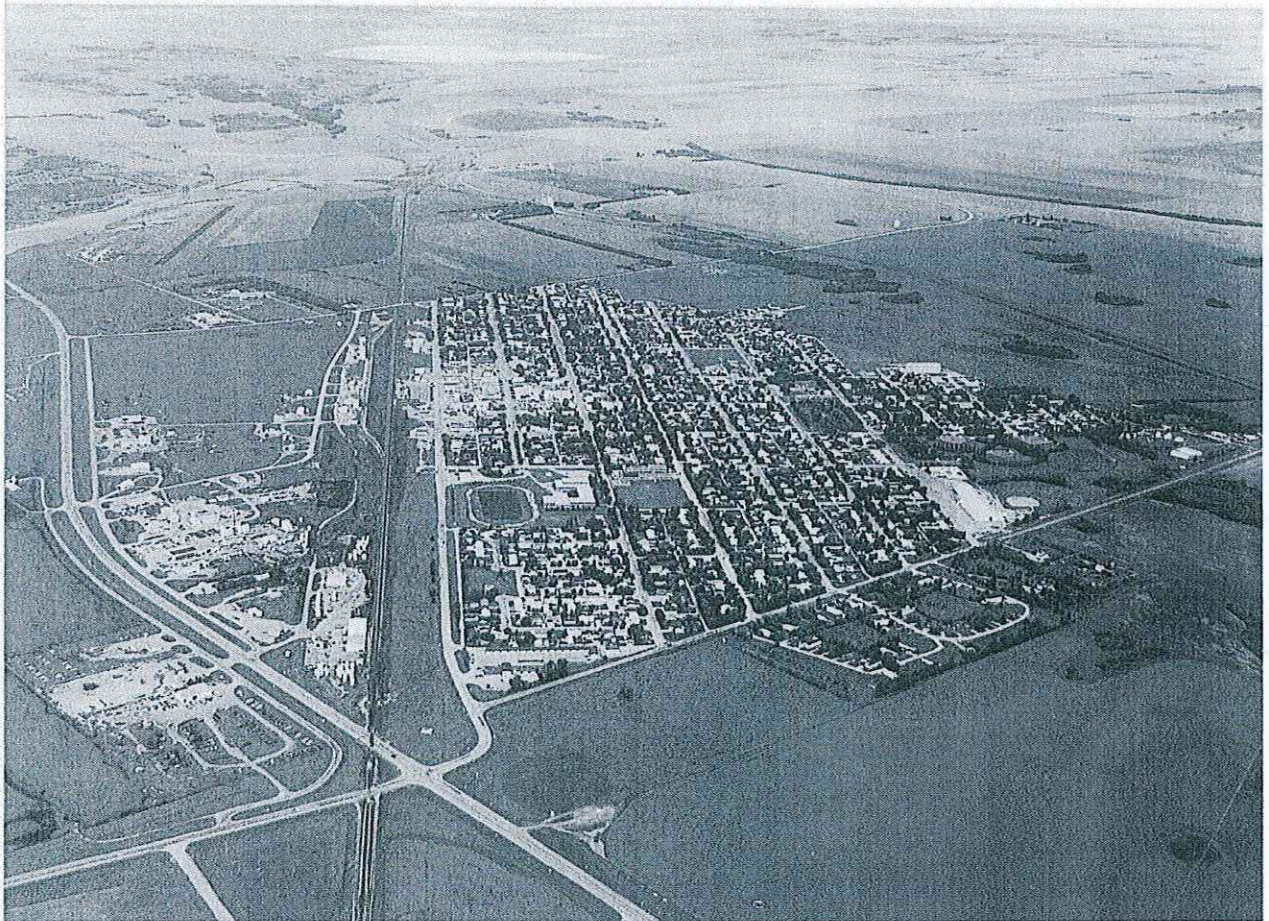


# Official Community Plan

BYLAW 938-P-09



**CERTIFIED** a True Copy of Bylaw  
No. 938-P-09 passed by the Council  
of the Town of Unity on the  
28<sup>th</sup> day of July 2009

Aileen Gaudet  
Town Administrator

## Unity, Saskatchewan



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# 1 INTRODUCTION

## Authority and Mandate

Section 29 of *The Planning and Development Act, 2007* provides the authority for Council to adopt an Official Community Plan (OCP). The Official Community Plan is intended to provide direction for future growth reflecting how the local residents envisage the Community developing over the next ten to twenty years.

This Plan is a community-based effort. Planners were assisted by a focus group and Council, to tap into community opinion through a community questionnaire, an idea fair, and meetings with various agencies. Information gathered from the community set the goals and objectives for not only future growth, but more importantly, the areas where improvements would enrich the quality of life in Unity.

This Plan shall be reviewed regularly so that it will facilitate the development and ongoing sustainability of the community by enhancing the social, physical, economic and cultural well being for Unity's residents. The Town's intention for the future use of land is shown on the Illustrative Conceptual Design Plans (Appendices "A" and "B"), which is attached to and forms part of this Bylaw.

## Context

The traditional role of the Town of Unity, as a farm service center, in a productive farming district is a legacy of the past that will serve as a foundation for future growth.

The Town has assembled much of the modern infrastructure that an urban municipality requires to move forward. Schools, medical facilities, churches, seniors' care, heritage resources, water and waste management systems, commercial services and industrial lands are all assets that form the platform for future growth.

Like most urban communities, the Town of Unity faces many challenges moving forward. Infrastructure age and capacity will require dedicated funding. Workers, families and seniors will demand more choice and more affordability in housing. Bringing these housing options to the market, at affordable pricing will require funding and dedication by the Town Administration. Partnership with the private sector and the Faith-based community will strengthen the land and housing inventory that will be required for Unity to attract new residents and businesses to the community.



The future for Unity holds much promise. The Town has moved beyond a traditional role, to where Unity is today a recognized regional service center for a much larger industrial area in west-central Saskatchewan. The Town is currently a service and distribution center for the oil and gas industry, the inland terminal/ethanol industry and mining. Building on these strengths, to manage existing assets and finance future growth, will require the continuing attention and ongoing dedication of both Town Council and the

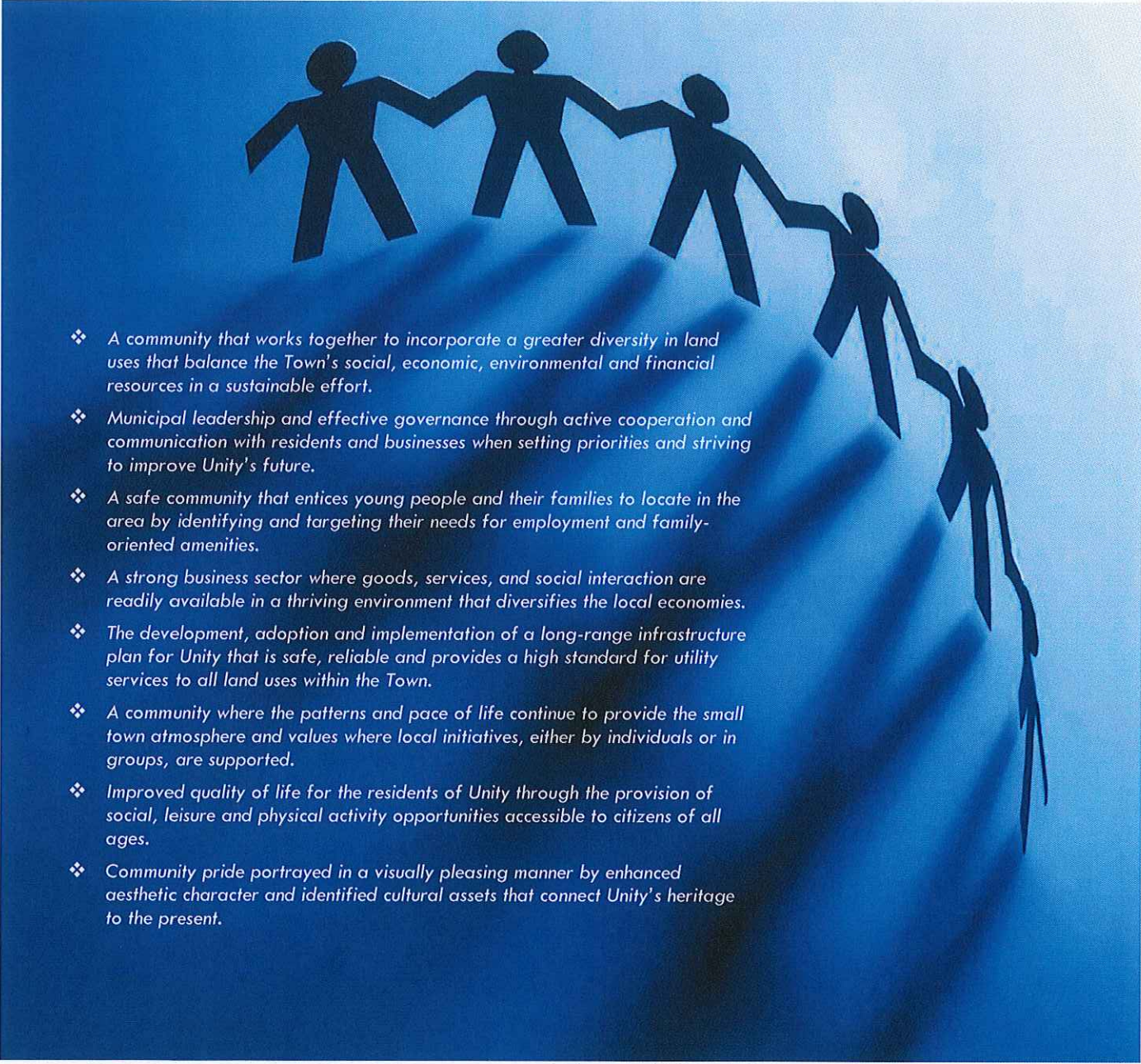
Administration.





## 2 COMMUNITY GOALS

Unity residents acknowledge the importance of developing, and upgrading their community as it grows. Decisions made in relation to future development and management of land use within the Town shall reflect the community values. Unity residents believe they have an exceptional quality of life and seek to retain and improve their community through the following goals.

- 
- ❖ *A community that works together to incorporate a greater diversity in land uses that balance the Town's social, economic, environmental and financial resources in a sustainable effort.*
  - ❖ *Municipal leadership and effective governance through active cooperation and communication with residents and businesses when setting priorities and striving to improve Unity's future.*
  - ❖ *A safe community that entices young people and their families to locate in the area by identifying and targeting their needs for employment and family-oriented amenities.*
  - ❖ *A strong business sector where goods, services, and social interaction are readily available in a thriving environment that diversifies the local economies.*
  - ❖ *The development, adoption and implementation of a long-range infrastructure plan for Unity that is safe, reliable and provides a high standard for utility services to all land uses within the Town.*
  - ❖ *A community where the patterns and pace of life continue to provide the small town atmosphere and values where local initiatives, either by individuals or in groups, are supported.*
  - ❖ *Improved quality of life for the residents of Unity through the provision of social, leisure and physical activity opportunities accessible to citizens of all ages.*
  - ❖ *Community pride portrayed in a visually pleasing manner by enhanced aesthetic character and identified cultural assets that connect Unity's heritage to the present.*



### 3 SOCIAL PRIORITIES FOR UNITY

#### 3.1 Community Engagement

The Town will enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and public participation forums.

Adhoc advisory committees shall be created to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.

#### 3.2 Social Needs

The Town will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to achieve accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social or cultural characteristics.

Social needs should be addressed when planning the built environment to ensure residents are safe, healthy, and fulfilled.

The establishment of needed services and programs shall be advocated to senior levels of government on an on-going basis to:

- ❖ Identify and pursue the programming needs for youth, seniors and families through community input, and
- ❖ Promote social inclusion, which requires that housing affordability and choice are made a priority in order to stabilize family and community life.

#### 3.3 Social Well-Being

Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighborhood environments or other matters that affect their quality of life.

The Town shall ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and locational considerations.

The Town shall continue to collaborate with other organizations and jurisdictions to provide services that assist with training or educational opportunities to attract employees to quality employment opportunities in Unity, which requires that housing affordability and choice are made a priority in order to stabilize family and community life.

The Town will ensure development enhances the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.

"How good and pleasant it is when brothers live together in unity."

*Psalms 133:1*





## 4 ECONOMIC DEVELOPMENT STRATEGIES

**Mission:** Unity is positioned to take full advantage of its potential through strategically focused development that promotes Unity's location, transportation linkages and competitive advantage for immediate and long-range economic initiatives and growth.

### 4.1 Supportive Administration

Unity has the potential to be pro-active and forward thinking with regards to expanding the Town's economic base. Long-term planning will reduce risk and uncertainty for both potential investors and customers.

Business and industry rely on the Economic Development Officer to monitor, liaise, meet and update Town Council and Staff to ensure they have a clear picture of what is being proposed and the economic development benefits for the short and long-term.

### 4.2 Development Tools In Place

- ❖ Diversified Tax Base: Current revenue sources including Residential, Commercial, and Industrial.
- ❖ Population profiles: business and educational institutions need to ensure a constant supply of qualified professional, trades and labour, including in-migration of people from other regions.
- ❖ Future Land Use Concept plan that identifies residential areas and provides a ready supply of industrial or commercial zoned land.
- ❖ Official Community Plan policies and procedures that are clear and easy to follow
- ❖ Water, sewer, and other utilities or services such as power, natural gas, telecommunications, recreation facilities, and other core community services.
- ❖ Access: traffic considerations including residential, commercial, commuter, agricultural, interprovincial road and rail requirements.
- ❖ Information technology and communication provision.

### 4.3 Improve Unity's Image and Regional Profile

- ❖ Increase investment in self-promotion to advertise Unity's locational advantages and core community assets with an Investment or Marketing Strategy.
- ❖ Establish an image for the Town as a premium jurisdiction for industrial and commercial development
- ❖ Focus on Unity's corporate image to ensure a pro-business environment that meets or exceeds the needs of existing residents.

### 4.4 Expand Communication Approach

- ❖ Opportunity to improve community relations within and outside of the Town.
- ❖ Enhance general communication between residents, business and industry.
- ❖ Consistent, knowledgeable answers/information for potential investors with a business development community resource.
- ❖ Work with proponents and developers to reduce barriers at all government levels.
- ❖ Maintain communication and participation with Regional Economic Development organizations and Marketing Projects, Regional Tourism, and other organizations

### 4.5 Economic targets/priorities for Unity in the next 5-10 years

- ✓ Annual population growth of one-percent (1%) minimum.
- ✓ Minimal vacancy or infill development on Town Centre commercial properties.
- ✓ Creation of an Industrial Park on non-highway fronting property.
- ✓ Increased development of municipal infrastructure and amenities.
- ✓ Increased inventory of entry-level and family housing for labour source.





## 5 INFRASTRUCTURE ASSET MANAGEMENT PLAN

Developing and maintaining an asset management strategy for infrastructure is a priority for the Town of Unity. Water and sewer systems, with longer service lives than roads and parks, are reaching the end of their serviceability. The Town of Unity will take a proactive approach in managing their infrastructure in order to direct investment and resources.

Infrastructure as the 'life-line' of the Town has clear impact on the "local" quality of life. The public expects consistent service and is less tolerant for interruptions thus requiring greater accountability and transparent decision-making. Add to this, the increased regulation required by other levels of government for public health and safety, environmental and financial responsibility. To meet these needs, the Town of Unity must have better information to provide more consistent levels of service at a lower cost and to plan life-cycle costs for assets.

The Asset Management Plan ensures affordability in the long-term: Information is key in infrastructure planning to:

- ❖ Provide baseline information to measure performance;
- ❖ Improve efficiency and effectiveness;
- ❖ Track relevant and up- to-date inventory;
- ❖ Analyze the system's condition and capacity, and
- ❖ Budget service life for long-term replacement.

It is critical to monitor the progress of the asset management plan as it is a working document (schedule, budget and deliverables), for the short and long term.

### 5.1 The Asset Management Plan for Unity

#### Step 1 Establish a GIS system to map Core Assets

#### Map/Inventory age and condition of:

#### Step 2

- ❖ Water and Sewer (Sanitary)
- ❖ Storm Sewer
- ❖ Sidewalks and Curbs
- ❖ Paved Surfaces

#### Step 3

#### Establish Priority listing for:

- ❖ Maintenance
- ❖ Replacement

#### Step 4

#### Identify Financial Demand for each class: 10 year program

- ❖ Current and critical "gap"; and
- ❖ Ongoing maintenance by industry standards.

#### Step 5

#### a) Establish a schedule of prepaid rates for land development

- ❖ Direct Charges (on-site): cost to service individual parcels
- ❖ Off-site Charges: General Town costs for major infrastructure

#### b) Establish Capital Reserve for maintenance and replacement linking:

- ❖ Fees and Charges to each, as necessary
- ❖ Mill Rate (General Tax) to each, as necessary





## 6 GENERAL LAND USE POLICIES

6.1 The Town will strive, through this Official Community Plan (OCP), to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town.

6.2 Unity shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The OCP will designate an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term need.

6.3 In managing change, the Town will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.

6.4 When reviewing applications for development, consideration shall be given to the proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

6.5 Major deviations to the OCP design and policies shall require an amendment. The "Land Use Map" (Appendix A), shows the general designation of land use, individual properties on the boundaries may be included in the land uses category depending upon individual circumstances particular to the area.

6.6 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Illustrative Concept Design Plans. (Appendices "A" and "B")

6.7 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

6.8 Rezoning proposals for development will be considered based upon the following criteria:

- |   |  |
|---|--|
| A. Impact on surface and groundwater                    | E. Provision of greenspace and trails                                |
| B. Cost effective relative to the provision of services | F. Provisions for public safety                                      |
| C. Sewage disposal impacts and pollution potential      | G. Integration with natural surroundings and adjacent land uses; and |
| D. Other criteria which support a sustainable community |  |

6.9 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in services provision, recognize significant features and reduce access connections to provincial roads and highway to minimize disruption to traffic flows.

6.10 Roadway and pedestrian linkages between the Town Centre and peripheral areas will be identified on the Future Illustrative Concept Design Plan (Appendix A) to ensure multiple modes of movement including pedestrian, bicycles and vehicles, are provided with safe and efficient circulation.

6.11 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.





## **Safety and Health Policies**

6.12 Public safety and health requirements shall guide all development. The Town shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

6.13 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

## **Environmental and Sustainable Policies**

6.14 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.

6.15 Development shall not deplete or pollute groundwater resources within the Town. Saskatchewan Watershed Authority or a qualified engineering professional shall be utilized as a source for technical advice to assess the impact of a development on groundwater resources in order to protect aquifers and their supply.

6.16 Future development shall integrate into the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

6.17 Agricultural holdings within the Town's boundary shall be encouraged to protect the natural and economic value of their soils. Topsoil shall be retained, where possible, to provide a rich basis for site planting and landscape development.

6.18 Sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative waste water and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged.

6.19 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.





## 7 RESIDENTIAL DEVELOPMENT

Residential development will continue to be the predominant use of land within Unity, and will be the emphasis of new development. Most of the housing stock is single-detached with some multi-unit/storey developments. There is limited housing choice for people on lower incomes, for seniors, or for those not interested or who cannot afford, most of the present housing stock. There is need to bring new housing types into Unity for entry-level family residences, as well as lower maintenance options, whether rental or condominium units.

New subdivisions must strive to integrate with existing development in a manner that facilitates connection to the community, efficient servicing, with appropriate development standards to ensure an equitable or enhanced quality of life for all residents.

### Residential Objectives

1. To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond effectively to the needs of different incomes, ages, and interests.
2. To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.
3. To integrate special needs housing into existing areas, affordable housing incentives and accommodating new housing forms for seniors in the Town Centre and in proximity to amenities and institutions.
4. To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.
5. To avoid possible land use conflicts between residential uses and incompatible, nonresidential uses.
6. To provide a comparable level of utility and public amenity services to all residential areas.

### 7.1 Residential Policies

7.1.1 An efficient town form will be encouraged by allowing higher density residential development, encouraging diversity of housing and subdivision form in new residential areas, facilitating infill development, and providing for additional multi-unit residences.

7.1.2 The approximate amount of residential development required to meet anticipated needs for a period of twenty years is shown on the Illustrative Conceptual Design Plan (Appendix B) which is attached to and forms part of this Official Community Plan.





7.1.3 A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Unity. The Town shall build on past experience gained when working with faith-based communities to sponsor and manage affordable housing projects.

7.1.4 In areas where land is re-developed, or 'infilled' for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.

7.1.5 Private and public special care homes, child and adult day care, and other forms of supportive housing forms and tenure options (ie condominium ownership) will be facilitated within the Town.

7.1.6 Residential development for seniors' complexes shall be encouraged to locate in close proximity to services and community amenities. The provision for outdoor common areas shall be explored within these complexes.

7.1.7 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

7.1.8 Residential development shall occur where municipal services are present or where they can be economically provided. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Town.

7.1.9 A limited number of live/work residential acreage developments shall be encouraged on existing municipal roadways within the corporate limits of the Town. These acreages are provided as a lifestyles choice and as a support to small businesses that are encouraged to carry out their activities on-site. They shall occur in an orderly and sustainable manner compatible with differing land uses and shall minimize agricultural land consumption and severance.

7.1.10 Live/Work residential acreage development shall be responsible for their respective on-site servicing and development costs as outlined in Section 14.

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

7.1.12 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area.

## 7.2 Implementation

The Zoning Bylaw shall include the following residential zoning districts

R1 – Residential District	R3 – High Density Residential District
R2 – Medium Density Residential District	RE – Live/Work Residential Acreage District
RM – Residential Mobile Home District	





## 8 COMMERCIAL DEVELOPMENT

Unity is the major service centre in West Central Saskatchewan providing goods and services for Town residents and the surrounding regional population. Unity has two main commercial areas: the Town Centre and an area adjacent to Highway 14 that provides convenience, commercial lands and industrial support services. It will be necessary to retain and attract commercial development to the Town Centre area through improvements that enhance the shopping, social experience, and access to health services.

Highway commercial activities will be oriented towards the provision of vehicle-oriented services. Commercial development outside of these designated areas will be limited to uses that do not detract from the viability of the Town Centre. Home-based businesses are very important to Unity's economic activity base but should not include businesses such as retail and others that would normally be located in designated commercial areas

### Commercial Objectives

- 
1. To support existing businesses and uses and welcome new commercial development to the community.
  2. To work with the Unity & District Chamber of Commerce and other business agencies to promote Unity as a regional retail and service commercial centre.
  3. To promote an attractive, beautified and commercially viable Town Centre business area through a re-vitalization plan.
  4. To concentrate commercial, social and cultural activities to raise the profile of Unity's Town centre.
  5. To ensure there is sufficient commercial land available for a variety of commercial development.
  6. To promote the highway commercial areas for appropriate commercial use.
  7. To ensure that home-based businesses minimally impact residential areas and do not detract from the viability of commercial operations in established business areas.

### 8.1 Commercial Policies

8.1.1 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) by ensuring the necessary infrastructure is provided to support current and projected needs.

8.1.2 The approximate amount of highway commercial development required to meet anticipated needs over a period of at least five years is shown on the Illustrative Conceptual Design Plan (Appendix A) which is attached to and forms part of this Official Community Plan.



8.1.3 The Town shall continue to participate with other economic development agencies to advocate Unity's role in regional development. Opportunities that diversify the economic base, maintain a range and choice of suitable sites that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses shall be pursued.

8.1.4 The Economic Development Strategies (Section 4, pg. 6) will strengthen Unity's regional role building on the strength of services and trades and by evaluating the influence commercial activities have on the retail and service activities in the local economy.

### **Town Centre**

8.1.5 The Town will consult with individuals, business owners and organizations in Unity to identify initiatives that would encourage businesses and enterprises to locate in the Town Centre.

8.1.6 The Town Centre will be prioritized as a location for retail activity, professional services, health services, government functions and cultural activities within Unity to improve "downtown" options and experiences. The Downtown Revitalization Plan (Section 9) will require a commitment to investment and ongoing communication with the community.

### **Highway Commercial**

8.1.7 Highway commercial areas shall provide vehicle and transportation-related goods and services that do not significantly detract from the commercial viability of the Town Centre.

8.1.8 A variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provided with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.

8.1.9 Improving Unity's aesthetic appeal from the highway entryways is an important consideration, including appropriate signage advertising amenities available in the community, landscaping and lighting attributes to attract business and customers.

8.1.10 Highway commercial uses shall properly integrate with provincial highways through the use of service road systems or controlled access points approved by the Saskatchewan Ministry of Highways and Infrastructure.

### **Home Based Businesses**

8.1.11 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.

8.1.12 The Zoning Bylaw shall specify development standards for home-based businesses.

## **8.2 Implementation**

The Zoning Bylaw shall include the following commercial zoning districts:

C1 – Town Centre Commercial District C2 – Highway Commercial District





## 9 DOWNTOWN REVITALIZATION PLAN: 2008-2013

**Economic Evaluation** – Strengthen existing business assets, explore market potential of new enterprises and provide tax incentives for building on vacant lots or making improvements to existing buildings to create an attractive town centre.

**Marketing** - Promote a positive image of Unity to residents, visitors, and potential investors highlighting the community's attributes and core services.

**Committee Formation** – Prioritize projects and implementation process through community led action plans by consulting with business organizations, property owners in the Town centre and community residents for ideas, methods and strategies.

**Entrance** - Explore the possibility of PFRA supplying a tree demonstration shelterbelt to visually improve highway entrances into Unity. The railway corridor currently attracts little market interest, but may be suitable for interim recreational use with the provision of a trail, beam, landscaping and other amenities. Signage, promotion, and beautification along highways would promote positive images for Unity.

**Image** - Improvements to the aesthetic character of the Town Centre will attract investment. Potential improvements include: facade and building condition improvements, streetscaping, landscaping, pedestrian amenity upgrading, awnings, and design considerations. Exploration of a uniform downtown theme could be desirable. Financial support for these initiatives could occur in the form of tax incentives or funding partnerships.

**Inventory**- Derelict buildings within the Town Centre need to be identified and inventoried. An action plan shall be put in place to address areas that can be redeveloped for better usage. Assessing the availability and quality of commercial space in the Town Centre is necessary in order to encourage infill development by new businesses, institutional and municipal services.

**Dynamics** - Explore transportation, accessibility and pedestrian issues. Consult with senior, youth and family groups to gather input on needs for gathering places and leisure activities. Provide for informal public spaces in the Town Centre for special events programming.

### Community Approach

- ❖ Engage key business, local government and citizen leaders to form a committee to develop a common vision and priorities that address revitalization approaches.
- ❖ Visit businesses and assess needs. Review results and recommend strategies to address areas of concern and ideas expressed.
- ❖ Develop an action plan.
- ❖ Develop local implementation teams responsible for coordinating actions towards achievement of

**Unity Town Centre:**

*Make it a great  
place to meet!*



## 10 INDUSTRIAL DEVELOPMENT

Industrial uses at present include oil and gas sector services, automobile and truck related services and an agricultural service industry. Unity is experiencing increased market interest demand for new industrial development. Expansion of the town's industrial base is desired by promoting Unity's existing strategic transportation advantages, such as the highways, rail-lines and airstrip access, a large inventory of industrial serviced land, tax incentives, proximity to the oil and gas sector, and the presence of agricultural, industrial, resource based and service industries.

Historical patterns indicate a preference for industrial uses to locate along Highway 14. Highway access is crucial to retaining and attracting industry in Unity, and therefore the majority of new development should occur in this area in a sustainable, efficient, and compatible manner. Low intensity processing, fabrication, and storage will be encouraged in existing industrial locations while expanding Unity's industrial base through the identification and marketing of large sites for future heavy Industrial activities.

### Industrial Objectives

1. To expand and build upon Unity's experiences with industrial activity.
2. To cooperate with senior levels of government, economic development agencies and business organizations to promote and develop industrial and related service activities in Unity.
3. To identify areas for long range future industrial development and ensure there is sufficient industrial land available for primary, secondary and service industries.
4. To accommodate future industrial development with a planned industrial park to provide a sufficient supply and variety of parcel sizes and servicing levels to attract a diverse range of industry, as indicated in Illustrative Conceptual Design Plans.
5. To recognize and market the strategic opportunities for development that rail-lines and highway connections provide in Unity.
6. To ensure that industrial activity does not impact negatively on the attractive character of the community or the natural environment, including groundwater resources.

### 10.1 Industrial Policies

10.1.1 Industrial developments shall support the Economic Development Strategies (Section 4, pg. 6) promoting Unity's locational advantage when pursuing expansion in areas of material transportation, heavy equipment and support service activities. The Town of Unity shall continue to provide property tax incentives that promote the development and growth of commercial and industrial enterprises within its boundaries.





10.1.2 The approximate amount of land required for industrial development to meet anticipated needs over a period of at least five years is shown on the Illustrative Conceptual Design Plan (Appendix A) which is attached to and forms part of this Official Community Plan. Industrial development shall proceed in an orderly and continuous manner.

10.1.3 Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. The Concept Plan will provide various industrial lot sizes and servicing levels, including fully serviced (potable water, storm sewer, sanitary sewer) and lightly serviced parcels (potable water).

10.1.4 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.

10.1.5 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses

10.1.6 The designation of additional land for industrial use shall take into consideration the following criteria:

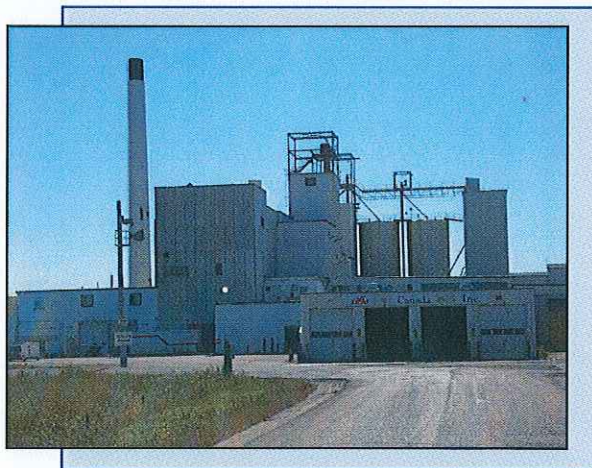
- ❖ The site shall have direct and approved access to a major public road system
- ❖ It shall not detract from the visual attractiveness of the area
- ❖ The development will not generate additional traffic on residential streets

10.1.7 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be prohibited or discretionary by location, subject to hazard assessment by Saskatchewan Environment.

## 10.2 Implementation

The Zoning Bylaw shall include the following industrial zoning district:

I1-General Industrial District





## 11 RECREATIONAL DEVELOPMENT

The major community recreational facilities are concentrated in the Unity's northeast corner and are utilized and supported by the region. This area is relatively central in terms of existing and proposed future residential development and will remain the hub for recreational activity in the future. Expanding and maintaining these amenities for year-round use will be a high priority, thereby enhancing the lifestyle options for residents. The central location of recreational development will allow for joint-use and programming opportunities.

Park space will be provided as required to meet public needs, by linking existing parks and natural areas to amenities and institutions, as much as possible, by greenways. Although people feel comfortable walking and cycling most of the time in most places, there is a desire to establish public trails and multi-use paths along streets to connect the Town Centre from outlying areas.

### Recreational Objectives

1. To provide for effective pedestrian linkages by identifying walkways and trail corridors between open spaces, parks, recreational facilities and institutional uses.
2. To ensure that new subdivisions and development conserve significant natural areas including municipal reserve or other public land that facilitate convenient pedestrian and cycling links.
3. To explore the need for a greater variety of recreational facilities and support local interest in year-round outdoor activities.
4. To provide for appropriate sport, recreational, and cultural facilities that are accessible and available for all ages and lifestyles.

### 11.1 Parks, Trails and Recreational Policies

11.1.1 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the region for year-round recreational pursuits.

11.1.2 Future recreational uses in Unity shall include the development of structures, buildings and landscaped areas which, without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.

11.1.3 The Town will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming.





11.1.4 A network of bicycle/pedestrian trails between parks, recreational and institutional uses within the community shall be identified on the Illustrative Conceptual Design Plans. (Appendices "A" and "B") The Town shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters and cyclists. Converting the flanking of the Railway lines into biking/walking routes would serve to validate the use and fulfill the need for a peripheral greenway.

11.1.5 In new subdivisions, the provision and development of greenways will be encouraged to keep important natural and nature-like areas generally intact.

## 11.2 Municipal and Environmental Reserve

11.2.1 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*. Municipal and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.

11.2.2 In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and for environmental reserve and shall be encouraged to consolidate reserve land into larger parks and pedestrian linkages between these parks when possible.

11.2.3 In commercial and industrial subdivisions, developers should consider that dedicated lands provide an extension to residential area parks and pedestrian connections to those parks. Cash-in-lieu contributions to satisfy dedicated land requirements shall be sought from commercial and industrial developers for such parks and connections.

11.2.4 Dedication of municipal reserve is required for subdivision. The municipality may accept cash-in-lieu of dedication, deferral or a combination of dedication and cash-in-lieu unless there is an identified need for recreational land in the vicinity of the development. Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for the expansion and development of municipal reserve and environmental reserve as needed in other areas. Cash-in-lieu funds will be placed in an account separate from other municipal funds.

## 11.3 Implementation

The Zoning Bylaw shall include a Community Service zoning district to accommodate recreational uses.



CS1 – Community Service District



## 12 INSTITUTIONAL LANDS

The institutional sites within Unity include public service developments such as government offices, churches, charitable organizations, educational facilities, health and welfare activities. Most of Unity's institutional uses provide facilities and programs for the benefit of the community and the region.

### Institutional Objectives

1. To provide that sufficient land is made available for a full range of institutional, public and community services in areas of education, health and spiritual development for the people of Unity.
2. To encourage and reinforce existing institutional services and amenities to locate in areas easily accessed by residents.

### 12.1 Institutional Policies

12.1.1 The Town will monitor the adequacy of institutional services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities.

12.1.2 The Town will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. When possible, the Town will encourage public buildings to locate in the Town Centre to support the Revitalization Plan.

12.1.3 The Town will ensure infrastructure development supports public service uses.

12.1.4 The Town will support the development and joint use of institutional, health facilities, recreational or cultural facilities as a means of providing cost efficient services to the public.

### 12.2 Implementation

The Zoning Bylaw shall include a Community Service zoning district to accommodate institutional uses.

CS1 – Community Service District





## 13 HERITAGE AND CULTURAL RESOURCES

Unity's primary cultural and historical asset is the Unity and District Heritage Museum. These historically significant buildings and site store and display many heritage items donated from residents in the region. In addition, there are a number of older properties in the Town and several historic murals painted on downtown properties.

The Official Community Plan does not attempt to address all aspects of Unity's heritage, rather to recognize the importance of local and regional heritage and other heritage assets, which contribute to the local economy and quality of

### Heritage and Cultural Resource Objectives

1. To identify and conserve to the extent feasible, the best elements of the Town's cultural heritage, architectural character, buildings, sites and other features of the Town's history and culture.
2. To prioritize projects that promote local interest and public appreciation of Unity's heritage attributes and identity.
3. To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the region.

life.

### 13.1 Heritage and Cultural Resources Policies

13.1.1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and areas within Unity.

13.1.2 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designated as heritage properties and suitably recognized.

13.1.3 The Town shall encourage owners to conserve buildings and sites with heritage merit. Research and the collection of historical information of downtown and private home "age" inventory shall be continued.

13.1.4 The Town shall assist the Museum to promote itself as the primary community/regional cultural and historical asset. The museum shall be encouraged to market on-site activities and programming that stimulates a regional tourism experience that commences in Unity.

13.1.5 The Town may highlight its industrial heritage and corporate pride through the naming or sponsorship of public amenities and spaces.

13.1.6 Recognition, through signage or place naming, shall be encouraged throughout Unity to honour significant citizen and corporate contributions.





### 13.2 Implementation

Heritage and cultural resources and sites may be located in any district in the Plan area based on individual merit, adequate services and compatibility with surrounding land uses.





## 14 COMMUNITY SERVICE LANDS

Unity has large areas of land designated for municipal infrastructure, facilities, and stormwater run-off retention areas. Unity must plan to provide effective servicing with an infrastructure management plan in order to provide sufficient servicing capacity to support existing and desired development as the Town grows.

The road system and associated pedestrian and cycling amenities need to be upgraded to respond to new users and new developments, by ensuring connectivity to existing streets and roadways, by providing convenient access to the Town Centre and public amenities.

### Community Service Objectives

1. To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Unity.
2. To extend municipal services in an efficient manner by encouraging infill development on existing serviced lands.
3. To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.
4. To ensure that water supply and waste management facilities are safe, reliable, efficient and cost effective.
5. To ensure adequate storm drainage of all parts of the Town by preserving natural holding areas or by other means as may be engineered and constructed
6. To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town.

### 14.1 Community Service Policies

14.1.1 Strategies and standards for the orderly, efficient and economical extension of water distribution systems, streets, waste management facilities and stormwater management requirement within the Town will require adopting and implementing an infrastructure maintenance and rehabilitation plan. This Asset Management Plan (Section 5.1) will inventory infrastructure assets and provide an upgrade and replacement schedule for the municipality's utility systems.

14.1.2 The Town shall ensure that public works, capital and infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.

14.1.3 All developments shall be serviced in agreement with Illustrative Conceptual Design Plans (Appendix "A" and "B"). The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers. The costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.





14.1.4 Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town.

14.1.5 Preference will be given to reinforce existing services, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself.

### Public Works

14.1.6 Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.

14.1.7 The Town shall continue to work with other municipalities in the Region to pursue a comprehensive waste management plan for solid waste management and wastewater disposal alternatives.

14.1.8 The building of facilities and promotion of activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated.

### Streets, Roadways and Access

14.1.9 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.

14.1.10 In order to provide for efficient development and reasonable access to Unity, the Town will endeavour to coordinate, in consultation with Saskatchewan Highways and Infrastructure, the planning, construction, or alteration of major transportation links within the OCP area. Plans for any future interchanges/intersections for Highway 21 Truck Route will address access requirements and indicate internal road development in adjacent properties

14.1.11 Entryways into Unity shall improve their visual appearance. Improvements may include landscaping, signage, or screening and shall apply to lands near these entryways. The planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development.



14.1.12 The approach to the Airport shall be protected from incompatible or potentially incompatible land uses that may adversely impact their operation and/or endanger public safety.

## 14.2 Implementation

The Zoning Bylaw shall include a Community Service zoning district.

CS1 – Community Service District





## 15 FUTURE URBAN DEVELOPMENT

An Urban Holding Area identifies areas within the Town limits where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand. In areas where higher density residential development is not practical or desirable at the time, existing low-density residential acreages or, appropriate, agricultural activities shall continue, until such time as the area is developed for any urban use.

Urban Holding Areas **may include:**

- 1) Lands which are capable of being fully serviced, but for which no overall area concept plan has been approved for the general area; or
- 2) Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.

### 15.1 Implementation

The intent of the FUD-Future Urban Development Zoning District is to allow rural areas to be annexed into the Town. This zoning designation will be applied as the interim zoning to all land incorporated into the Town of Unity through boundary alteration.

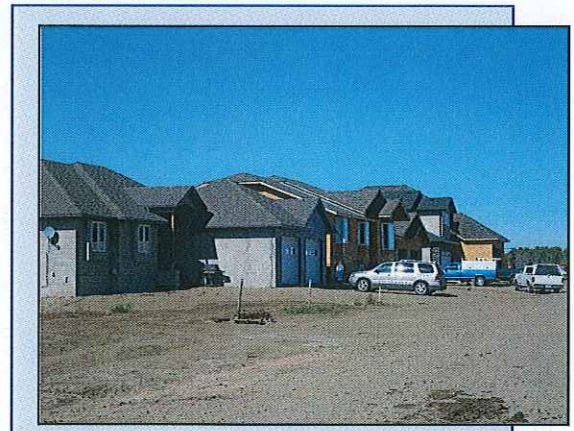
### 15.2 Boundary Alteration/Annexation

The periodic need for urban expansion through the annexation process shall be logical and consistent with the policies of this OCP and in accordance with the Illustrative Conceptual Design Plans and the Asset Management Plan. Planning for annexation should consider a 10-20 year time horizon for land needs and shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need.

### 15.3 Inter-Municipal Cooperation

15.3.1 The Town of Unity shall work with the Rural Municipality of Round Valley to promote inter-municipal partnerships adjacent to the Town's urban boundary to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to the Town. Inter-municipal initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services shall be encouraged.

15.3.2 The two Municipalities will cooperate to ensure that 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 the Town's expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.





## 16 IMPLEMENTATION OF THE OFFICIAL COMMUNITY PLAN

The Official Community Plan (OCP) is the keystone of the community planning process, to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality. An OCP enables a municipality to set development goals, objectives and policies which Council can use to manage, lead and foster opportunities for the community. An OCP must incorporate, as is practical, any applicable provincial land use policies and statements of provincial interest.

### Illustrative Conceptual Design Plans

The Illustrative Conceptual Design Plans (Appendix "A" and "B") identifies areas that are a high priority for new development in the Town of Unity with the intent of accommodating future growth. The Town's intention for the future use of land is shown on the Illustrative Conceptual Design Plans (Appendix "A" and "B"), which are attached to and form part of this Official Community Plan.

### 16.1 Bylaw Implementation

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

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

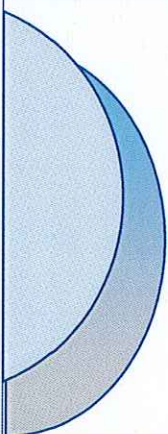
### 16.2 Definitions

The definitions contained in the Zoning Bylaw shall apply to this Official Community Plan.

### 16.3 Zoning Bylaw

The *Planning and Development Act, 2007*, requires the Town to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Official Community Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Town. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

#### Zoning Bylaw Objectives

- 
1. Land-use conflicts are avoided
  2. Future development will meet minimum standards to maintain the amenity of the Town
  3. Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions
  4. Development does not place undue demand on the Town for services, such as roads, parking, water, sewer, waste disposal, and open space; and that future land use and development are consistent with the goals and objectives of the





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

To ensure, that these regulations work to help achieve the stated goals and objectives, the Zoning Bylaw itself must be consistent with the policies and the intent of this Official Community Plan. In considering a Zoning Bylaw or an amendment, the Town should refer to the policies contained in the Official Community Plan and Illustrative Conceptual Design Plans (Appendix "A" and "B"), to ensure that the development objectives of the Town are met.

#### **16.4 Contract Zoning**

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions of the Act, for site specific development based on the following guidelines:

- ❖ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- ❖ The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- ❖ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Town as a whole.

#### **16.5 Development Levies and Agreements**

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

Council may adopt a Bylaw that specifies the circumstances when offsite levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision offsite charges.

#### **16.6 Servicing Agreements**

Council may establish fees by Bylaws that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Town and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.





Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

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

### 16.7 Subdivision Process

The Director of Community Planning for the Ministry of Municipal Affairs is the approving authority for subdivisions. The Town has input into the subdivision procedure at two points:

First, the Town provides comments on all applications for subdivision within the Town. In reviewing subdivisions, the Town should consult this Official Community Plan to see whether the proposed development is consistent with the long-term goals of the Town and the desired future pattern of development.

Second, the Town has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. Also, in the Zoning Bylaw the Town can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Again, since zoning is intended to implement the Town's development policies, it should help to ensure that subdivisions contribute to achieving the long-term goals of the Town.

### 16.8 Review and Amendment

An Official Community Plan is not a static document and does not commit the Town to an inflexible development policy. As new issues and concerns arise, or old ones change, the Official Community Plan should be revised to meet these changes. The Official Community Plan should be reviewed from time to time to see whether the stated objectives are still relevant and whether the policies as set out are effective in achieving those objectives. The concerns, objectives and policies of the Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the community.

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





## 17 REPEAL AND EFFECTIVE DATE OF BYLAW

### Repeal


Bylaw 295-P-86 as amended shall be repealed upon Bylaw 938-P-09, the Official Community Plan, coming into force and effect.

### Ministerial Approval

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs.

### Council Readings and Adoption

Introduction this	<u>28<sup>th</sup></u>	day of	<u>July</u>	2009
Read a first time this	<u>28<sup>th</sup></u>	day of	<u>July</u>	2009
Read a second time this	<u>28<sup>th</sup></u>	day of	<u>July</u>	2009
Read a third time this	<u>28<sup>th</sup></u>	day of	<u>July</u>	2009
Adoption of Bylaw this	<u>28<sup>th</sup></u>	day of	<u>July</u>	2009



MAYOR



ADMINISTRATOR



Ministerial Approval Date \_\_\_\_\_





APPENDIX "A"







March 21, 2008

DHARMADESIGN  
P.O. Box 8513  
SASKATOON, SK

## Option: Highway 21 Re-alignment



APPENDIX "B"





# Town of Unity

## Illustrative Conceptual Design Plan

**Residential Details (Estimates)**

Total Estimated Households = 885  
 Total Estimated Persons = 2213  
 Estimated 5.3 Dwelling Units Per Acre

**Housing Styles Legend**

- Single Family Attached Garage
- Single Family Detached Garage
- Duplex Attached Garage
- Duplex Detached Garage
- Group Townhousing Site (Condominium)
- Street Townhousing with Detached Garages (Condominium or Fee Simple)
- Apartment Complex (Condominium or Rental)

**Residential Details (Estimates)**

Total Area of Development.....67 hectares (166 acres) ±  
 Total Area New Park as Shown...17 hectares (42 acres) ± (27%)

Single-Family non-laned.....216 lots  
 Single-Family laned.....120 lots  
 Duplex laned (each side subdivided)...34 lots

Street Townhouse.....3.11 ha (7.68 ac) @ 15 units/acre = 115 units  
 Group Townhouse...5.41 ha (13.37 ac) @ 12 units/acre = 160 units  
 Apartment Complex...2.21 ha (5.46 ac) @ 44 units/acre = 240 units

Total Single-Family and Duplex Lots...370  
 Total Multi-Family Units...515

