

Village of Clavet

Official Community Plan Schedule “A” to Bylaw No. 2010-02

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Project Number:

0853-013-00

Date:

June 2010

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1. Introduction

1.1 Planning Process

The Village of Clavet Council retained AECOM in the fall of 2008 to assist in developing a new Official Community Plan and to update the Zoning Bylaw. Over an approximate twelve month period, professional planners met with the Village Steering Committee (comprised of the Mayor, all members of council and the Village administrator) to progress toward a community plan that reflects the community's goals and vision of the future. The Official Community Plan (OCP) was adopted in spring 2010.

The Mayor and Village Council were significantly involved throughout the development of both documents. During scheduled meetings, the planning team confirmed progress, provided opportunity for review, clarified issues, and incorporated comments into the OCP. The local knowledge of Mayor and Council were invaluable, and greatly contributed to the content, leading to a document reflective of the community's vision and goals. With their contribution, the planning team was able to create a plan that reflects the current structure of Clavet, and also identifies the need for, and provides opportunity for future development.

All residents of the community were invited to participate in the planning process. The public consultation program included two open-house community forums, public surveys, and a public hearing. Many residents attended the Public Open House meetings, where they reviewed information, images and plans, and participated in discussions with planners and council. The planning team gathered comments from community residents regarding their views of the community, and thoughts on current issues and future growth. Comments and concerns were gathered and recorded on comment sheets available during meetings and also from copies available at the Village office.

AECOM staff directed the planning process, guided members of the steering committee and prepared the document for government approval. Alterations and comments from representatives at the Community Planning Branch of Ministry of Municipal Affairs were incorporated into the final document. This OCP and corresponding Zoning Bylaw were prepared by Professional Community Planners, in accordance with, section 29 of *The Planning and Development Act, 2007*.

The purpose of the OCP is to provide a policy framework to help guide the physical, environmental, economic, social and cultural development of the Village. This document will help direct planning and development within the Village to ensure that future growth is undertaken in a sustainable and orderly manner which considers the Villages resources and needs. The interpretation of the plan calls for the exercise of judgement and discretion in a manner that balances the achievement of long-term goals with the specific circumstances associated with a particular land use or development application. This OCP is intended to be updated or amended as required to ensure accuracy and relevance.

1.2 Document Scope

This Official Community Plan is adopted by The Village of Clavet, in accordance with Sections 29 to 35 of *The Planning and Development Act, 2007*, (the Act). The plan provides a framework of goals, objectives and policies to guide development of the Village or any part of the Village. This Plan is designed to assist decision makers in achieving current and future goals of the community.

The policies of this Official Community Plan apply to all lands within the Village of Clavet and all development within the Village will conform to the objectives and policies of the plan. Policies which address future development of areas outside current limits of the Village indicate future intent and such policies will only apply if these areas are annexed into the Village. Identification of areas for future growth is intended to facilitate appropriate growth and development of the urban centre. There should be open communication and discussion between the Village of Clavet and the RM of Blucher to ensure proper planning for both municipalities.

Where applicable, statements of provincial interest have been added to the policy sections. These statements are intended to reflect the Province's position regarding related planning issues.

2. Planning Context

2.1 Community Overview

Refer to Figures 1-3.

The Village of Clavet is an urban municipality in southern central Saskatchewan, approximately 16 kilometres east of Saskatoon and is located at the following coordinates: 51°59'47" N, 106°22'22" W. Primary access to Clavet is from Highway No.16. The built community has developed in a northwest-southeast orientation, using a grid pattern that parallels the Canadian National Rail line along the south edge of the Village. The Village currently comprises an area of 83.63 ha (206.65 acres).

The Village was established as a residential node for people involved in local agricultural and mining industries. Similar to many smaller Saskatchewan communities, Clavet is an attractive community for people seeking a quiet, "small-town" atmosphere. In addition, it is a bedroom community to Saskatoon, which serves as an employment center for many Clavet residents. Young people from smaller communities or rural areas enjoy the feel of the Village while finding employment in Saskatoon or surrounding area. Older residents also enjoy the 'small town' atmosphere and have access the amenities and medical services of Saskatoon. There are no senior housing facilities in Clavet and eventually people in higher age groups may migrate to the City for better access to required medical services.

According to Statistics Canada Census, in 2006, there was a population of 345 people within the formal boundaries of the community. Predominant demographic segments of the population identified in the census are the 5-20 year and 40-55 year age cohorts.

The Village has a small commercial core which includes a motel, convenience store and lounge/café. Nearby are the regional school, Clavet Composite School, an auto yard, gas station, and light industrial business. There has been little commercial or industrial business growth in recent years. Saskatoon is the nearest service centre where residents generally obtain employment and services.

Highway No. 16 is a busy transport route leading to Saskatoon and nearby employment centres. Many vehicles pass through the Village as part of a daily commute. Saskatoon is the nearest travel hub with air, ground and rail service with connections to regional, provincial, national and international destinations.

There are no First Nation Reserves in significant proximity to Clavet. The R.M. of Blucher surrounds the village. There is reportedly a stable and friendly relationship between the R.M. and Village.

2.2 Opportunities

The Village of Clavet has a number of positive characteristics that create opportunities for future growth. There are also important social and geographic attributes important to fostering community development.

The Village has grown into a pleasant, functional community with a number of amenities. Facilities include a community hall, a school, recreational areas, an arena and community centre. Access to these facilities is an advantage for attracting new residents and promoting new development. These facilities are a good foundation to build on.

Clavet Composite School is reportedly near capacity for K-12 students. Ongoing communication with the school-board is a worthwhile initiative to promote Clavet as a location for a new elementary or high school.

There is a considerable amount of undeveloped land on the east side of the Village which is identified for future development and provides an adequate land supply for approximately 20 years of future residential development. The area is well situated in terms of access to the existing street network, and access from the bordering east grid road. As the Official Community Plan is being created, a land developer is concurrently preparing a concept plan that compliments the principles identified within the OCP. There has been positive communication between the Town and the Developer, and there is an opportunity for the Town to expand with new development commensurate to their vision.

There is opportunity to maximize benefits as a satellite community to Saskatoon. The larger urban centre provides employment, medical services, entertainment and other services common in larger centres that are not feasible in a smaller centre such as Clavet. With an approximate 20 minute commute to the City, residents can enjoy large centre amenities with a village lifestyle. Although Clavet is a small community, it still allows for activity and a full range of recreation and relaxation activities for all age groups.

The natural landscape does not restrict future development. There are low areas and gradual transition to higher elevations, but there are no sharp changes in elevations that would restrict development. Undeveloped land can remain in agricultural production until new development is phased in.

Long term plans for Highway 16 include relocation with a by-pass one mile north of Clavet. The new development opportunities will far outweigh the loss of commuter traffic for local businesses. There will be increased safety for students and motorists when a proper crosswalk can be established to facilitate crossing to the school grounds. The benefits range from a safer school crossing to the creation of a potential new "main street" with adjacent developable land.

Both commercial and residential infill opportunities exist. Housing within the community is generally in good condition, but some units may be considered outdated and have potential to be replaced with new units. There is a surplus of open land within the commercial core that would support subdivision and infill development.

2.3 Constraints

Along with many opportunities, there are also several constraints that affect the Village. In order to properly identify and mitigate development constraints, they should be measured from several perspectives. Development constraints can be real or perceived; resulting in the same effect. They can be physically defined or exist in a social context. Other hindrances may be financial, administrative or political. Care must be taken that the constraints listed below are used as a starting point and a resource for the future to assist with classifying new constraints as they become apparent. With appropriate planning and consideration many of the constraints can be overcome.

There are constructed physical boundaries that confine the limits of development to the north and south. Highway 16 acts as a physical constraint separating the existing urban area from the areas to the north. Underground pedestrian walkways provide an formal linkage between the village centre and the school (used primarily by students). Aside from that, there are no other pedestrian linkages to the services to the north, which include: commercial (gas station), school facilities, residential areas, and open land for potential future development. The barrier is not simply the elevated surface of the road structure, but the resulting high speed traffic, chain link fencing, residential orientation that segregates the right-of-way from usable space, and the mental block that recognises the highway as “edge of town”. In the future the highway will be relocated. This constraint can become a valuable opportunity if the transition is properly managed.

Similarly, the CNR line defines the south boundary for Clavet. An existing commercial use on the west side of the Village is restricted from direct access to the village as a result of the CNR tracks. As the site is used for manufacturing, it does not rely on local traffic or easy accessibility to the village. The remainder of the land south of the rail line is agricultural. Again, the boundary is not significant at this point in time as there is no urgency to connect these areas. As there is no visual buffer to the rail line, walking paths and open space placed adjacent the line can benefit from the many views and vistas of the natural landscape.

The lack of existing facilities and services may also be considered to be a constraint. For almost all services, including many basic ones, residents must travel to Saskatoon out of necessity. Some of the local services identified as a high priority by the community include a grocery supplier and medical services. Secondary choices were to have personal care facilities and senior residences. Development is constrained by the cycle of “no store in town-but, nobody shops here-so, no store in town”. The availability of services in Saskatoon attracts residents away from Clavet and also discourages people from moving to the community. If services such as a medical facility or increased seniors housing, were available there would be a stronger draw for people to stay in the community.

The current availability of lots for development is also a constraint. A cul-de-sac has recently been developed creating 19 new residential lots. Currently there are plans for future residential development to the East, which will allow for further residential expansion. Unless there is a drastic increase in demand for residential lots, the planned areas will provide sufficient supply. Commercial lots however are in very short supply. Only a small portion of the community is currently zoned for commercial development. There is potential to subdivide existing commercial sites, develop the highway right-of-way, and assign commercial land use to new areas, but for the immediate future, there is a shortage of developable commercial land.

A limited variety of housing options is also identified as a constraint. Throughout the Village, housing is primarily single detached residential, including some mobile homes. Comments from the public consultation along with indications from other small communities show that there is a moderate demand for multi-unit housing options such as duplex or town homes in communities similar to Clavet. There is a steady supply of new housing units, but the full potential of higher densities and various housing options is not being realized at this time.

Residents have identified aging infrastructure as a concern, and although it is not directly restricting development, it is still a valid assessment of local perception of the community. The primary examples are: sanitary sewer and water service, surface drainage system, and un-paved roads. Council, administration and residents should continue to seek out funding sources and allocate the funds required for upgraded sanitary sewer service for the entire community. The existing surface drainage system also causes some negative perceptions but does not necessarily restrict growth. The rural cross-section ditches should, over time, be converted to curb and gutter, and improvements should include catch basins and underground transfer. All new development should be designed for underground storm water management. Most existing streets are unpaved. This adds to the general perception that the community is not as up-to-date as it should be regarding infrastructure. Streets should be lowered and paved in conjunction with other infrastructure improvements.

Water is supplied by Saskatchewan Water and there is sufficient supply. Reservoir capacity is a factor limiting growth. The reservoir is intended to supply 2.5 times the average required supply of water, which also accommodates fire protection services. Based on the current demand for water use, the reservoir is nearing capacity. There is some remaining storage capacity for future growth, but as new housing development takes place, further expansion of the reservoir will be required.

The municipal lagoon is also nearing capacity. While both the lagoon and the sewage pumping systems function adequately to meet current demands, both will need to be upgraded to accommodate future development.

As planning is currently underway for residential expansion (potentially with higher than usual unit per acre densities), further assessment of the current infrastructure, along with planning and design for expansion should happen concurrently with development approvals to ensure there is no gap in service capacity.

There are no local development constraints due to flooding, slope instability or water bodies. As shown on Figure 6, all quarter sections within and surrounding village limits indicates further environmental/heritage screening will be required prior to future development. In addition, there are several sites to the east containing original homesteads and two locations to the north-west of Clavet that may contain burrowing owls, which are considered an endangered species.

2.4 Community Vision

The Community Vision for The Village of Clavet is: to maintain the existing “local community” atmosphere while planning for future growth in a manner that contributes positively to the community and improves the overall quality of life for residents.

2.5 General Goals

As a small prairie community bordered by farmland, rail lines, and a highway, Clavet has unique growth objectives. The intent of Council is to establish policies within the OCP to guide future growth to meet the special needs of the Village. The following statements provide focus for the OCP, and its policies, as they relate to development within the Village. The goals are not ranked by priority but collectively represent the future aspirations of the Village.

The overall goals of the Village are identified as follows:

- The Village of Clavet will be a safe, sustainable and healthy community for residents and visitors;
- Future development in Clavet will maintain the “small town feel”, and contribute to a relaxing and friendly atmosphere of the Village;
- To provide services and facilities that will allow seniors more opportunity to remain in Clavet;
- To provide a range of services and facilities that will appeal to young families and create a draw for new residents to locate in Clavet;
- To maintain a slow pace of all traffic;
- To create and maintain playgrounds, rest areas, and landscaped open-space park systems that are both highly visible and easily accessible;
- To provide a range of housing options that meet housing needs of a full range of age groups, household sizes and levels of affordability;
- To provide good quality, functioning level of basic civil infrastructure services for the entire Village;
- Improve the visual appeal of the Village through established planning process, landscaped spaces and detailed features to create a quality community image and feel;
- To ensure sufficient recreational open-space is available to all residents of Clavet;
- To enhance the economic base of Clavet by encouraging and supporting the creation of new businesses fulfilling particular local niche markets;
- To promote responsible development of land uses within the community that result in enhanced viability, enjoyment and character of the Village.
- To minimize land use conflicts within Clavet and adjacent area;
- To maintain positive communication and beneficial cooperation between the Village, R.M of Blucher, and Provincial agencies.

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- To work with local governments, agencies and any appropriate First Nations community for the mutual improvement of service capacity and quality of life within the regional community;
 - To encourage the creation (and retention) of social and recreational facilities which serve to enhance the quality of life for the Village and region.

3. Population

3.1 Overview

Population data covering the last 18 years was obtained from the Ministry of Health and Statistics Canada. Input from Village records, administration and council provided clarification on growth patterns regarding the resident population. Discrepancies exist between various data sources, mainly caused by the differing definitions of who is counted as a “community resident”. Population counts provided by Ministry of Health are consistently higher than Statistics Canada’s, compiled yearly and provide a detailed age-gender breakdown. Statistics Canada data is likely more accurate regarding a total population count, but available data is rounded and only collected every four years. Growth rates were determined by considering all sources and applied to an estimated, realistic total population count that was deemed reasonable by Village administration and council.

The Village has unique characteristics which affect the overall population turnover, in-migration and growth. Clavet has a firm foundation as a small sized, prairie community with a current population of 345 people. This maintains a specific draw for certain Saskatchewan people looking for a rural lifestyle with “Town” amenities. The nearby school (across Highway 16) is a draw for families wanting close proximity for student family members. As well, local businesses, adjacent operations and community facilities make Clavet an attractive location to live for people of all ages.

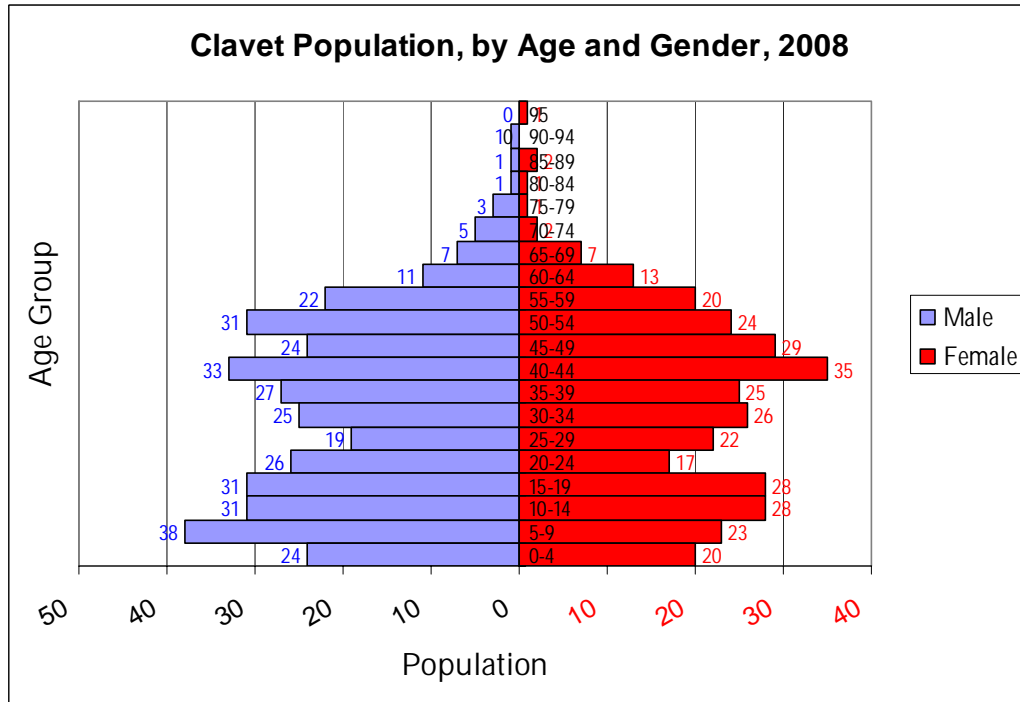
Demographics

Information from Ministry of Health, as well as from Statistics Canada, indicates that Clavet has a broad population base with two predominant 15-year population segments. Both data sources show that the 5-19 and 40-54 age cohorts comprise the bulk of the population base in approximately equal portions. There is no indication of a drastic or significant 5 year age-group that is unusually high or low. One characteristic of note is the rapid reduction of residents above the 70 year age level. This is a common trait for small communities, resulting from seniors migrating to Saskatoon (or other urban center) for medical/lifestyle considerations and reflection of the natural death-rate. (See Charts 1 and 2)

Statistics Canada reports the median age to be 33.4 years. Residents are primarily English speaking with relatively no French or foreign languages present. Approximately 1/3 of residents have changed address within 5 years prior to the census. This indicates there is a large portion of people who are migrating into and out of the community. People moving to another residence within the Village could be a contributing, but not significant, factor. Recently developed lots provide options for new housing for residents and people moving into the community. The existing housing appears well maintained over-all, without the trend of new owners tearing down old homes and building new in an existing area.

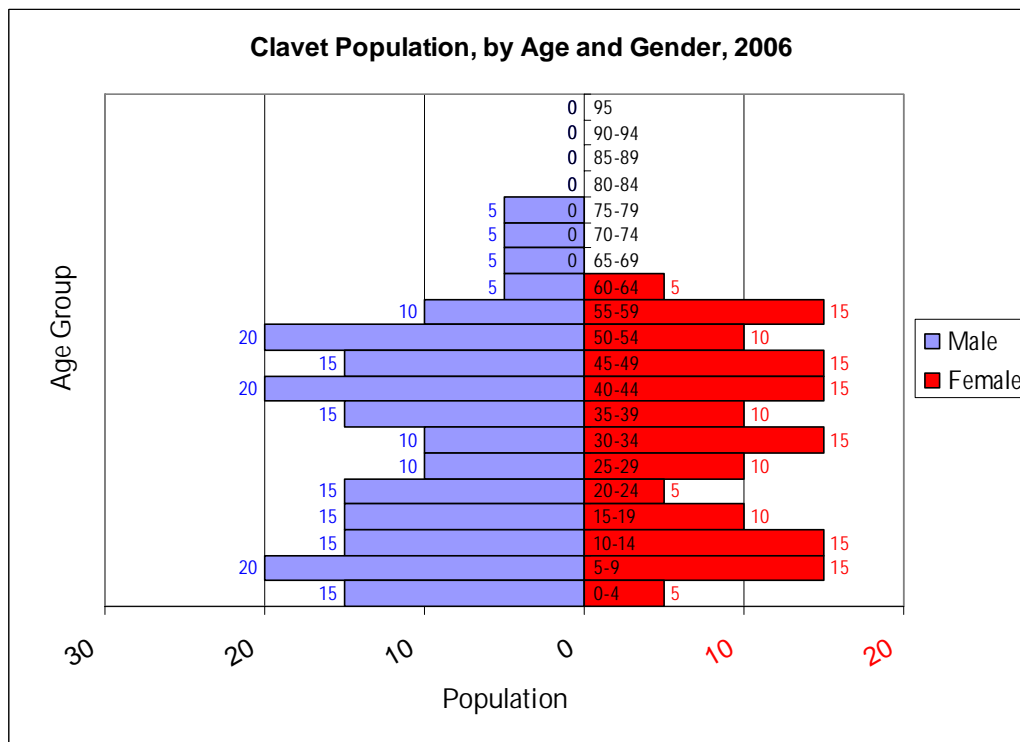
Clavet currently has a low labour supply. Businesses requiring a stable employee base would have potential to attract local workers, but have to compete with Saskatoon as an employment center. A major employer locating in or near Clavet, would have to draw from the broader region to meet their labour requirements.

Chart 1



Source: Ministry of Health Covered Population, 2008. Retrieved May 11, 2009

Chart 2



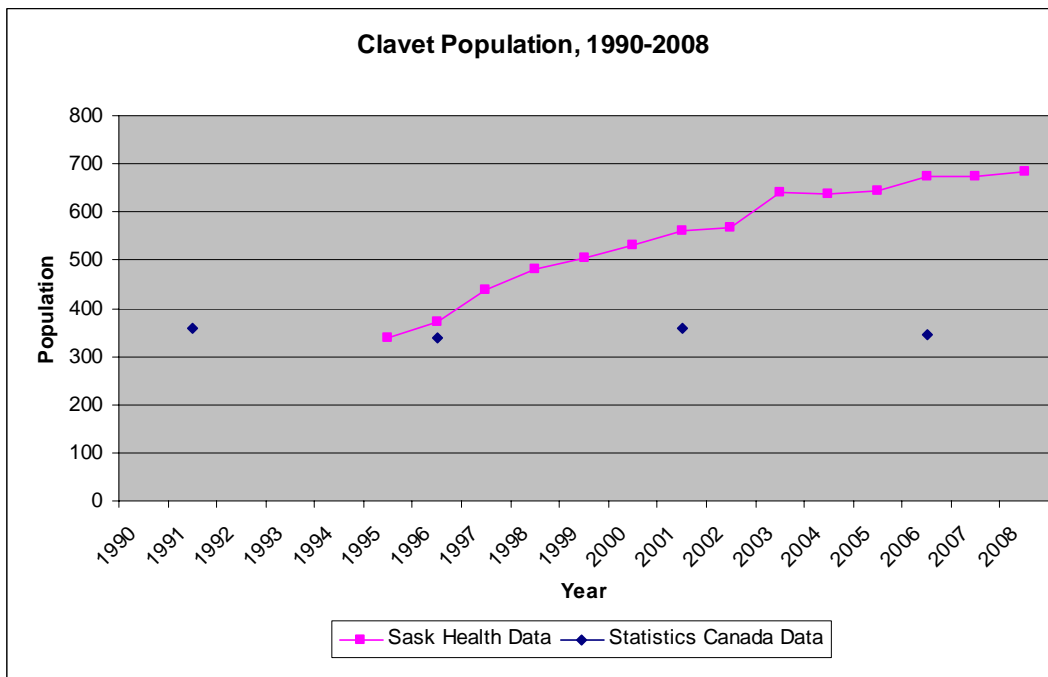
Source: Statistics Canada 2006 Community Profiles. Retrieved May 11, 2009

3.2 Projections

Population statistics gathered from the Ministry of Health made it possible to identify current age groups and project future populations with a realistic growth rate. As shown on Chart 3, generally the population has increased steadily each year since 1995. Statistics Canada data shows a consistent population level with no significant increases since 1990.

It is difficult to accurately analyse growth through birth-rate, death-rates and migration due to the unique factors of Clavet. This is a community where many young adults move away to other centres for education/employment while they are in age groups that would typically start a family. Conversely, there is a trend for young families (or those starting families) to locate in the Village for specifically for the family-friendly atmosphere. As well, people move to Clavet when they retire, but this is also offset by those who transition to a larger center during their post-employment years.

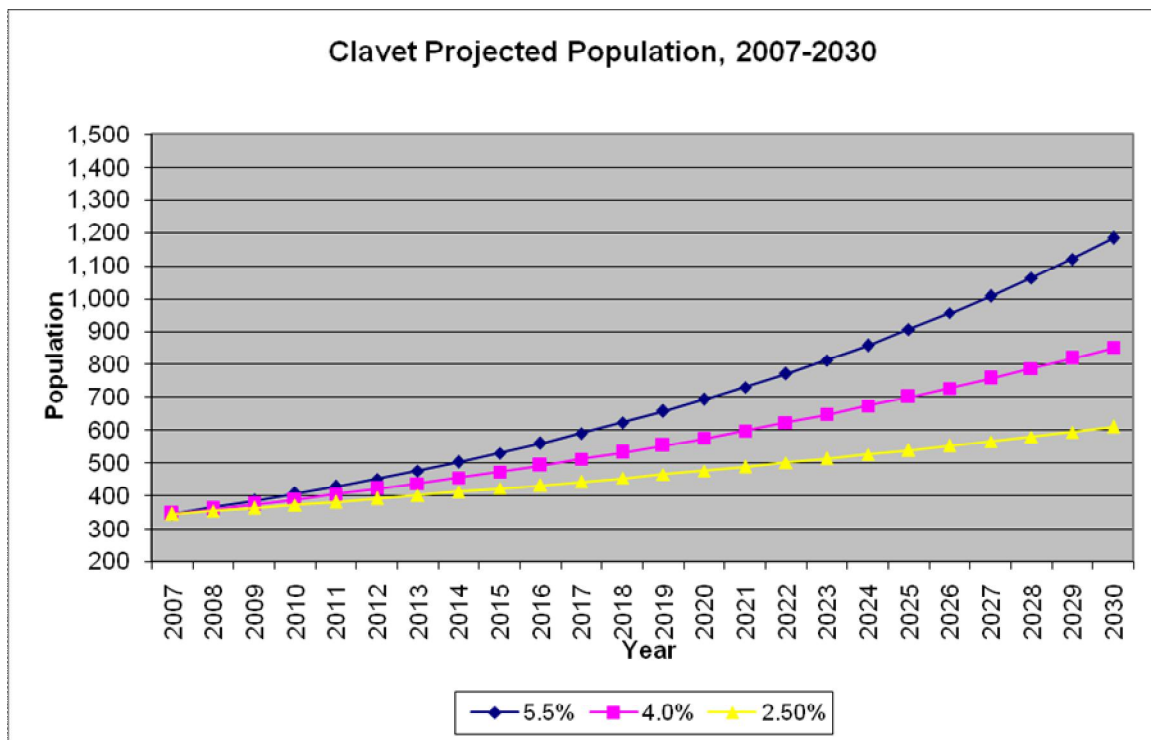
Chart 3



Growth scenarios provide a range of population projections to account for varying factors that contribute to growth in a community. The projected growth scenario data is intended to provide a basis for decisions regarding future development and service. However, the population projections are not the “final solution” to predict the future. Periodic, backward-looking assessments must be made to determine which growth scenario the Village is currently experiencing; then apply the growth influence to the decisions at hand.

Based on the Ministry of Health data, the average annual growth rate between 1994 and 2008 was 5.7%, with a median growth change of 5.0%. Chart 4 shows three growth scenarios identified from available data; a 5.5% annual growth rate, a 4.0% annual growth rate; and a 2.5% annual growth rate. The 2.5% rate is deemed the most realistic predictor for Clavet over the short-term. Although the historical average annual change is higher, a 2.5% growth rate is still comparatively high in the process of population growth. Also, years of high population increase resulting from new developments skews the annual averages upward to a somewhat misleading amount.

Chart 4



Based on historical patterns, the population can be expected to grow at a consistent, manageable pace, with periodic development projects causing rapid increases. Assuming a 2.5% annual increase, it is anticipated that Clavet will experience an increase of approximately 250-300 residents over the next twenty years.

These projections should be used with the understanding that between now and some future time, there may be changes to the growth rate that will alter the overall population. Any new development or infill within the Village will cause a spike in the growth rate, and a corresponding increase in population. The vision, objectives and policies of this OCP should be the primary baseline for planning decisions; population estimates provide a reference point for future anticipated needs.

4. Land Use Concept

The Land Use Designation Plan (see Figure 7), which forms part of the Official Community Plan reflects a pattern of existing land uses and designates the future land use areas. The designation of land use reflects the Village's perspective on community development and provides a framework for decision making. Any future development within these areas will be subject to the relevant OCP policies and specific zoning controls. The following outlines the land use designations within the Village of Clavet and provides a brief overview of their purpose:

Residential: This designation recognizes existing residential developments and lands subdivided or intended for future residential development. Residential designation is further distinguished by Low, Medium and High Density districts in the Zoning Bylaw.

Core Commercial: This designation recognizes existing commercial developments and lands subdivided or intended for future Core Commercial use. This designation establishes an internal, central area of the Village intended for designated commercial activities of a community nature.

Arterial Commercial: This designation recognizes land to be subdivided or intended for future Arterial Commercial uses. These uses are distinct from community core businesses in that they serve a broader regional area, or cater to the travelling public. Distinctions are made between core and arterial commercial uses in the Zoning Bylaw through the range of permitted and discretionary uses accommodated within each zoning district.

Industrial: This designation reflects existing industrial development and identifies future development areas intended for industrial purposes. Industrial development is intended to be limited to light and low intensity enterprises with minimal servicing requirements.

Community Service: This designation reflects areas and facilities that deliver institutional, recreational, social, and infrastructure services in the community.

Future Development: This designation applies to land that is identified to accommodate the future growth of the community. Lands classified under Future Development have appropriate geographic characteristics that merit consideration for future urban development within the goals identified by Clavet. In this district land use will be controlled through policy, Community Development Reviews and required detailed proposals for urban development.

Areas shown with a Potential Future Development designation outside the Village boundary are not under the administrative jurisdiction of the Village. The policies and related Zoning District regulations do not apply to those areas, as they are under the full management of the R.M. of Blucher. Areas identified as Potential Future Development outside the Village boundary are considered to be lands that could be utilised to achieve future development needs of the Village, subject to further discussion with the RM of Blucher with respect to reaching a mutual agreement on annexation.

5. Residential Development

5.1 Background

The majority of Clavet has been developed as residential lots. Relatively older homes are situated west of Main Street, with newer developments concentrated east of Main Street. Residential units are primarily single detached dwelling units, with some multi-units dispersed throughout.

The most recent residential development is Weisner Court, a cul-de-sac that currently establishes the eastern most edge of the built up area. Current plans show further residential developments extending from Weisner Court north to Highway 16 right of way. The next phase is expected to follow a low density design with lots south of 3rd Ave. designed as walk-out lots to a linear park open space system.

Currently, the Village is in discussions with a developer regarding development opportunities for the remainder of available land to the east boundary of the Village (approximately 38ha - 95 acres). Anticipated to be developed primarily for residential use this area could potentially have higher than typical unit densities for Clavet. Preliminary concept plans show single detached, semi-detached, town home style, and possibly multi level condominium style units. Depending on the final concept plan approved, development phasing, and uptake of lots, this development could spark a significant growth rate for the Village when the lots come on the market.

In addition, there is approximately 5.7 ha (14 acres) of undeveloped land zoned for residential, north and east of Weisner Court.

There is little immediate opportunity for residential infill within the Village, unless an existing house is removed to allow for new construction.

There is a mixed variety of housing styles in the Village. Bungalows, two level, split level, duplex, and mobile homes are seen in the older areas. The new areas are similar to current design layouts and housing styles seen in Saskatoon or other recently developed low density suburbs.

Residents support further development of low density residential growth. There is also a clear demand for greater variety of housing options. It is important to the community that new areas provide a range of housing types for people of various ages and income levels. Comments from residents, Council, developers and inquiries from prospective buyers all indicated that diversified housing would be welcome and supported. During open-house meetings, there were very favourable responses to the town home style developments. As well, modern duplex buildings were well received.

While higher density development is generally supported, concerns about the potential for “brick cube” three storey walk-up apartments and the two level multi-unit (approx 10 side-by-side) with very little in the way of architectural design were noted. Density does not appear to be the issue, as many people support the town homes and three level condominium style units with balconies, planters, multiple facade levels with proper lighting.

One of the primary reasons people enjoy living in Clavet is the small community atmosphere. There is a draw for people from rural areas seeking an urban home in a quieter neighbourhood than what is available in larger centres. People see the Village as a quiet, slow paced, safe, prairie community. Future developments must be phased in to maintain the small community atmosphere. Seniors and retired people enjoy the community atmosphere and proximity to services in the City. There is strong support for seniors housing options, and appropriate affordability that appeal to seniors, so they can remain in the Village.

Like many Saskatchewan communities, Clavet provides for mobile homes in one residential area. While the continued use of this area for mobile homes is allowed, it is recognized that redevelopment of sites by replacing mobile homes with other forms of single unit residential dwellings, is desirable to some. The safe construction, certification and maintenance of all buildings, mobile and modular homes, to meet safety standards are an important practice for the residential growth of Clavet.

5.2 Objectives

- a) Maintain the “small town” atmosphere, while allowing controlled development of a range of housing types and options.
- b) Maximize residential infill development, to an appropriate density, within the Village boundaries.
- c) Define suitable areas for future residential development, ensuring it is consistent with upgrades to the long-term infrastructure capability.
- d) Establish priorities for the development of residential areas.
- e) Provide for the development of affordable housing options at a level appropriate to market demand.
- f) Accommodate live-work spaces, home occupations and home based businesses where appropriate.
- g) Identify and mitigate possible conflicts between residential and other land uses.
- h) Establish a high standard of subdivision development, building construction and property maintenance in residential areas throughout the Village.
- i) Minimize the cost of providing municipal services to residential areas while still delivering an adequate and effective standard of service.
- j) Encourage use of sustainable practices when renovating or constructing new buildings, as well as in the design of new subdivisions.

5.3 Policies

The following policies support the achievement of the above objectives:

- a) The Land Use Designation Plan will direct the development of residential and compatible land uses to accommodate a variety of housing forms provided for within the Zoning Bylaw. In planning new residential areas or rezoning land for residential use, Council will give consideration to:
 - Compatibility of adjacent land uses
 - Proper management of environmentally sensitive and/or hazardous areas
 - The ability to provide cost effective municipal services
 - The impact on financial and capital planning for the Village
 - Appropriate subdivision design and site planning
 - The use of natural topography, drainage patterns and other site features to minimize the cost and risks associated with storm drainage
 - Provision of dedicated lands pursuant to *The Planning and Development Act, 2007*
 - Provision for pedestrian/cycling trails and other appropriate amenities that will enhance the community
- b) Residential building construction will be regulated by the Village's building bylaw, the Provincial Building Bylaws, and the applicable National Building Code to ensure a high quality of housing at all levels.
- c) Redevelopment and infill of existing residential areas will be supported to maximize the use of existing infrastructure and services.
- d) Provision for the development of mobile, modular, and RTM homes will be regulated by the zoning bylaw and must meet CSA requirements.
- e) Provision will be made for low, medium and high density residential dwelling units. Multiple-Unit Dwellings will be directed to sites considered by Council to be compatible with adjacent residential developments having regard to suitable street and vehicular access.
- f) Future residential expansion will be encouraged on suitable land adjacent to existing residential areas providing municipal services can be economically supplied and maintained to the area, and the development will not result in land use conflicts.

- g) Non-residential development will not be permitted in the residential areas, except for uses that are compatible with the residential use.
- h) A Comprehensive Development Report shall be submitted by any developer proposing to develop or subdivide land for multi-parcel residential development, prior to consideration of an application by Council. The Comprehensive Development Report shall address all matters of land use, integration with neighbouring lands, and the provision of all services to the development, as outlined in the general provisions of the Zoning Bylaw. (Requirements of a Comprehensive Development Report are attached as Appendix B)
- i) Council shall require the developer of new residential subdivisions to enter into a servicing agreement as provided for in Section 172, of The Planning and Development Act, 2007 to ensure that all new developments are provided with adequate services.
- j) Provision to accommodate suitable live-work uses, where appropriate and where land use conflicts will not occur, will be regulated by the Zoning Bylaw.
- k) Home based businesses will be provided for as a discretionary use, and will be subject to the regulations and standards as outlined in the Zoning Bylaw.
- l) Home Occupations will be permitted as an accessory use in residential areas, subject to the regulations and standards as outlined in the Zoning Bylaw.
- m) Where feasible new developments and renovations to existing structures should incorporate sustainable development practices.
- n) Council may acquire and develop land for residential purposes where there is a need to accommodate current market demand.
- o) The Village will encourage all property owners, through the use of both formal and informal measures, to maintain minimum property maintenance standards. Landscaping will be required on all new lots and on public open spaces established in conjunction with new developments, and will be the responsibility of the developer.
- p) Council will consider negotiation with any First Nations group that may express interest in creating an urban reserve area within, or in vicinity of the Village of Clavet, with respect to provision of utility services or other infrastructure.

6. Commercial Development

6.1 Background

The current commercial development pattern is centralized to Main Street at the entrance of the Village. There are other nearby businesses, such as the large commercial facility at the south-west corner of Village area. Outside of the Village boundaries, across Highway 16 is an auto yard and a gas station.

Residents expressed support for a strong commercial core while allowing some arterial commercial operations that fit with the goals of the community. People want to have a friendly “town centre” as an attractive node for activity. Expansion of existing businesses and relotting are a few of the steps that should be explored to determine a specific plan for core vitalization. This will require redesign and commitment for the core to transition from a haphazard cluster of businesses to an appealing destination area.

Businesses in Clavet cater primarily to community residents. Local businesses also compete with the larger urban centre in the area, particularly because so many people in Clavet travel to the City of Saskatoon to work. It is common for people to use services in the larger centres and take advantage of larger selection. As a result, there are minimal goods and services available in Clavet, and re-establishing a base of commercial operations is critical to the future vitality of the Village as more than just a bedroom community of Saskatoon. Medical care service providers are important components for the community to encourage further development and retain resident within the community.

The proposed rerouting of Highway 16 to the north of the Village of Clavet may provide opportunity to extend the commercial corridor northward to incorporate land areas currently serving as Highway right of way, and then in an east – west direction. This type of infill development will provide a link between the community and school, and provide opportunity for a diversity of commercial operations providing goods and services to the community.

There is a need to identify land for potential arterial commercial development taking into consideration physical and environmental constraints in the community. Future development to the east could provide some possible locations that are appropriate for an arterial commercial scale business.

Allowing home based business can benefit the community by creating employment opportunities, providing enhanced services, and assisting in stimulating the community economy through purchase of local goods, which can potentially lead to expansion in the commercial area. However, care must be taken to ensure that home based businesses do not result in increased noise, odour, litter and traffic, outside storage, or decreased property values, thereby detracting from the residential character of the area. The business community may perceive home based business as unfair competition. Council is concerned with maintaining appropriate regulations to minimize public concerns while still providing for enhanced small business opportunity.

6.2 Objectives

The following objectives are supportive of the achievement of viable commercial areas.

- a) Develop and promote a vibrant, attractive and strong commercial core that functions as the heart of the community and a hub for business within a core area.
- b) Provide for increased density of commercial development in the core.
- c) Encourage diversification and development of new businesses.
- d) Support business development that maximizes the use of existing infrastructure and minimizes the need for road development and servicing upgrades.
- e) Facilitate an available supply of land for commercial development.
- f) Accommodate live-work style dwellings in the core area and provide opportunity for mixed-use development with ground floor retail use.
- g) Support future arterial commercial development within the Village's financial and servicing capabilities which are in compliance with the overall objectives for commercial development.
- h) Ensure that home based businesses do not negatively impact the viability and vitality of businesses located within commercial areas.

6.3 Policies

The following policies are supportive of the achievement of the above objectives:

- a) Designate land for commercial uses to accommodate anticipated needs for commercial services.
- b) Commercial development on lands adjacent to residential areas shall minimize potential land use conflicts, and may include provision for buffering through landscaping, fencing or other appropriate measures.
- c) New commercial developments shall be required to locate in the areas identified for commercial development, which are appropriate for the type of use.
- d) The Municipality will provide information and assistance to existing and potential business owners with regard to potential funding and other assistance programs provided by the senior levels of government for the development of commercial services and the improvement of existing commercial areas.

- e) Adequate provisions for parking must be provided, and will be regulated in the Zoning Bylaw.
- f) The Village will work with the business community to create and maintain attractive streetscapes in commercial areas and will be proactive in promoting and ensuring property maintenance standards are addressed. Landscaping will be required for all new developments, as regulated by the Zoning Bylaw.
- g) Council will support the development of community facilities in proximity to the commercial business area as a means of complementing commercial uses.
- h) At council's discretion, incentives to support and retain local businesses in the community may be established.
- i) Single detached dwellings located in the commercial core area will be accommodated as a discretionary use in the zoning bylaw. This will allow for the continued use of single detached dwellings while providing for potential commercial development.
- j) Arterial commercial areas will be established where appropriate.
- k) New commercial development requiring rezoning of land will be evaluated based on the following factors:
 - Site planning (including provision for drainage, suitability of the site for construction, and landscaping)
 - Land use compatibility with existing developments,.
 - The impact on the commercial sector.
 - The ability of the Village to provide efficient and economical municipal services
 - Integration with the effective flow of vehicular traffic on local streets
 - Approval of a CDR.
- l) Mixed use spaces which incorporate an attached residential component in conjunction with a ground floor business will be permitted in commercial areas, subject to meeting provisions of the Zoning Bylaw.
- m) Home occupations which are secondary to the residential use of a parcel, are permitted as an accessory use in all residential districts.

- n) Home Based businesses are provided for in low density residential areas, as a discretionary use, in the Zoning Bylaw. Proposals for home based businesses will be evaluated based on the following general factors and performance criteria established by the zoning bylaw:
- The extent of increased vehicular and pedestrian traffic in the neighbourhood.
 - Compatibility with neighbouring properties and potential for land use conflict.
 - The number of employees involved in the business, and hours of operation.
 - Outdoor storage and other requirements that may impact the character and function of the neighbourhood.

7. Industrial Development

7.1 Background

Clavet currently has limited industrial uses established with the exception of the CPR railway siding. Industrial operations have never been established as a significant land use within the Village. Nearby industrial sites do however bring benefits to the community through employment, service provision, and establishing demand for residential accommodation in proximity to these work places.

Existing areas for limited, light industrial development are indicated on the Land Use Designation Plan. There is not a strong desire to expand or attract Industrial development; especially higher intensity operations. Many residents are indifferent as long as there is no negative impact on the community. Given the restricted area for future development, it is unlikely that opportunity for further expansion of industrial land within the current Village boundary is feasible.

Opportunities for future development are to the south-west, across the rail tracks and to the north-west, north of Hwy 16 may be considerate, particularly when Highway 16 is relocated. These areas would be on the periphery of Clavet separated from potential future residential growth. Any new industrial development locations must be suitably buffered from other uses to ensure potential land use conflicts are minimized.

As described in the Clavet's General Goals above, open communication with the R.M. of Blucher must include the appropriate plan for Village expansion for industrial operations. This must be done in advance so both administrations are supportive of development that will affect all stakeholders.

7.2 Objectives

The following objectives are supportive of the achievement of viable industrial areas.

- a) Attract new light industrial and light manufacturing operations in support of diversifying the local economy, only when there is sufficient space and support.
- b) Reserve land for light industrial uses at locations where land use conflicts are minimized.
- c) Carefully consider the social, environmental and economic effects of industrial development on the community in order to determine the acceptable level of industrial activity.
- d) Designate areas that are suitable for orderly and economical industrial development, with particular emphasis on servicing and transportation efficiencies.

7.3 Policies

The following policies are supportive of the achievement of the above objectives:

- a) The Village will designate suitable land to accommodate light industrial uses in appropriate locations.
- b) Industrial uses will be regulated through the Zoning Bylaw to ensure landuse conflicts are minimized.
- c) The Village of Clavet will work with Saskatchewan Watershed Authority, Saskatchewan Environment and other agencies as appropriate, in addressing issues related to the supply of water, the disposal of waste material and control of emissions including odour, noise and vibrations.
- d) The Land Use Designation Plan identifies areas of existing industrial landuse. Future industrial development will be considered based on:
 - Land use compatibility with existing development.
 - The ability of the Village to provide efficient and economical municipal services.
 - Impact on financial and capital planning by the Village.
 - Site suitability and planning aspects including screening, drainage, landscaping, vehicular access, and traffic safety.
 - Appropriate development regulations as provided by the zoning bylaw.
- e) Infilling of vacant industrial land or expansion of developed areas will be encouraged prior to the development of new areas.

8. Community Services Development

8.1 Background

The provision of adequate community services for the benefit, comfort, health and safety of all residents and visitors should be a key consideration in all decisions made by Council. Service initiatives should not focus consistently on one age or social group unless necessary due to special circumstances. Clavet has a broad range of residents and municipal projects should be established in a fair manner to accommodate all people.

Council believes that providing access to a variety of community services is important in maintaining the quality of life for all of its residents. Education and library services, health and home care, social services, and housing for seniors are examples of services that are important to the community. While the Province of Saskatchewan provides many of these services through local boards, the Village can support the development and integration of these public services in conjunction with new residential and commercial development.

The Village has established community facilities including: Town Office, Fire Hall, Rink Arena, Community Hall, Community Center, religious institutions, outdoor sports areas, passive park space, playgrounds, court area, and a skate park. Across Hwy 16 is the Clavet Composite School.

Health care services are not currently provided in the Village of Clavet, but were identified as a service that is needed. Provision of medical service (either private or public health care) is an important factor to the long term social and economic function of the Clavet, particularly with increasing population growth, and potential for a significant aging senior population. Ambulance services are provided by the Saskatoon District Health.

Educational services are administered by the Prairie Spirit School Division No. 206. Both elementary and high school education is provided at Clavet Composite School, currently located in the R.M. of Blucher, north of Highway 16. High school students from a large rural area are served by this school. School enrolment has increased steadily, and expansion would be necessary to accommodate populations of Clavet at full build out of areas scheduled for Future Development. Enrolment is expected to remain stable and rise in both short and long-term considering the increase in young families locating to area in recent years and the current opportunity for residential expansion.

Of notable concern is the requirement for Clavet students to cross Highway 16 in order to access the school area safely. Pedestrian underpasses (minimal installations with basic culvert-style design, having safety issues of their own) are provided at two locations for this purpose, and have technically addressed the access issue. However, flooding/freezing of the culverts, and the need for students to walk out of their way to use the culverts, remain issues of concern. The long-term plans to reroute Highway 16 should result in better pedestrian access to the school. Low cost urban designs, such as: better lighting in and out of tunnels, proper grading and surface material, and more formalized entrance areas will create a stronger sense of place and increase their use. Addressing safety and security issues for these pedestrian underpasses could easily improve them for the short-term. A separate design study should be conducted to address the long-term enhancements/existence for these underpasses.

The school provides a dual role for education and as a venue for recreational and social events. There are opportunities for joint resource sharing of facilities with the Village.

Ongoing consideration must be given to provide opportunities for passive recreation space in the community. Many residents related their quality of life and community image to how the open spaces are managed. Park open-space and path systems that are landscaped and maintained throughout the community were key comments identified at public open house sessions. Ongoing maintenance is a must, and professionally landscaped open space areas will be required to an extent that they improve the visual appeal and opportunities for quality rest areas and relaxation. This provides both an important amenity in the Village, and also contributes to the character of Clavet by encouraging active forms of transportation and recreation throughout the Village.

There is specific support for continued maintenance and development of playground sites. The existing sites are held in high regard, and are a source of local pride. There is a noticeable sense of accomplishment that the community has not forgotten the value of outdoor recreation for children (and parents) during the current digital age.

Consideration is being given to expanding the arena by adding an additional ice surface. The arena serves not only the local and regional community, but also teams from Saskatoon and beyond, who find value and convenience in the rates and ice times available. There is good support from the community to expand the arena.

Council is committed to ensuring that the community is adequately protected and responsive in the event of an emergency. Protective services include fire, police, ambulance and other emergency measures. Fire protection is provided by volunteer fire fighters under the direction of a permanent Fire Chief. The fire hall in Clavet has 2 trucks, one owned by Clavet, one owned by the R.M. of Blucher. The Village cooperates with neighbouring municipalities to provide fire protection for the community and surrounding area including Clavet, Allan, Bradwell, and to Lanigan and north to Hwy 5. As well, 911 operators have radio communication to relay emergency information to local trained First Responders.

Royal Canadian Mounted Police provide police protection to the community from their headquarters in Saskatoon. Ambulance service is cooperatively provided to the community and surrounding region under the management of the Saskatoon Health District.

The Village Office is centrally located on Main Street in the core area. This is an accessible and visible location for the office. On the south-east side of the built-up area there is a clustered group of facilities for the arena, ball diamonds, park space, outdoor court/rink and Community Hall. This area is conveniently located for current residents, and the furthest walking route is approximately 500m. These facilities are well-used by residents of Clavet and the surrounding area e.g. daycare in the community hall, arena. This area is also centrally located for future expansion to the east. Combined with the commercial core to the north, the community service area will make a strong community center providing many services. This combined area should be promoted as the central area allowing various activities to take place and create a significant sense of community identity.

The Planning and Development Act includes provision for council to require municipal reserve lands in conjunction with any subdivision development. This requirement can be addressed through dedication of land, or provision of cash-in-lieu of land, at Council's request. Monies received in lieu of land dedication are held in an account and may be used to development of public recreational facilities. Consideration to the most appropriate means of addressing municipal reserve requirements should be addressed on a case by case basis.

8.2 Objectives

The following objectives are supportive to achieve established Community Services and improve the quality of life for Clavet:

- a) Support community service providers, and where appropriate, assist programming of services for the public.
- b) Work in cooperation with other municipalities and other service delivery agencies for the joint provision of services.
- c) Maintain existing passive and programmed recreational facilities and programs to suit the number of users and interest from community residents of all age groups,
- d) Ensure new developments provide appropriate community amenities with linkages to existing facilities.
- e) Identify and meet the varied, changing needs of the community for health care, social, cultural and recreational activities and facilities.
- f) Reduce the effect and duration of community nuisances (e.g. excessive noise, vandalism, improper garbage removal, etc.) which reduce the quality of life for the residents of the community.
- g) Ensure protective services and appropriate emergency preparedness for the Village and the Region, including a base of trained individuals to provide a minimum level of firefighting and first aid services.

8.3 Policies

The following policies are supportive of the achievement of the above objectives.

- a) Identify recreational and cultural facilities that are required to meet the present and future needs and prioritize the development and funding of these facilities.
- b) Designate sufficient open space, parks and recreational lands to accommodate the present and future needs, and ensure ongoing maintenance and improvements to these areas are planned and implemented.
- c) Become familiar with and encourage funding from assistance programs provided by senior level of government for community facilities.
- d) Develop Municipal Reserves, and other open space land to serve the active and passive recreational needs of the community.

- e) Encourage the formation, and support the activities of, clubs, associations and cultural groups, providing opportunities for participation in diverse cultural, craft and non-structured recreational and leisure time activities.
- f) Evaluate and update relevant bylaws on a regular basis. (e.g. the control of littering, noise, vandalism, dogs etc.) to determine their scope and effectiveness to maintain a high quality of life. Where necessary, update these bylaws.
- g) Cooperate and liaise with residents to report and track crimes, vandalism and suspicious behaviour in order to provide a safe community.
- h) Identify means to attract health care services and facilities to the community.
- i) The Village will work with service delivery agencies, other municipalities, First Nations and other jurisdictions, by:
 - i) Participating in activities enhancing the delivery of services
 - ii) Assisting in site planning for public service uses
 - iii) Ensuring infrastructure development that supports public service uses
 - iv) Supporting, as appropriate, the joint use of community facilities as a means of providing cost efficient services to the public
 - v) Accommodating public service development in appropriate locations in the community compatible with existing land use as may be permitted by the zoning bylaw
 - vi) Entering into collaborative inter-municipal or inter-agency agreements
- j) Proposed community service developments will be evaluated based on:
 - i) Location, site layout and proper vehicular access
 - ii) The compatibility of land use
 - iii) The provision of adequate municipal services
 - iv) Development standards provided by the Zoning Bylaw.
- k) Strategies will be developed for the conservation of water in maintaining parks and open space, including, but not limited to:
 - i) Controlled water techniques to reduce water consumption
 - ii) Indigenous vegetation and drought resistant trees
 - iii) Use of untreated storm water and runoff for irrigation
 - iv) Dedication of land in natural low areas, and drainage swales.

- v) Community beautification will be a focus in developing and maintaining public spaces with particular attention to maintaining aesthetically pleasing entrances into the Village.
- vi) Council supports the preservation and integration of natural watercourses and wetlands into the storm drainage system and the natural park system in the Village, where appropriate.

- l) Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space.

- m) Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in accordance with The Planning and Development Act, 2007.

- n) The Village will undertake a study to determine an appropriate program for improvement and expansion of its fire fighting capacity to meet the needs of the residents of the Village as the expected growth occurs.

- o) Fire fighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.

9. Future Development and Expansion

9.1 Background

There is sufficient area within the Village boundary to accommodate many types of residential and commercial development. If the existing undeveloped land base within the Village is developed at a low density rate of 4 units per gross acre, and based on an average household size of 3 persons per household unit, this area can accommodate approximately 1300 people, which will clearly more than address land needs to meet the growth needs for the Village for 20 years and beyond. The Village has taken proactive approach to expand the boundaries to the east. This land is designated as Future Development and subdivisions will be phased following a proper planning process.

As previously stated, there is not sufficient space for extensive industrial development. New operations will likely have to be located on land not yet in the Village boundary.

Community Service expansion should take place in all areas of the Village. Primary locations are in the central core area. Other sites dispersed throughout the Village should be maintained and expanded as appropriate.

Any additional development outside the Village limits will require annexation from the RM of Blucher. Areas identified for Potential Future Growth, to accommodate the long-term goals of the Village are identified on the Land Use Designation Map. Council is interested in working with the RM of Blucher to develop plans that support commonly desired ventures. Both municipalities should continue open communication regarding expansions of the Village which can offer a broad range of services to the rural community region.

It is important that developments in the surrounding rural area do not adversely affect existing or proposed future land uses, servicing requirements, or impact upon municipal facilities. At present, there are no problems with adjacent land uses near the Village, however, where such development is contemplated, there is a need to adhere to setback distances as may be required by provincial statutes or regulations. Plans for future development must take into account the existing land uses that surround the Village (agricultural, country residential, commercial, light industrial)

All future proposed development projects must be consistent with the Goals and Objectives of this OCP. As well, the Village administration will require a Comprehensive Development Review to be completed prior to the acceptance of a development application for subdivision. (An overview of the requirements for a Comprehensive Development Review is attached as Appendix B)

9.2 Objectives

The following objectives are supportive of the achievement of viable Future Development and Expansion:

- a) Properly manage land use, development and subdivision along the rural-urban fringe in order to minimize land use conflict with the neighbouring municipality and provide for future connections.

- b) Amend the Village's jurisdictional limits as required to accommodate current and future needs and to provide for orderly development of land uses and services.
- c) Consult with adjacent municipalities on land use matters and development proposals located near the fringe areas of the Village.
- d) Maintain sufficient municipal services without negatively impacting existing areas.
- e) Prevent associated land use conflicts between rural and urban developments.
- f) Ensure that municipal infrastructure servicing can be expanded to accommodate future growth.

9.3 Policies

- a) The Potential Future Development designation identifies lands outside of the existing Village limits, intended for consideration as future urban development of the Village.
- b) The Village will consult with the R.M. on land use planning matters to support orderly development of neighbouring lands. The Village will seek agreement with the R.M. of Blucher for the use of land designated as Potential Future Development identified by the Village. An agreement between the Village and R.M. to manage development within these identified growth corridors should be explored, in order to prevent the need for early annexation of these lands by the Village.
- c) The Village may alter its boundaries to ensure that they are able to retain a 5 year supply of land or for the purposes of accommodating specific development proposals where Village services are required.
- d) Referrals from the R.M. respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:
 - i) The potential for land use conflict and compatibility with adjacent municipal development or planned development
 - ii) The impact on future land use
 - iii) The impact on current land use
 - iv) The effect on municipal services and inter-municipal agreements for services to the rural area
 - v) Potential requirement of a CDR.

10. Utilities and Infrastructure

10.1 Background

Clavet must maintain a system of public service which effectively and economically meets the needs of community residents. There are two general infrastructure subjects of concern: the maintenance and upgrade of existing areas, and the proper development of new areas. Infrastructure for all areas includes the provision of civil infrastructure such as: water supply, sanitary sewer system, storm water management and road surfacing.

Current water supply is from Saskatchewan Water Corporation. The water storage reservoir was constructed in 1998 with a capacity of 275m. The school uses water in addition to the typical daily flows from the Village. The current capacity of the storage reservoir is for a population of 535. In order to accommodate new development to full build-out, using proposed densities, a reservoir with capacity for 1090m³ will be required.

Sanitary sewage collection is currently managed by two methods. Some streets west of Main Street still operate on a two compartment septic system requiring pump outs periodically. The other areas of Clavet are serviced with a 200mm gravity main. The sewage lagoon primary cell has storage capacity for a population of 579. If a new secondary cell was constructed, the resulting expanded primary could store capacity for 1160 residents. Further expansion will be required if the Village expands to above 2100 residents.

Storm water runoff is collected in ditches and flows by gravity to the storm retention pond. Storm water is pumped along with sewage to the lagoon. This is not a preferable method and other options are being explored. New developments will be constructed with catch basin systems diverting runoff to linear parks where the landscape elevations will move water to storm mains and eventually arrive at the retention pond. The existing retention pond is undersized for the Village to provide service for a 1:100 event. There are current plans to expand the existing pond, and create a new retention area south and east of the arena in order to accommodate future growth.

For further information regarding civil infrastructure refer to AECOM Report - "Eastside Subdivision Development" Aug, 2009.

The majority of roads in Clavet are unpaved. Residents express strong support for the eventual paving of all streets, upon completion of infrastructure upgrades. As streets are paved consideration should be given to constructing catch basins for underground storm lines. This will necessitate lowering of infrastructure pipelines and streets to establish effective grade change. Some recently upgraded infrastructure lines have been installed at a lower than usual depth to accommodate future road paving.

10.2 Objectives

The following objectives are supportive of the achievement of infrastructure development:

- a) Continue the work initiated to upgrade the water supply and sewage disposal system throughout the Village.
- b) Assist the Health Region and Saskatchewan Environment in dealing effectively with individual septic tank location, construction, leakage and sewage disposal and to pass applicable bylaws to provide regulations in this regard.
- c) Develop and deliver municipal services in an efficient manner so as to minimize the cost to the Village and when suitable consider a partnership with neighbouring municipalities to maximize benefits and minimize costs.
- d) Ensure that all costs of servicing new subdivision developments are borne by the developer.
- e) Ensure adequate storm water runoff drainage throughout the Village.
- f) Develop and maintain an adequate system of internal roads to serve the existing and future areas of the Village.
- g) Provide adequate street lighting in the areas of the municipalities where required.
- h) Provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe.
- i) Increase public awareness of opportunities to implement sustainable practices including use of programs and initiatives available through local, provincial and federal programs and initiatives.

10.3 Policies

The following policies are supportive of the achievement to the above objectives:

- a) Become familiar with all funding and other assistance programs provided by the senior levels of government for the development and improvement of municipal utilities.
- b) When considering new service developments, consult with the community to assess their support for such development (recognizing the tax implications for such an initiative.)

- c) Exercise strict control over the proper use and maintenance of private septic systems and take action against misuse.
- d) Direct future subdivision and infill to areas that can be efficiently provided with municipal services.
- e) Require servicing agreements at the time of subdivision to ensure that new subdivisions are developed and serviced to the standards of the Village. The developer of a subdivision shall at their expense install all utility services of the subdivision.
- f) Monitor the adequacy of municipal services and upgrade or expand these systems to adequately meet the current and future needs of the Village.
- g) Ensure that the function of the road system is maintained by ensuring adequate local and arterial streets to meet the needs of the neighbourhood and subsequent subdivisions and demographic changes.
- h) The Village will work in co-operation with municipalities and other jurisdictions in the effective and efficient delivery of services to the community and region.
- i) Options will be investigated to establish waste minimization and recycling programs, and provide efficient waste management.
- j) The Village will work towards increasing public awareness of conservation, recycling, and reduction of waste, as well as other sustainability initiatives, through communication with community.

11. Transportation

11.1 Background

Council is committed to promoting an efficient, safe, vibrant and pedestrian friendly community with streets, sidewalks, and pathway systems that accommodate the needs of the citizens. The Village has made planning for and maintaining safe highway access and egress, now and in the future, a priority. Any major projects requiring direct or indirect access to the highway may be required to provide appropriate studies reviewing the highway interface and recommending improvements.

Currently, there is no pedestrian circulation plan. Existing areas should be upgraded with sufficient lighting and surfacing that facilitates to have safe pedestrian access. New linear park spaces must also have proper lighting and incorporate walking paths.

Eventually, Hwy 16 will be relocated to the north. The relocation will have an impact on the traffic systems of Clavet. There are many positive outcomes for the relocation such as safer crossing to the school and potential areas that can now be used for future developments.

11.2 Objectives

- a) Provide safe transportation routes for vehicles and pedestrian traffic.
- b) Work with the Ministry of Highways and Transportation in establishing safe vehicular access points in the Village.
- c) Provide well maintained roads in Village that are clear of excessive potholes and damage.
- d) Promote emission reducing travel practices.
- e) Develop a street maintenance program that establishes priorities for paving all streets within the Village.

11.3 Policies

- a) The Village will implement a program of street maintenance and upgrading. The Village will undertake a program to complete paving of all streets, subject to approval of the local improvement programs by the property owners.
- b) Establish traffic calming practices as needed to minimize safety issues related to traffic speeds.
- c) Streets and intersections will have the appropriate type of traffic regulations and signage needed for the safety of all residents and visitors.

- d) New roads will be planned and constructed with regard to land use and provision of suitable access. The Village will acquire property for road right-of-ways through dedication or an agreement for purchase at the time of development or redevelopment of property.
- e) Any future subdivision shall provide for the general alignment of arterial and collector routes of any adopted concept plan as required.
- f) New subdivisions will be required to enter into a subdivision servicing agreement and all road and sidewalk construction must meet Village requirements.
- g) Pedestrian circulation systems will be assessed periodically for effectiveness and safety.

12. Environmental Flood Plain, Slope Stability and Surface Water Drainage

12.1 Background

Managing local environmental resources such as natural water bodies and natural vegetation are important in protecting the local environment and maintaining community aesthetics. Working with organizations involved in environmental management is equally important. Minimizing development impacts of land use activities on these areas will need to be considered in future planning.

Clavet has no significant issues regarding flood plain management or slope stability.

Figure 5 shows the topographic nature of the Village and surrounding area. Colour segments identify increments of elevation. Contours have been overlaid to provide further detail. The topographic plan should be referenced for new development proposals. If deemed necessary by council further detail pertinent to drainage, elevations, or site suitability for construction, shall be provided through the CDR.

Information of surface water drainage is explained in Section 10 and further detail can be found in AECOM Report - "Eastside Subdivision Development" Aug, 2009.

12.2 Objectives

- a) To provide an environmentally safe and visually pleasing community.
- b) To ensure sound management of land and water resources.
- c) To protect wildlife habitat, wetlands, trees and important natural vegetation in the community.
- d) To protect developments from flooding and hazards to persons and property.
- e) To minimize the short and long term environmental and economic costs for the provision of waste management facilities to the residents of Clavet.

12.3 Policies

- a) The Village will support the safe disposal of sewage, solid and industrial wastes.
- b) As required, the Village will assist the appropriate agencies in the identification of contaminated sites that may exist in the community and cooperate in the development of appropriate mitigation plans for those sites.

- c) Natural areas are an important land use and provide a means of protecting the environment and improving the aesthetics of the community.
- d) The zoning bylaw will control development in flood hazard areas designed to protect, conserve and ensure the sound management of land and related water resources.
- e) Where there is subdivision of land, any area that is determined to be hazard lands will be designated as environmental reserve in accordance with The Planning and Development Act, 2007.
- f) As required, proposals for new development will include a professional report to confirm the suitability of the site for development. This may include information related to slope stability, existing and proposed surface and subsurface drainage, and suitability of the soil for construction of buildings.

13. Plan Implementation Tools

The following instruments and initiatives will be utilized in implementing the Official Community Plan:

13.1 Zoning Bylaw

- a) The principal means of implementing the OCP shall be the Zoning Bylaw No. xx/2009 to be adopted in conjunction with the adoption of this Official Community Plan.
- b) The purpose of the zoning bylaw shall be to implement the objectives and policies of the Official Community Plan and to provide for the amenity of the area, and the health, safety and general welfare of the residents of the Village, through proper land use control.
- c) The objectives to be accomplished in the Zoning Bylaw are to ensure that:
 - i) Land use conflicts are avoided.
 - ii) Future development will meet minimum standards to maintain the amenity of the Village and protect property values.
 - iii) Development will be consistent with the physical limitations of the land.
 - iv) Development does not place undue demand on the Village for services.
 - v) Future land use and development are consistent with the goals of the Village.
- d) The Zoning Bylaw shall be consistent with the objectives and policies of this Official Community Plan.
- e) Amendments to the zoning bylaw shall only be considered where development proposals are consistent with the Official Community Plan.

13.2 Zoning Districts

The objective of each of the zoning districts contained in the Zoning Bylaw is described below:

R1 - Residential District - to provide an area for low density residential development comprised of primarily single detached dwellings along with compatible community service and public work uses.

R2 - Residential District - to provide an area for a broader range of residential development along with compatible community service and public work uses, providing a medium density of residential development.

C1 - Commercial Core District - to provide a concentrated area for retail commercial uses, offices, financial institutions, personal services, restaurants, hotels, as well as some cultural and recreational facilities. The uses allowed in this district will generally require smaller sites in comparison with arterial commercial uses.

C2 - Arterial Commercial District - to allow for the development of commercial uses which require medium to large sites or good vehicular access and visibility to a highway or major arterial street. To provide flexibility, some commercial servicing uses may be allowed at the discretion of Council.

CS - Community Service District - to provide for and regulate development of institutional, recreational, and other community service uses.

ID - Industrial District - to provide an area for development of a range of light industrial and industrial service uses accommodated as permitted uses or as discretionary uses where separation from other districts may be required.

FD – Future Development District - to control development in areas that are not immediately required for development, but which have been slated for or may be required in the future. Subdivision will not be permitted except for those uses that may be allowed in the district as established by the Zoning Bylaw.

13.3 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 Village as a whole
- The request for a rezoning must be accompanied by a description of the proposal, plans indicating specific uses, building locations, landscaping, lighting, off-street parking, and any other aspects of development that may affect the site and adjacent uses.

13.4 Minor Variances to the Zoning Bylaw

Council will allow for minor variances to the Zoning Bylaw as a means of providing flexibility in the administration of the bylaw and as a way of providing timely development decisions. The Zoning Bylaw will identify how the site standards may be varied. The Bylaw will also establish a procedure for processing and recording of minor variance applications.

13.5 Concept Plans and Phasing of Development

- a) The Village directs the subdivision of land through the Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Official Community Plan and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over utility easements and leases.
- b) The development of any new area shall be in accordance with a concept plan, adopted pursuant to section 44 of the Act, which are attached to and form part of this official community plan as appendices.
- c) Concept plans will be used to:
 - i) Provide preliminary plans for proposed development
 - ii) Guide the phasing of development
 - iii) Identify street and lot layouts
 - iv) Identify land uses and density of development
 - v) Determine any school site and park shape and location
 - vi) Determine the location and design of parks and pathways.
- d) Development will proceed at a rate which meets residential, commercial and industrial land requirements. This will involve phased development that:
 - i) Occurs in an efficient and cost effective manner taking into consideration the Village's capital works program and financial capability
 - ii) Ensures a choice of location for building sites
 - iii) Is orderly and geographically contiguous
 - iv) Provides sufficient land so that market demands for land are met.
- e) Whether there is a concept plan or not, Council may use a holding provision (H) symbol to identify the zoning districts associated with future phases of development. Before removal of the H symbol to allow the next phase of development, Council will consider:
 - i) The degree of completion of the previous phase
 - ii) The construction of necessary offsite infrastructure
 - iii) The completion of specified items in a servicing agreement
 - iv) The current demand for the new development.

13.6 Rezoning of Land

- a) Council will consider the following factors when dealing with applications to rezone, subdivide, and develop land:
 - b) Conformity to the Official Community Plan
 - c) Suitability of the site for the proposed development
 - d) Compatibility of existing adjacent land use
 - e) Provision of dedicated lands as may be required for subdivision
 - f) The Village's financial capability to support the development
 - g) The adequate provision and timing of development of municipal services
 - h) The completion of a servicing agreement for onsite and offsite services.

13.7 Servicing Agreement

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

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

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

13.8 Development Levy Bylaw

Council may provide for a Development Levy Bylaw. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may by bylaw provide for the recovery of those capital costs.

Council may adopt a bylaw that specifies the circumstances when offsite levies will apply to development based on the additional capital costs for services created by that development. The bylaw will contain a schedule of the unit costs to be applied.

Before adopting the bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision offsite charges.

13.9 Building Bylaw

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

13.10 Acquisition of land

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

- a) Facilitate urban development including public facilities
- b) Provide affordable housing
- c) Facilitate the relocation of non-conforming uses
- d) Facilitate Inter-Municipal and Inter-Jurisdictional Cooperation

Council is involved in a number of inter-municipal initiatives that focus on a co-operative approach to providing cost efficient and effective services (fire protection, recreation, health care, emergency services, and economic development). The Village will continue to work in partnership with other jurisdictions and agencies as a means of providing and sharing services effectively and efficiently.

13.11 Capital Works Program

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

14. Monitoring and Amendment

14.1 Monitoring

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

14.2 Amendment

- a) The Official Community Plan may be amended if determined desirable by Council. Amendments may also be proposed by developers and the public to facilitate specific development proposals. Council will consider such requests based on:
 - i) Appropriate community development and public interest
 - ii) Overall community objectives as established by the Official Community Plan.

Appendix A

Figures

Appendix B
Comprehensive Development Review

Comprehensive Development Report

Prior to consideration of an application by Council, a Comprehensive Development Report (CDR) shall be submitted for any proposal to develop, or subdivide land, for Commercial, Community Service, Industrial, or Residential having multi-parcel or multi-unit purpose. The scope and required detail of the CDR will be based on the scale of the proposed development and its location.

The purpose of this report is to identify and address social, environmental, infrastructure, health and economic issues appropriately and to encourage development of the highest possible quality. This report should address the following topics:

- a) Proposed land use(s) for the entire development;
- b) The effect on adjacent land uses and integration of the natural landscape;
- c) Location and access to major transportation routes and utility corridors;
- d) The provision of services, taking into account planning for future infrastructure within the municipality;
- e) Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- f) The CDR must identify how the proposed development meets the overall goals and objectives of the Official Community Plan.

The Comprehensive Development Report should include as appropriate and where applicable, a description and explanation of the concept for development including maps, illustrations, any technical and professional analysis required to identify:

Description of physical site characteristics;

Natural and heritage resources including screening of environmental, archaeological, and historically significant areas within the proposed development area;

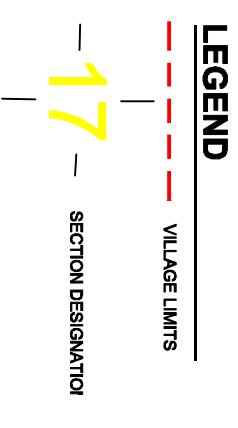
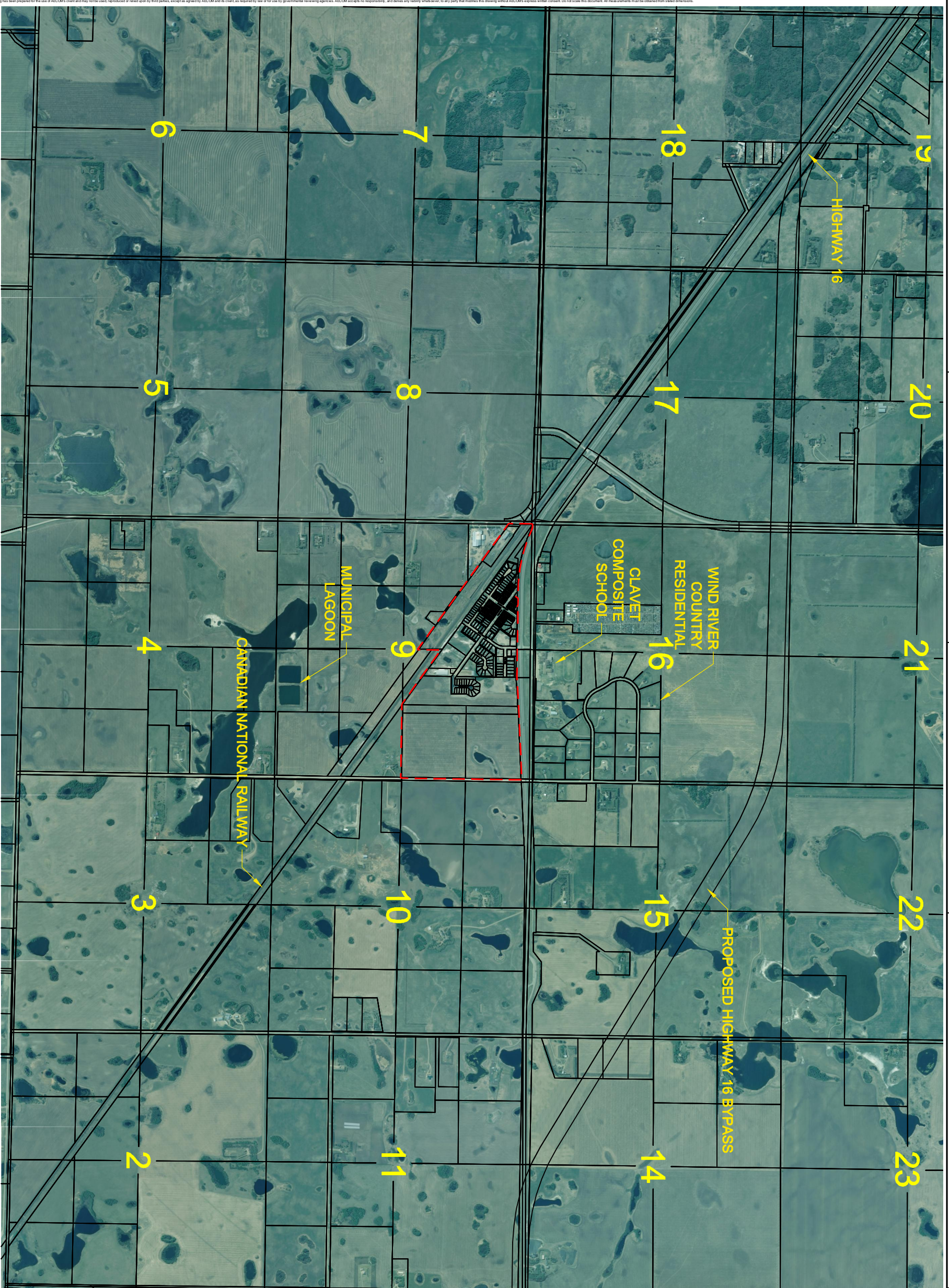
- a) Identification of potential hazard lands within the proposed development area;
- b) Preliminary identification of the potential impact of the proposed development on existing infrastructure and adjacent land uses;
- c) Proposed land uses, and land use density calculations for the proposed development;
- d) Proposed building footprints, including elevation images representing the intended façade design, roof lines and architectural detail of the proposed structures.
- e) A concept plan showing lot layout, phasing, identification of natural and constructed open space amenities, and allocation of Municipal and Environmental Reserve;
- f) The identification of existing and required utility capacity including but not limited to power, natural gas, telecommunications, water supply, onsite wastewater disposal systems;
- g) The local hydrology, providing evidence that the design provides sufficient capacity to accommodate storm water and surface runoff locally to accommodate a 1:100 year flood event at full build-out, with no significant increase in offsite flows resulting from development of the area;

- h) The proposed integration, transition, or buffering between adjacent land uses;
- i) A transportation plan for the area identifying road requirements, access/egress and the potential impact of development on current roadway infrastructure; and
- j) The local capacity of fire and protective services, schools, and other supportive community and recreational facilities.

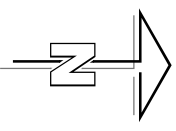
Depending on the scope of the proposed development the applicant shall provide evidence of public consultation initiatives undertaken to advise community members of the proposed development and to obtain their comments and input.

The responsibility and related costs to undertake any required technical investigations and/or host public consultation shall be borne solely by the applicant.

Council may defer consideration of any development application until all required information has been received.



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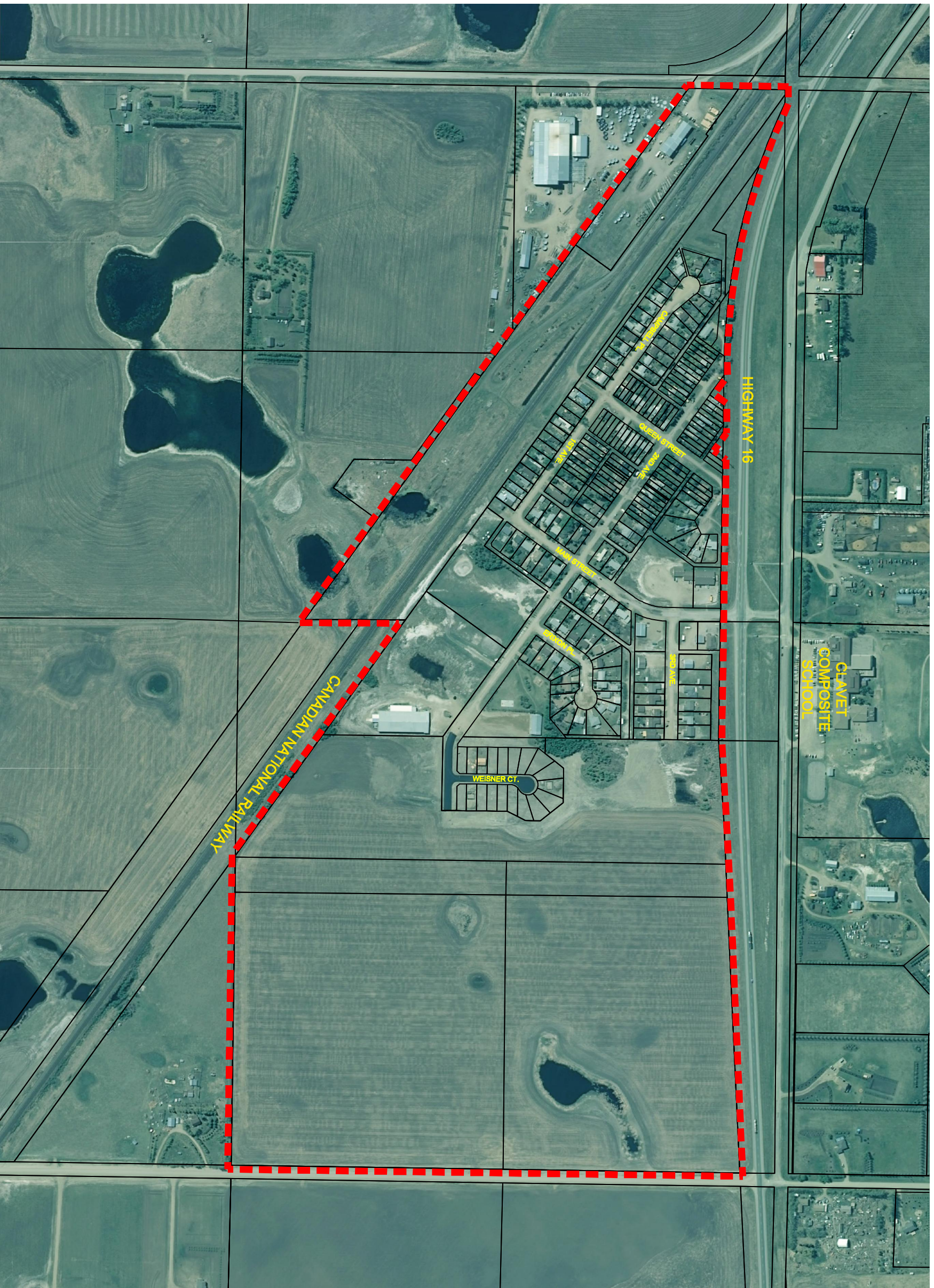
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Village of Clavet
Official Community Plan

Local Area Context Plan

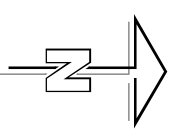
Figure - 1





LEGEND
- - - - - VILLAGE LIMITS

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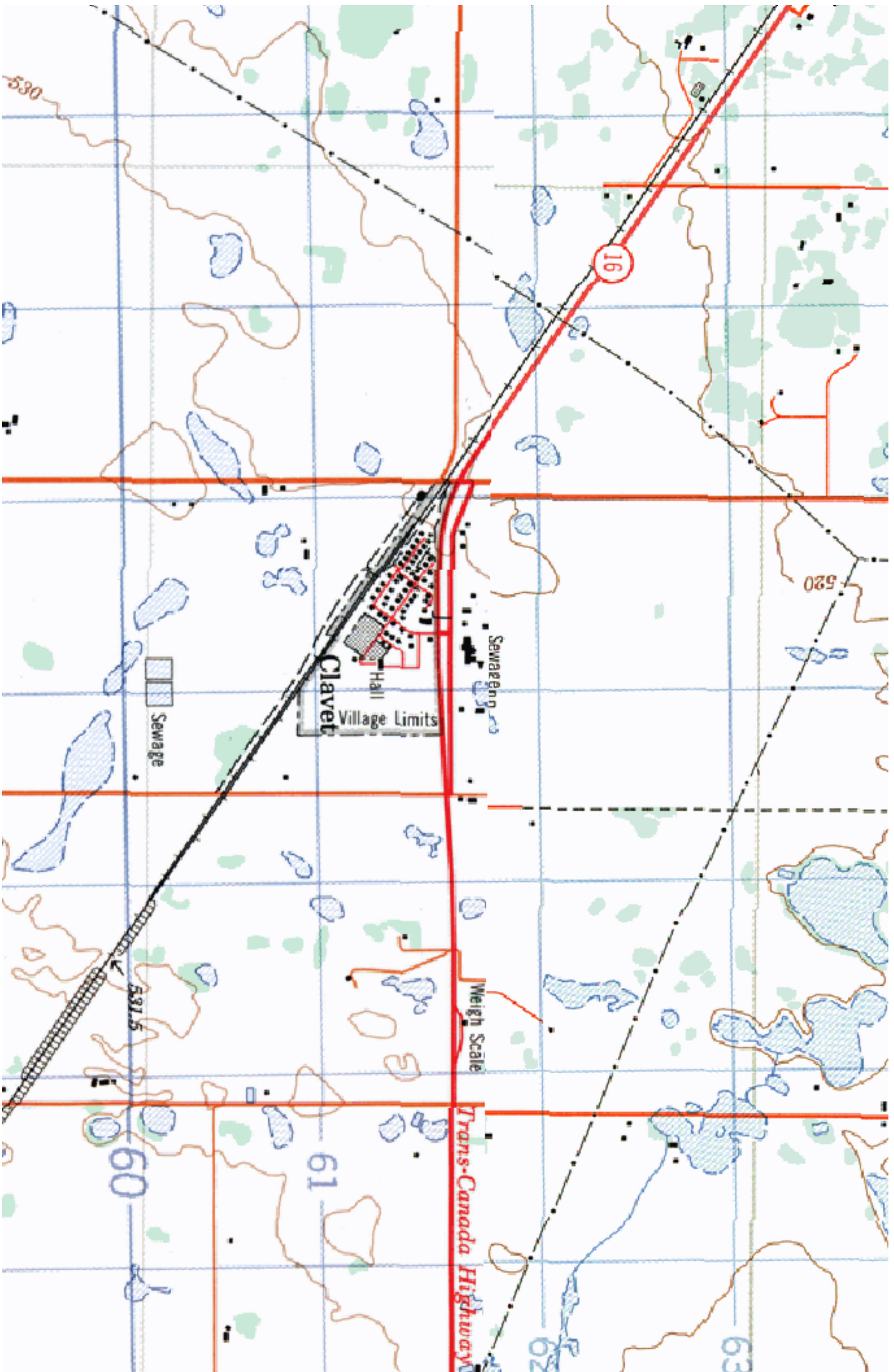
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Village of Clavet
Official Community Plan

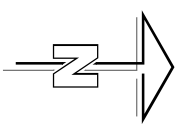
Site Context Plan

Figure - 2





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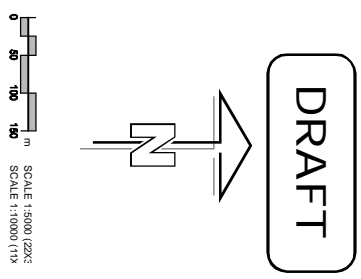
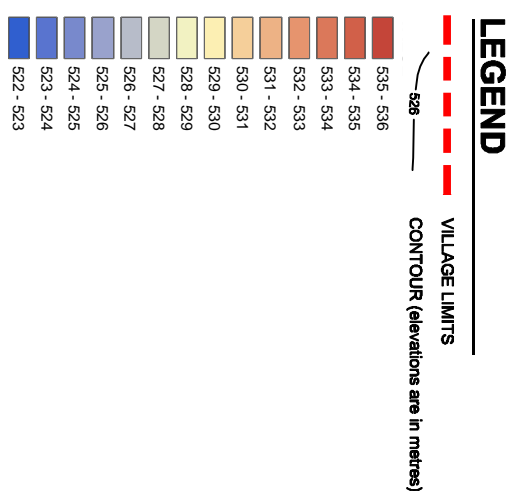
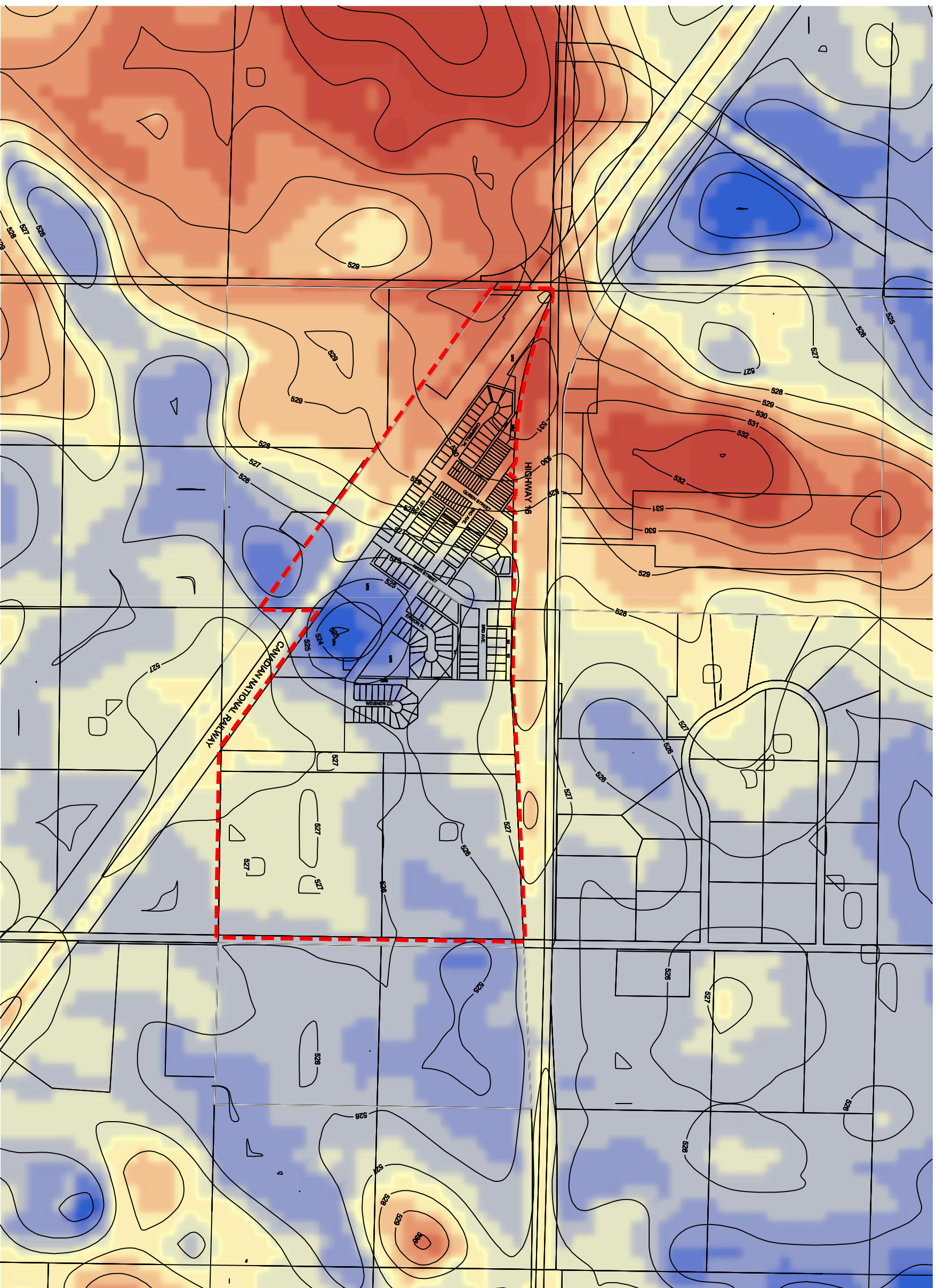
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Source: NTS Mapsheet 73B01, 72016

Village of Clavet
Official Community Plan

Topographic Plan

Figure - 4



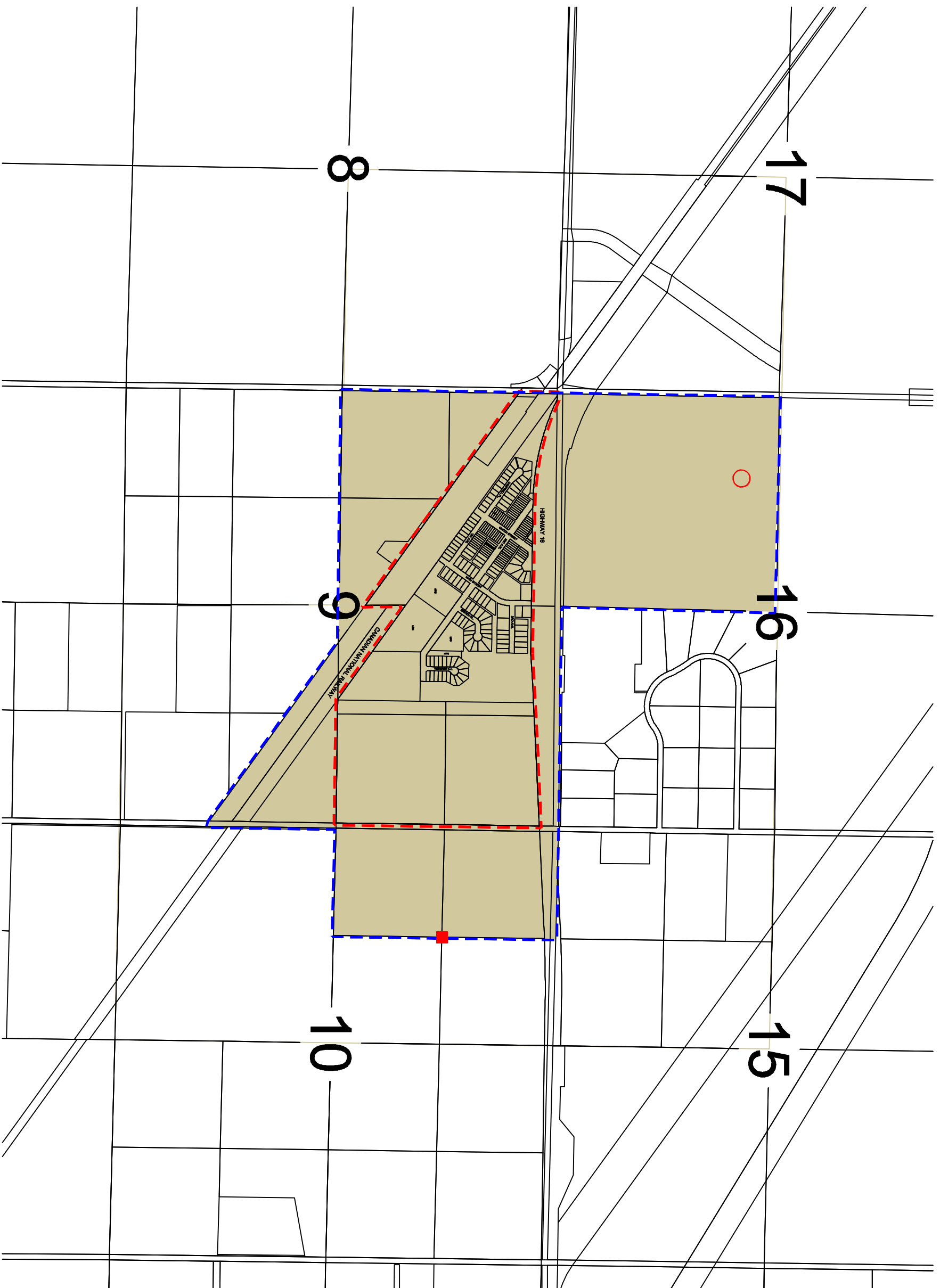


Village of Clavet
 Official Community Plan

Contour Plan

Figure 5

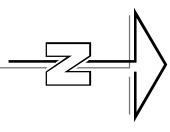




LEGEND

- VILLAGE LIMITS
- STUDY AREA
- FURTHER SCREENING BY THE HERITAGE UNIT REQUIRED
- ENDANGERED SPECIES POSSIBLE LOCATION (BURROWING OWL)
- HOMESTEAD PRESENT ON QUARTER SECTION (LOCATION APPROXIMATE)
- SECTION DESIGNATION

- GOVERNMENT OF SASKATCHEWAN
TOURISM, PARKS, CULTURE AND
SPORT
- MINISTRY OF ENVIRONMENT
- SASKATCHEWAN HOMESTEAD INDI
- DATA RETRIEVED SEP., 2009.



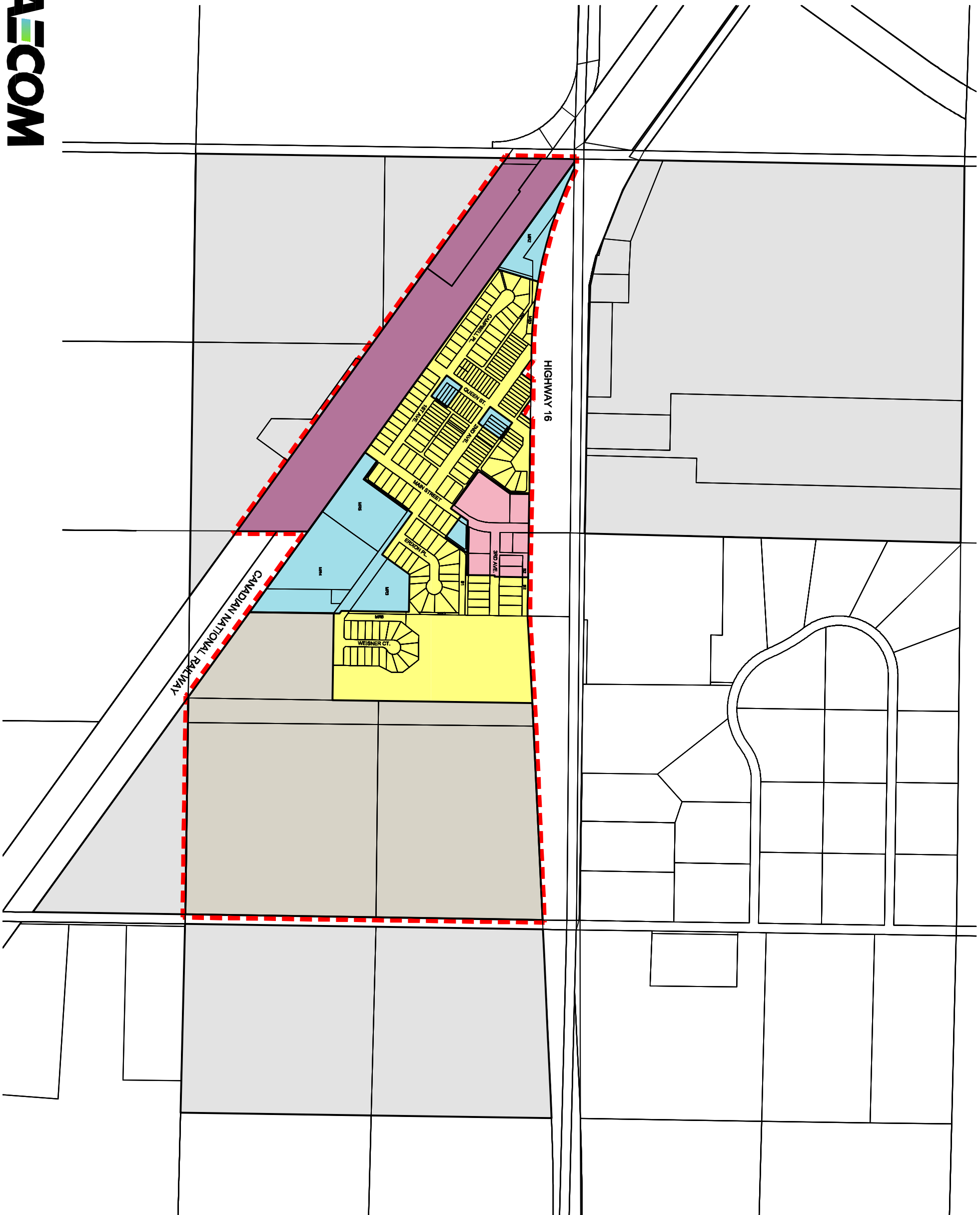
Village of Clavet
Official Community Plan

Environment & Heritage Considerations



Figure - 6

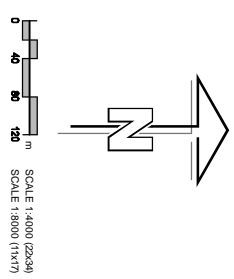
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LEGEND

	VILLAGE LIMITS
	RESIDENTIAL
	CORE COMMERCIAL
	ARTERIAL COMMERCIAL
	INDUSTRIAL
	COMMUNITY SERVICE
	FUTURE DEVELOPMENT
	POTENTIAL FUTURE DEVELOPMENT
	MUNICIPAL RESERVE
	PUBLIC RESERVE

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Land Use Designation Plan
 Village of Clavet
 Official Community Plan

Figure - 7