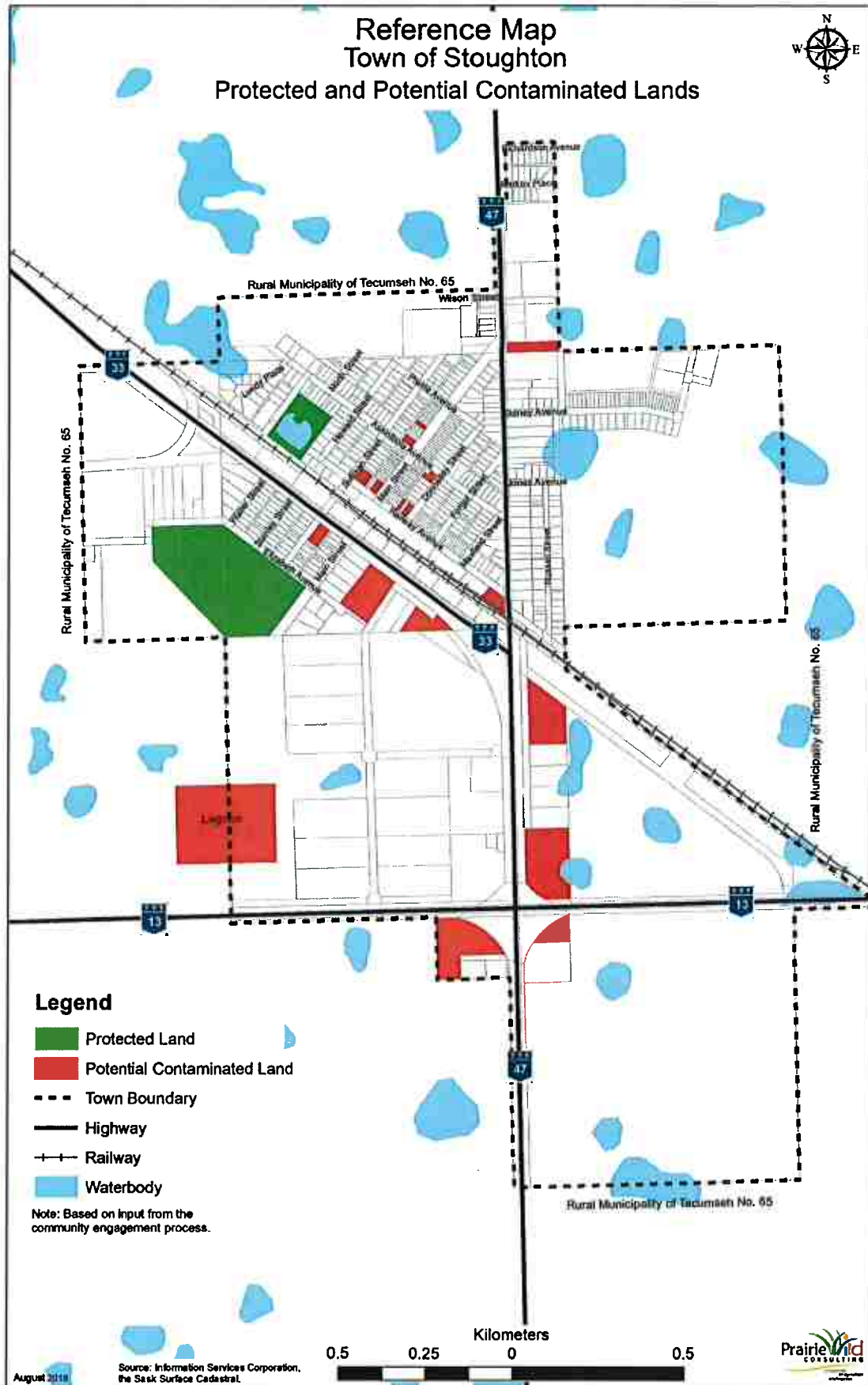
Item	Building	Century/Year	Address	Building	Century/Year	Address
1	Historic Church Building – 1900	1900	500 Sullivan Street	28	Historic Residential Building – 1910	509 Forget Street
2	Historic Residential Building – 1902	1902	411 Sullivan Street	29	Historic Residential Building – 1910	520 Marshall Street
3	Historic Residential Building – 1904	1904	211 Main Street	30	Historic Residential Building – 1910	404 Sullivan Street
4	Historic Residential Building – 1904	1904	219 Main Street	31	Historic Residential Building – 1910	219 Government Road
5	Historic Residential Building – 1904	1904	104 Railway Avenue	32	Historic Residential Building – 1912	900 Elizabeth Avenue
6	Historic Residential Building – 1905	1905	832 Elizabeth Avenue	33	Historic Residential Building – 1912	404 Main Street
7	Historic Residential Building – 1905	1905	301 Hewards Street	34	Historic Residential Building – 1915	109 Main Street
8	Historic Residential Building – 1905	1905	408 Purple Avenue	35	Historic Residential Building – 1914	705 Asinibole Avenue
9	Historic Residential Building – 1905	1905	204 Donnelly Street	36	Historic Residential Building – 1914	212 Sullivan Street
10	Historic Residential Building – 1905	1905	305 Donnelly Street	37	Historic Residential Building – 1914	412 Sullivan Street
11	Historic Residential Building – 1905	1905	212 Forget Street	38	Historic Residential Building – 1915	100 Sullivan Street
12	Historic Residential Building – 1905	1905	116 Railway Avenue	39	Historic Residential Building – 1915	212 Main Street
13	Historic Residential Building – 1905	1905	405 Sullivan Street	40	Historic Residential Building – 1915	111 Main Street
14	Historic Residential Building – 1905	1905	412 Main Street	41	Historic Residential Building – 1915	215 Donnelly Street
15	Historic Residential Building – 1905	1905	923 Russell Street	42	Historic Residential Building – 1915	311 Forget Street
16	Historic Residential Building – 1907	1907	201 Main Street	43	Historic Residential Building – 1915	404 Walter Street
17	Historic Residential Building – 1908	1908	419 Sullivan Street	44	Historic Residential Building – 1915	409 Sullivan Street
18	Historic Residential Building – 1909	1909	501 Donnelly Street	45	Historic Residential Building – 1915	200 Railway Avenue
19	Historic Residential Building – 1910	1910	600 Asinibole Avenue	46	Historic Residential Building – 1916	423 Sullivan Street
20	Historic Residential Building – 1910	1910	505 Sullivan Street	47	Historic Residential Building – 1918	900 Asinibole Avenue
21	Historic Residential Building – 1910	1910	309 Sullivan Street	48	Historic Church Building – 1918	216 Main Street
22	Historic Residential Building – 1910	1910	311 Sullivan Street	49	Historic Residential Building – 1918	211 Donnelly Street
23	Historic Residential Building – 1910	1910	220 Main Street	50	Historic Residential Building – 1918	500 Forget Street
24	Historic Residential Building – 1910	1910	208 Main Street	51	Historic Residential Building – 1918	531 Government Road
25	Historic Community Building – 1910	1910	319 Main Street	52	Historic Residential Building – 1919	300 Heward Street
26	Historic Residential Building – 1910	1910	311 Donnelly Street	53	Museum – 1920	537 Main Street
27	Historic Residential Building – 1910	1910	304 Forget Street	54	Historic Residential Building – 1920	431 Walter Street



APPENDIX "B9" – POTENTIAL FLOOD PRONE AREAS



APPENDIX "B10" – PROTECTED AND CONTAMINATED LANDS



APPENDIX "C" – STOUGHTON COMMUNITY PROFILE

HISTORY AND ESTABLISHMENT

Establishment

The area now known as the Rural Municipality (RM) of Tecumseh, was well-settled by homesteaders by 1902.²⁹ The Village of Stoughton was surveyed and named by the Canadian Pacific Railway and incorporated as a village in 1904. There is no known source for the name Stoughton. The location of Stoughton was chosen to be a distribution centre between Regina and Manitoba on the rail lines. At the time of establishment, a nearby settlement known as New Hope quickly evaporated as people moved into Stoughton to be closer to the rail line.³⁰

History

Early investment and construction in the community continuously grew since the establishment of the Village. The rail lines saw continuous expansions and upgrades.

Stoughton's history is closely tied with the nearby communities of Forget and Heward, which were often mentioned in the history of the Stoughton Times paper.

While Stoughton was thriving in wheat harvests, new additions and investments due to the Canadian Pacific Railway (CPR) rail line early on, it was not without its hardships and losses. In 1906, the Stoughton school burnt down. In 1908, there was a smallpox outbreak in the Blackheath School District. In 1910, there was a scarlett fever outbreak, which took the lives of many children from the community. Despite these hardships the community continued to grow and take on new technologies such as telephone lines in 1911, through a locally formed stock company, Stoughton Rural Telephone Company and telegraphic lines in 1912.³¹

In 1913, CPR expanded the train station in Stoughton, as well as initiated construction of a water line from Rock Lake, north of the Village. Rock Lake was decided to be a good supply for steam engines as well as water to the village residents. Stoughton also completed construction of a skating and curling rink in the same year.³²

Records show in 1915 was the first mention of Stoughton being a good prospect for oil. Moose Creek Oil and Gas Co. as well as Gas Co. Ltd. placed stocks for oil on the market and a test hole was drilled.³³

Between 1914 and 1920, the village experienced many hardships again. Many young men from the area were recruited for World War I. Violent wind storms damaged and destroyed prominent buildings and crops in 1916 and 1919. Rats invaded the area for the first time in 1916. There was also an outbreak of Spanish influenza from 1918-1919 that closed down schools and services. A visitor to the village had noted in 1920 that Stoughton "used to be a lively little town, but now it is dead."³⁴

The 1920s brought good harvests, more vehicles, rail line and highway expansions. The town news consisted of a lot of community events and dances. Electricity for lighting was brought into the Village in 1928 by the Montreal Engineering Company.

²⁹ The Stoughton Times. Volume 78, Number 9: 1985.

³⁰ Encyclopedia of Saskatchewan. Website Accessed October 2017.

³¹ The Stoughton Times. Volume 78, Number 9: 1985.

³² Ibid

³³ Ibid

³⁴ Ibid



During the 1930s, a drought led to devastation for Stoughton's crop production, rail freight and livestock. This caused many settlers to leave the area even though farmers, who were better off, were donating food to the area. Between 1939-1940, when World War II broke out, Stoughton's population was depleted again from men going off to war. The war further led to the rationing of food along with the ongoing drought and emergency water being shipped by rail to regions such as Stoughton and area.

Dancing and celebrations were always top of mind for those in town. In December of 1948, construction of the Lyric Theatre (Memorial Hall) was underway and expected to be complete for New Year's Eve, though was not open until May the following year. Not only did Stoughton celebrate with dance, sports was a pastime and welcome distraction. Athletes including Lorne Carr who played hockey in the National Hockey League for the New York Rangers, New York Americans and the Toronto Maple Leafs from 1933 to 1946, winning two Stanley Cup Championships in 1942 and 1945 were followed and celebrated.³⁵ Another well known professional athlete team celebrated to this day, which started in Stoughton, was the Richardson Family (Ernie, Garnet, Arnold and Wes), who would be the youngest team to win the Brier in 1959 and the first curling team to be inducted into the Canadian Sports Hall of Fame for numerous provincial, national and world championships.³⁶

In the 1950s, the oil boom hit Stoughton and the population began to increase. This in turn caused residents to look for new entertainment and in 1960, the same year Stoughton acquired Town status.³⁷ Live theatre reached the Memorial Hall, and as the first dinner theatre.

The New Hope Pioneer Lodge opened December 28, 1960 and the Stoughton Drop-In Centre would open in 1975, specifically for seniors. In 1976, ten seniors low-rental housing would be constructed.

COMMUNITY DEVELOPMENT

Community Facilities

Current community facilities within Stoughton include a post office, a community drop-in centre for seniors, a nursing home known as the New Hope Pioneer Lodge, a public library, and the Stoughton and District Museum.

Education

In 1905, children in the area attended a school known as Ossa S.D. 744. The school at this time was noted to be overcrowded, and the teacher was Miss Stevens.³⁸ It was also noted that in 1905, the Blackheath S.D. 1198 was formed. Trustees recorded at this time were Chairman David Kirk, Secretary Treasurer C. Gohn and Trustee Stanley Bale.³⁹ 1906 saw a vote to raise \$4000 to build a new school in Stoughton early in the year, only to have the new school burn down in September of that same year.⁴⁰ The school was later rebuilt and functioning by 1907, and the old schoolhouse provided to the new school district of New Hope 69 northeast of Stoughton.⁴¹

Currently, Stoughton has a Kindergarten to Grade 12 (K-12) school known as the Stoughton Central School in the South East Cornerstone Public School Division No. 209. Stoughton also has a daycare centre, built by the RM, called the Stoughton Early Learning Facility.

³⁵ Quanthockey.com. Lorne Carr. Website Accessed November 20, 2017. <http://www.quanthockey.com/hockey-stats/en/profile.php?player=883>

³⁶ The Richardsons. Website Accessed November 20, 2017. <http://www.curlingrichardsons.com/theteam.htm>

³⁷ The Town of Stoughton Website Accessed November 2017. <http://stoughtonsk.ca/about/>

³⁸ The Stoughton Times. Volume 78, Number 9: 1985.

³⁹ Froude and area history: 1899-1999 pg. 218. Website Accessed October 2017.

<http://ourroots.ca/toc.aspx?id=4528&qrID=f61184f9-295e-4abb-9225-c3c6d036f5e3>

⁴⁰ The Stoughton Times. Volume 78, Number 9: 1985.

⁴¹ Ibid.



Places of Worship

Churches have been prominent in Stoughton since its settlement. In 1905, two churches were constructed, the Church of England, later named St. Paul's Church, and a Presbyterian Church.⁴² Currently Stoughton has two active churches, the Grace United Church and the Stoughton Apostolic Church.

Sports Facilities

Stoughton has a history of placing prominence on winter sport facilities. In 1906, the first plans for a skating and curling rink were announced by Mr. Ed Allen, which saw completion in 1907. The skating and curling rinks were rebuilt and expanded multiple times in the history of Stoughton.

Currently, Stoughton has a recreation complex which includes a skating rink, curling rink and an outdoor swimming pool. Stoughton also has a seasonal nine-hole golf course. Stoughton Fairgrounds and Sportsgrounds also include ball diamonds.

Health Care and Wellness Facilities

The Stoughton Health Clinic is currently open for two days per week, on Wednesdays and Thursdays with a Doctor on site those days. Stoughton also offer massage therapy by Allen Raynard.

Recreation

In recent years, Stoughton constructed Taylor Memorial Park, named after the Town's first overseer, Wilfred C. Taylor. Taylor Memorial Park boasts walking trails and a human-made pond with a fountain that lights up at night. There are picnic tables, a playground and a sandbox. There are future plans for additions to the park such as a band stand and a serving booth.⁴³

Stoughton is also home to a 16-site seasonal campground with water and sewer hook-ups, 30 amp power service and a washroom and shower facility.⁴⁴

ECONOMIC DEVELOPMENT

Stoughton established itself early on as a rich wheat farming community. In 1907, Stoughton was proclaimed the leading town in the wheat belt of southern Saskatchewan due to the good soil and access to the CPR rail lines. There was mention of paid foreign workers of "every nationality and description" being supplied to the farmers to assist with the bountiful harvests during harvest season.⁴⁵

Local businesses were plentiful in the community early on. By 1907, the village was said to have 400 inhabitants and the following services:

- Two general stores;
- Two lumber yards;
- A grocery store;
- A drugstore;
- A bakery and confectionery;
- A tailor shop;
- Two first-class hotels;
- Two blacksmith shops;
- Two livery and feed stables;
- A butcher shop; a laundry shop;
- A barber shop;
- A pool hall and billiard room;
- Two real estate agencies;
- A resident lawyer;
- A doctor and veterinary surgeon;
- Three large elevators;
- Two churches; and
- A school.

⁴² Froude and Area History: 1899-1999 pg. 218. Website Accessed October 2017.

<http://ourroots.ca/toc.aspx?id=4528&qryID=f61184f9-295e-4abb-9225-c3c6d036f5e3>

⁴³ The Town of Stoughton Website Accessed November 2017. <http://stoughtonsk.ca/about/>

⁴⁴ Ibid

⁴⁵ The Stoughton Times. Volume 78, Number 9: 1985.



During this time CPR was constructing a larger train station in the village as well.⁴⁶

As Stoughton relied heavily on wheat as its primary economy, the region was greatly affected by the prairie droughts of the 1930s. The 1950s opened a new economy in the region with the discovery of oil. In 1953, an important oil strike was mentioned in the sand flats north of Forget. 1956 saw Imperial Oil start an oil well production “a half a mile down the track from Stoughton.”⁴⁷

GEOGRAPHY

Location

The Town of Stoughton is located approximately 60 km east of the City of Weyburn, Saskatchewan and 60 km north of the City of Estevan, Saskatchewan. Stoughton exists at the junctions of three highways: Highway 13, 33 and 47.⁴⁸ The absolute location, according to Google Maps, is 49° N, -103°W. Stoughton is located in the middle of the RM of Tecumseh No. 65, incorporated in 1909.⁴⁹

Regional Context

Stoughton and the RM of Tecumseh No. 65 are located on Treaty 4 territory and homelands of the Métis.

The RM of Tecumseh No. 65 is located within census division No. 1, Saskatchewan. In 2016, Division No. 1 had a census population of 31,766. The population increased 1.4% from 2011's census count of 31,333.⁵⁰ The RM of Tecumseh No. 65 is bordered by nine other RMs within Division No. 1: Golden West No. 95; Fillmore No. 96; Griffin No. 66; Cymri No. 36; Benson No. 35; Browning No. 34; Brock No. 64; Pheasant Rump No. 68 IRI; and Hazelwood No. 94.

The border of Moose Mountain Provincial Park is located approximately 30 km northeast of Stoughton. Highway access into the Town of Kenosee within the provincial park is approximately 80 km away from Stoughton.

First Nations

The Ocean Man First Nation is located approximately 20 km north of Stoughton, on Highway 47.

At the time of signing the Treaty, in 1882, there were 99 members.⁵¹ The Assiniboine and Anishinabe First Nation Chief signed Treaty 4 to set aside Reserve lands outside the Treaty boundary. Ocean Man First Nation is a member of the Yorkton Tribal Council (YTC) and is one of six First Nations who's Reserve is not located within their Treaty boundary.⁵²

Today, the First Nation has 461 members with 95 living on the 4,128.4 hectare Reserve.⁵³ At the time of writing this Plan, the Chief of Ocean Man First Nation was Chief Connie Big Eagle and Band Councilors included Daniel Akachuk, Craig Big Eagle, Trevor Ewack and Ernest Standingready.⁵⁴

⁴⁶ Ibid

⁴⁷ Ibid

⁴⁸ Encyclopedia of Saskatchewan. Website Accessed October 2017

⁴⁹ Government of Saskatchewan, 2017.

⁵⁰ Statistics Canada. 2016. Website Accessed October 2017.

⁵¹ Saskatchewan Indian Cultural Centre, Ocean Man First Nation. Website Accessed November 2017.

<http://www.sicc.sk.ca/archive/bands/bocean1.html>

⁵² OTC. First Nations in Saskatchewan. Website Accessed November 2017.

http://www.otc.ca/ckfinder/userfiles/files/fnl_1100100020617_eng.pdf

⁵³ Government of Canada. Connectivity Profile. <http://www.aadnc-aandc.gc.ca/eng/1357840942260/1360166448019>

⁵⁴ FSIN. Website Accessed November 24, 2017. <http://www.fsin.com/ocean-man-first-nation/>



Water Supply

In 1913, CPR constructed a water pipeline from Rock Lake, north of Stoughton, to supply the town and the steam engines with water.⁵⁵

Currently, Stoughton has a groundwater supply of five wells, three of which are in use with an estimated supply of 182,000 cubic metres.⁵⁶ Stoughton was under a three-year boil water advisory in recent years, which ended in the spring of 2014 after upgrades were completed on the water treatment plant. The upgrades were partially funded by the federal government.⁵⁷

Watershed

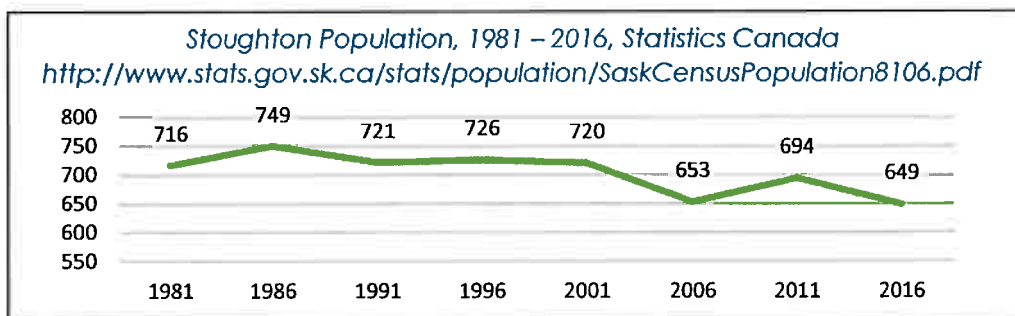
Stoughton is within the Moosomin Mountain watershed area, which is part of the Upper Sourie River Watershed. The Upper Sourie Watershed Authority (USWA) has a current Watershed Protection Plan that is in the implementation phase.⁵⁸ The USWA Watershed Protection Plan can be found online at: <http://www.uppersouriewatershed.ca/>.

Geology

Stoughton exists overtop of the Bakken Formation within the Williston Basin. The Bakken Formation spreads across southern Saskatchewan, the southwest tip Manitoba and portions of North Dakota and Montana. Within Saskatchewan, it is estimated that the unconventional, marketable resources of the Bakken Formation are expected to be 223 million m³ (1,401 million barrels) of marketable oil and 81.2 billion m³ (2.9 trillion cubic feet (Tcf)) of marketable natural gas.⁵⁹ Currently, approximately 3.5 million m³ (22 million barrels) of unconventional oil are produced per year from the Bakken Formation in Saskatchewan.⁶⁰

POPULATION DISTRIBUTION AND TRENDS

The total population of Stoughton, as of 2016 Census records, is 649. Between 2001 and 2006, the population decreased by 9.3%, from 720 to 653. In 2011, the population was recorded at 694, which was a 6.3% increase from 2006.⁶¹ The following figure shows the population since 1981 to 2016 and the trends seem to share an overall decline in population.



The population of Stoughton, since the Town was incorporated as a Village, has ebbed and flowed with historic events and an unpredictable resource economy. This may indicate that the next population trend will increase.

⁵⁵ The Stoughton Times. Volume 78, Number 9: 1985.

⁵⁶ Administrator Questionnaire. Prairie Wild Consulting. 2017.

⁵⁷ Western Economic Diversification Canada. 2013. Website Accessed Nov. 2017 at: https://www.wd-deo.gc.ca/eng/77_14634.asp

⁵⁸ Saskatchewan Watershed Authority. Website Accessed Oct. 2017.

⁵⁹ The Ultimate Potential for Unconventional Petroleum from the Bakken Formation of Saskatchewan – Energy Briefing Note. National Energy Board. Government of Saskatchewan. 2015.

⁶⁰ Administrator Questionnaire. Prairie Wild Consulting. 2017.

⁶¹ Statistics Canada Census profile, 2016 Census. Website Accessed Nov. 2017



APPENDIX "D" – STOUGHTON INFRASTRUCTURE CAPACITIES

Town of Stoughton	
Connections	
Water Supply	3 out of 5 Wells in Use 182,000 m ³
Surplus Capacity (Percentage/Population)	1,000
Annual Water Treatment	
Septic Treatment	
Surplus Capacity (Percentage/Population)	
Solid Waste Management (Transfer Station/Landfill life expectancy)	
Current Engineering Study (Yes/No; Year)	Clifton Walker – Lagoon and Water Treatments
Public Wells or Well Heads	
Water Lines/Utilities	
Lagoons	YES
Cemetery	YES



APPENDIX "E" – TOWN OF STOUGHTON ACTION PLAN TABLE

The following table is a starting point for Administration; Council; community members; business owners and operators; and, others in Stoughton to set actions and goals, and monitor their performance. It is the intention that the table will become a working copy as the Official Community Plan is implemented and amended, as needed, over time.

Action Statement	Performance Goal/Aim	Policy Number(s)	Priority Timeline (i.e. immediate, mid-term, long-term)	Current Status	Reporting Period Status Update (annually)
3.1 Guiding Growth and Development					
✓To educate about the Official Community Plan and Zoning Bylaw.		All			
✓To explore incentives related to maintenance and cleanup of properties.		3.1.3			
✓To advertise vacant lots for infill development.		3.1.4			
3.2 Promoting Our Local Businesses (Economic Development)					
✓To regularly update the business directory.		3.2.3			
✓To explore other methods to promote and market local businesses.		3.2.3, 3.2.8			
✓To identify areas/properties for revitalization and enhancement.		3.2.10, 3.2.17, 3.2.19			
3.3 Encouraging Our Recreational Opportunities					
✓To promote recreational activities.		3.3.3			



Action Statement	Performance Goal/Aim	Policy Number(s)	Priority Timeline (i.e. immediate, mid-term, long-term)	Current Status	Reporting Period Status Update (annually)
✓To seek funding for recreational infrastructure improvements.		3.3.4, 3.3.7			
3.4 Ensuring Our Health and Safety (Public Health and Safety)					
✓To take an inventory of public spaces in the community and identify potential enhancements.		3.4.2, 3.4.4, 3.4.8			
3.5 Discovering Our Community Services and Educational Amenities					
✓To host a volunteer sign up night for various committees.		3.5.1, 3.5.3, 3.5.4			
✓To explore funding for campground improvements.		3.5.13			



Action Statement	Performance Goal/Aim	Policy Number(s)	Priority Timeline (i.e. immediate, mid-term, long-term)	Current Status	Reporting Period Status Update (annually)
3.6 Making a Place to Call Home (Residential)					
✓To work with an existing organization or strike a committee to organize community events e.g. block parties.		3.6.1			
✓To review and adopt incentives, programs, or policies to attract new residents.		3.6.19			
3.7 Enhancing Our Infrastructure and Transportation Networks					
✓To complete an asset management plan.		3.7.1, 3.7.2			
✓To apply for funding to upgrade infrastructure and transportation networks.		3.7.7			
3.8 Honouring Our Heritage and Culture					
✓To pursue designation status on identified heritage assets as shown on		3.8.4, 3.8.5, 3.8.6			



Action Statement	Performance Goal/Aim	Policy Number(s)	Priority Timeline (i.e. immediate, mid-term, long-term)	Current Status	Reporting Period Status Update (annually)
the reference map in Appendix "B8".					
✓To update the history book.		3.8.8			
✓To identify vacant buildings to promote local art work.		3.8.13			
3.9 Protecting Our Natural and Open Spaces					
✓To maintain existing open space in the Town.		3.9.1			
✓To identify open space to accommodate an off-leash dog park.		3.9.5			
3.10 Working with Our Neighbours					
✓To meet with neighbouring communities and First Nations to identify regional opportunities.		3.10.1- 3.10.7			
✓To regularly meet with neighbouring communities and First Nations to implement regional opportunities.		3.10.1- 3.10.7			



Action Statement	Performance Goal/Aim	Policy Number(s)	Priority Timeline (i.e. immediate, mid-term, long-term)	Current Status	Reporting Period Status Update (annually)
3.11 Growing Our Future (Future Urban Development)					
✓To advertise available lots for sale in Town.					
✓To share policies outlined in the Official Community Plan and Future Land Use Map with potential developers.					

