

Town of **ABERDEEN**
OFFICIAL COMMUNITY PLAN

TOWN OF ABERDEEN

OFFICIAL COMMUNITY PLAN

Prepared for:

THE TOWN OF ABERDEEN

Prepared by:

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Saskatoon, SK



APRIL 2014

The Town of Aberdeen
Bylaw No. 06-14

A Bylaw of the Town of Aberdeen to adopt the Official Community Plan.


The Council of the Town of Aberdeen in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Aberdeen hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Town Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 04-88 the Basic Planning Statement Bylaw, and all amendments thereto are hereby repealed.
- (4) This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the 19 day of August, 2014
Read a Second Time the 21 day of October, 2014
Read a Third Time the 21 day of October, 2014
Adoption of this Bylaw this 21 day of October, 2014



(Mayor)

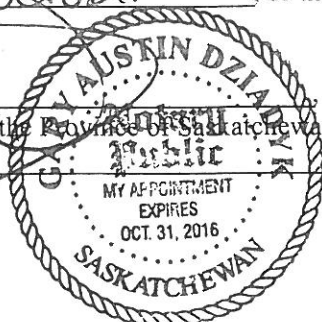


(Town Administrator)



Certified a True Copy of the Bylaw adopted by Resolution of Council
On the 21 day of October, of the year 2014

(signature) Jay (date) Oct. 31, 2014
A Commissioner for Oaths in the Province of Saskatchewan
My appointment expires _____



THE TOWN OF ABERDEEN
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 06-14
of the Town of Aberdeen


(Mayor)




(Town Administrator)

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1 INTRODUCTION

On the basis of the findings set out in the Background Report for the Town of Aberdeen Official Community Plan and Zoning Bylaw (the Background Report) and of the findings highlighted in the report, the following planning goals, objectives and policies are intended for the Town of Aberdeen.

1.1 AUTHORITY

In accordance with Sections 29 and 32 of *The Planning and Development Act, 2007 (The Act)*, the Council of the Town of Aberdeen has prepared and adopted this Official Community Plan to provide the Town with goals, objectives and policies relating to approximately 20 years of future growth and development within the community.

Section 32 of *The Act* provides that the Official Community Plan is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection; and,
- (7) the means of implementing the Official Community Plan.

The Province of Saskatchewan adopted the Statements of Provincial Interest Regulations effective March 29, 2012 applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every Official Community Plan and Zoning Bylaw must be consistent with the Statements of Provincial Interest Regulations.

In general the Statements of Provincial Interest Regulations address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development

- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation

1.2 SCOPE AND PURPOSE

The policies in this Official Community Plan address the need for future land use planning in the Town of Aberdeen as well as other matters related to its physical, social and economic development. The policies are intended to provide the Town of Aberdeen with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Town. All development within the incorporated area of the Town of Aberdeen shall conform to the objectives and policies contained in this Official Community Plan.

2 GOALS

The planning goals for the Town of Aberdeen are as follows:

- (1) To direct development and growth of Aberdeen towards a diversification of land use activity in a manner that will maintain a positive relationship with environmental values, resource capabilities, community strengths and the broader region.
- (2) To protect the “small town” atmosphere of Aberdeen, while allowing land owners to develop suitable portions of their land, in an orderly, cost-efficient and appropriate way, consistent with the purpose of this plan and within the financial capability of the community.
- (3) To promote and encourage innovative and sustainable development within the community, enhancing residents’ quality of life while conserving natural and financial resources.
- (4) To encourage commercial and industrial business development that is compatible with the Town of Aberdeen’s character and environmental values, providing new employment opportunities and contributing to tax revenues.
- (5) To promote the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial and industrial structures.
- (6) To encourage a diversity of housing including seniors and rental housing.
- (7) To provide for an adequate supply of developable land to meet existing and future market demands for residential, commercial and industrial uses.
- (8) To pursue partnerships and opportunities on economic development and other areas such as infrastructure and service delivery.
- (9) To market and promote the Town of Aberdeen.
- (10) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan where such realization is consistent with the protection and maintenance of federal and provincial interest.
- (11) To support and complement the Statements of Provincial Interest Regulations in the realization of the goals and objectives of this plan.

3. OBJECTIVES & POLICIES

3.1 RESIDENTIAL

3.1.1 Findings

- Aberdeen, with a current (2011) Statistics Canada Population of 599, experienced a population growth over the last five years of 12% (average annual population growth of 2.56% per year). Using the same average annual population growth rate (2.56%) for projections, the population could be expected to increase to 993 in the next twenty years.
- Based on population projections that assume continued population growth due to continued economic growth in the region, and the Town's average household size of 2.6, new residential development could reasonably be expected to use up approximately an additional 37.5 acres (15.2 ha) of land by 2031. The Town of Aberdeen has ample room to accommodate this residential growth within its boundaries over the next twenty years.
- As of 2012 there were approximately 214 single detached dwellings. Other forms of residential development included mobile homes (approximately 10) and multiple unit dwellings, typically in the form of seniors-oriented condominiums and duplexes (approximately 5 units). There are approximately 229 total dwelling units in Aberdeen.
- As of the fall of 2012, there was an inventory of 46 serviced, undeveloped lots in the Town.
- Responses to the community survey indicated strong support for additional residential development within the Town, with fairly strong support for encouraging residential infill.
- A number of home based businesses operate within the Town. Providing opportunities for home based businesses within the community provides potential employment opportunities for residents who are able to work out of their homes.
- The Town of Aberdeen has expressed a desire to explore affordable housing options.
- The Statements of Provincial Interest Regulations provides the following statement concerning residential development (which is addressed in the following objectives and policies): *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social well being of communities.*

3.1.2 Objectives

Objective 3.1.2.1

To identify the areas, within Aberdeen and outside of the Town's current boundaries (when applicable), that are most suitable for future residential development in order to provide adequate land for future residential development, including affordable housing developments.

Policy (a) Ensure new residential development locates in the areas noted as "Future Residential" on the Future Land Use Concept. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for residential uses and compatible development. Prior

to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.

- Policy (b)** If and when sufficient land is no longer available to accommodate additional residential development (pursuant to policies contained in Section 3.8 - Agricultural Land and Fringe Areas), new residential development will be encouraged to locate in the areas noted as "Potential Residential" on the Future Land Use Concept. Subject to policies contained in Section 3.8 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Residential" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for residential uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for residential uses and compatible development once plans for such development have advanced to the point where the appropriate residential zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.
- Policy (c)** Encourage subdivision and servicing of land for residential purposes where there are insufficient lots to meet demand.
- Policy (d)** Support additional residential subdivision development in order to ensure a three to five year supply of serviced lots, based on the rate of serviced lot uptake in the preceding three years. Where Council is of the opinion that a sufficient supply of desirable lots is unavailable, or a sufficiently wide range of lots for certain dwelling types is unavailable, this guideline may be adjusted.
- Policy (e)** New neighbourhoods should contain a variety of housing forms, including single detached dwellings, semi-detached and two unit dwellings, secondary suites, special needs housing, and townhouse and apartment style multiple unit dwellings, to accommodate a range of users including attainable and affordable housing, seniors' housing and rental housing.

Objective 3.1.2.2

To allow for the development of a full range of residential uses including single-detached, semi-detached, duplex, multiple-unit dwellings, as well as locations for mobile homes and prefabricated homes within the corporate limits of the Town.

- Policy (a)** Provide for a series of residential zoning districts for a full range of residential uses. These districts will provide varying levels of restrictions on residential types and dwelling unit densities. Single detached dwellings and certain community facilities will be permitted in all residential districts except the mobile home district. Higher density residential uses and, at Council's discretion, other potential compatible uses

will be allowed in only those areas in which increased residential densities and a wider range of compatible uses are determined to be appropriate.

Policy (b) A separate mobile home zoning district, for mobile homes and compatible development, will be established in the Zoning Bylaw. Extension of the mobile home district into additional areas will not be permitted.

Objective 3.1.2.3

To facilitate economic development and foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.

Policy (a) Accommodate home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment.

Policy (b) Preserve the amenity of the overall residential environment by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour, or other elements that are not normally found in the residential environment.

Policy (c) Minimize land use conflicts by specifying the types of activities to be fully permitted as home based businesses in the Zoning Bylaw and ensure these uses are compatible with a residential environment.

Policy (d) Those types of home based businesses that are generally compatible with a residential environment, but may involve certain activities that are not acceptable in all locations, may be specified in the Zoning Bylaw as discretionary uses, and permitted only at Council's discretion.

Policy (e) The Zoning Bylaw shall contain development standards pertaining to permitted and discretionary home based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business related vehicle trips per day, and other relevant matters.

Objective 3.1.2.4

To ensure that future forms of residential development are compatible with existing development, maintaining the character of Aberdeen's residential neighbourhoods.

Policy (a) Ensure that new residential neighbourhoods connect to and complement existing and future development in Aberdeen, the Town will require that concept plans be

submitted for Council approval prior to consideration of rezoning applications associated with formal subdivisions applications.

Policy (b) Authorize the relaxation of rear yard requirements for corner lots in residential districts, provided that larger side yards are provided along the flanking street.

Objective 3.1.2.5

To consider quality urban design and the diverse residential needs of the community in the development of residential areas in the Town of Aberdeen.

Policy (a) Support and promote the development of pedestrian friendly, walkable and connected neighbourhoods by orienting development to serve pedestrian and cycling traffic in addition to automobile traffic.

Policy (b) Encourage innovative residential developments that address current broad societal issues respecting energy conservation and production, climate change and health and safety for communities.

Policy (c) Accommodate affordable and alternative housing opportunities for the citizens of Aberdeen by providing for garden and garden suites on single detached dwelling sites at Council's discretion; encouraging infill residential development; and, encouraging the development of rental housing, seniors' housing and other multiple family style residential developments that take advantage of existing land inventory (i.e. increased density) and infrastructure.

Policy (d) Promote and advertise the Town, and the associated high quality of life and amenities in Aberdeen, to encourage individuals and families to locate their residences in the community.

3.2 COMMERCIAL AND ECONOMIC DEVELOPMENT

3.2.1 Findings

- Commercial development within the Town of Aberdeen is mainly concentrated along Main Street. The Town's commercial base is typical for a community of its size and in proximity to a larger urban centre. The Town's retail and service sector caters to residents' basic needs, however, stakeholder representatives have indicated there is a need for an improvement in the amount of basic services offered in the Town.
- The Town of Aberdeen's existing commercial development is approximately linear and located along Main Street between Central Ave and 5th Ave. This location is convenient for those entering the Town, and it provides a buffer between residential and industrial land uses. The Town should continue to encourage commercial developments to locate in one well-defined central location in the town.
- In addition to the commercial development in the downtown, important community services are also located at an advantage point in close proximity to the downtown area, including the community hall, recreation centre, and school. Continuing to promote this compact form, with a clustering of uses in close proximity to the downtown will ensure Aberdeen's community centre remains viable and vibrant as the community grows.
- Limited downtown commercial lots are available within the Town, but opportunities exist for infill commercial development to occur on underutilised sites on Main Street.
- No highway commercial development exists within the Town, but opportunities for this type of development may exist along Central Avenue, where residents and visitors enter the community.
- Responses to the community survey indicated very strong support for additional commercial development in the Town of Aberdeen.
- Community stakeholders indicated a need for an increase in the amount of basic services offered in the Town, as well as a desire to maintain and enhance the downtown area as the central core of the community, in terms of its building aesthetics, streetscape, etc.

3.2.2 General Commercial Objectives and Policies

Objective 3.2.2.1

To attract investment and foster economic and population growth within the Town.

- | | |
|-------------------|---|
| Policy (a) | Capitalize on potential growth of the community through collaboration with businesses, organizations and government groups and agencies in realizing economic development initiatives in the Town and region. |
| Policy (b) | Continue to work with the Saskatoon Regional Economic Development Authority (SREDA) in attracting new businesses to Aberdeen |

Policy (c) Support private developers in the pursuit of development initiatives that will be a benefit to the Town of Aberdeen, including giving considering to the development of town owned lands.

Policy (d) Continue to work with the City of Saskatoon as a partner on regional planning issues that relate to and impact the Town of Aberdeen and area.

Objective 3.2.2.2

To facilitate the development of visually appealing commercial districts.

Policy (a) Ensure that commercial buildings and sites are constructed and maintained to acceptable standards through the use of the community's Nuisance Bylaw.

Policy (b) Ensure that Aberdeen's commercial districts contribute positively to the aesthetics of the Town, through the use of landscaping regulations and through encouragement of the use of quality urban design principles.

Policy (c) Ensure that new commercial developments connect to and complement existing and future development in Aberdeen by requiring that concept plans be submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.

Objective 3.2.2.3

To accommodate and encourage the recycling of obsolete and underutilised buildings in existing commercial areas, as well as vacant land in commercial areas, into new commercial development.

Policy (a) Promote the development of vacant and underutilised spaces in commercial areas within the Town of Aberdeen through collaboration with the Saskatoon Regional Economic Development Authority and other opportunities as they arise

Policy (b) Work towards increasing the opportunities available to re-use vacant or underutilised buildings and sites in Aberdeen by addressing the constraints that exist for potential developers.

Objective 3.2.2.4

To create a cohesive, healthy, viable, and aesthetically pleasing downtown commercial area.

Policy (a) Support, encourage, and facilitate the creation of a viable and coherent vision for the future development of the downtown area by continuing to ensure commercial development remains concentrated in its well-defined central location with important community services in close proximity.

- Policy (b)** Promote and encourage new commercial enterprises and the revitalization of the Town's downtown commercial area through the use of actions and tools including, but not limited to, the following:
- the construction of infrastructure;
 - investment in public buildings and public realm improvements such as streetscapes and public park development;
 - encouragement of public – private partnerships;
 - tax abatement incentives;
 - incentives to promote the use of vacant and underutilised buildings or sites;
 - planning and building permit fee rebates;
 - the promotion of the Town of Aberdeen as a place for new business development;
 - marketing and branding; and
 - collaboration with SREDA.
- Policy (c)** Facilitate access to downtown commercial services by seniors or others with mobility constraints by locating seniors housing, community services and other essential services in or in close proximity to the downtown.
- Policy (d)** Provide opportunity for increased levels of overall activity in the downtown by promoting a mix of compatible uses within this area.
- Policy (e)** Ensure growth of the downtown does not conflict with adjacent development by providing for setbacks and other mitigation measures in the Zoning Bylaw.

Objective 3.2.2.5

To ensure an available supply of land for downtown commercial development.

- Policy (a)** The Zoning Bylaw will contain a community centre commercial district to provide for a wide range of downtown commercial and other compatible uses.
- Policy (b)** Zone the area shown as "Community Centre Commercial" on the Future Land Use Concept in the Zoning Bylaw for downtown commercial uses and other compatible development.
- Policy (c)** Consideration will be given to extending downtown commercial zoning to those areas shown as "Community Centre Commercial", on the Future Land Use Concept, as demand warrants and will include a mix of commercial, institutional and multi-unit residential uses that would not conflict with the long term future use of this area.

- Policy (d)** Undertake where necessary, to acquire land for additional downtown commercial development, through purchase or exchange. Where improvements are proposed for existing low-density residential uses in the downtown commercial area, investigate the possibility of land exchange on a case-by-case basis.

Objective 3.2.2.6

To facilitate the development of higher density housing in areas near the downtown.

- Policy (a)** Encourage a land use pattern that reflects higher density residential development (i.e. increased multiple unit developments) in proximity to the downtown commercial area through residential and other zoning designations.

Objective 3.2.2.7

To ensure that sufficient land is designated along Central Avenue for potential future development of highway commercial use and encourage new development along this area.

- Policy (a)** The Zoning Bylaw will contain a highway commercial district to provide for a wide range of highway commercial and other compatible uses.
- Policy (b)** Zone the area shown as "Highway Commercial" on the Future Land Use Concept for highway commercial uses and compatible development.
- Policy (c)** Consideration will be given to extending highway commercial zoning to those areas shown as "Future Highway Commercial", on the Future Land Use Concept, as demand warrants. Prior to such re-zoning, development in these areas will be regulated to prevent development of uses which would conflict with the long term use of these areas.
- Policy (d)** If and when sufficient land is no longer available to accommodate additional highway commercial development (pursuant to policies contained in Section 3.8 - Agricultural Land and Fringe Areas), new highway commercial development will be encouraged to locate in the areas noted as "Potential Highway Commercial" on the Future Land Use Concept. Subject to policies contained in Section 3.8 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Highway Commercial" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for highway commercial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for highway commercial uses and compatible development once

the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

Policy (e) Undertake, where necessary, the acquisition of land for highway commercial development through purchase or exchange.

Policy (f) Permit light industrial uses such as storage, warehousing, or freight and cartage operations in highway commercial areas at Council's discretion.

Policy (g) Promote and encourage new highway commercial development through the use of actions and tools including, but not limited to, the following:

- the construction of infrastructure;
- encouragement of public – private partnerships;
- tax abatement incentives;
- incentives to promote the use of vacant and underutilised buildings or sites;
- planning and development permit fee rebates;
- the promotion of the Town of Aberdeen as a place for new business development;
- marketing and branding; and
- collaboration with SREDA.

Objective 3.2.2.8

To restrict development of non-highway commercial use in the designated highway commercial areas.

Policy (a) To ensure a viable and dynamic downtown commercial area, the highway commercial district will only provide for commercial uses that are oriented to the highway, encouraging non-highway commercial uses to locate downtown.

Objective 3.2.2.9

To encourage and facilitate visually appealing entries to the Town through existing and future highway commercial areas.

Policy (a) Facilitate the development of visually appealing entry points into the Town along Central Avenue by:

- (i) initiating the preparation of a coordinated highway entry enhancement master plan or strategy;

- (ii) providing financial support for the implementation of such a master plan or strategy; and
- (iii) establishing landscaping requirements and signage standards in highway commercial areas.

3.3 INDUSTRIAL

3.3.1 Findings

- Industrial development in the Town of Aberdeen is concentrated on the south end, along the rail line, south of Main Street in the Town's industrial park.
- Responses to the community survey indicate strong support for additional industrial development, however, there are currently no serviced, undeveloped industrial lots in the Town. In order for the Town of Aberdeen to take advantage of economic growth in the region, appropriate areas need to be identified for both short-term and long-term future industrial development opportunities.
- Opportunities exist in the Town for infill industrial development to occur on unused and underutilised sites in existing industrial locations.
- Stakeholders identified the need to ensure that industrial development in Aberdeen is aesthetically pleasing and that its visual impact is mitigated for those entering the Town.

3.3.2 Objectives and Policies

Objective 3.3.2.1

To attract new industrial operations to Aberdeen.

- Policy (a)** Promote the Town as a place for new business development by continuing to work with the Saskatoon Regional Economic Development Authority (SREDA) in attracting new businesses to Aberdeen.
- Policy (b)** Ensure development opportunities are available by maintaining a supply of readily serviceable land for appropriate industrial activities for the Town of Aberdeen.
- Policy (c)** Promote and encourage new industrial development through the use of actions and tools including, but not limited to, the following:
- the construction of infrastructure;
 - investment in public buildings and public realm improvements such as streetscapes;
 - encouragement of public – private partnerships;
 - tax abatement incentives;
 - incentives to promote the use of vacant and underutilised buildings or sites;
 - planning and development permit fee rebates;
 - the promotion of the Town of Aberdeen as a place for new business development;
 - marketing and branding; and
 - collaboration with SREDA.

Objective 3.3.2.2

To identify areas for the development of industrial operations that will minimize conflicts with other land uses.

- Policy (a)** The Zoning Bylaw will contain an industrial district to provide for a wide range of industrial and other compatible uses.
- Policy (b)** The area shown as "Industrial", on the Future Land Use Concept will be zoned for industrial uses and compatible development.
- Policy (c)** If and when sufficient land is no longer available to accommodate additional industrial development (pursuant to policies contained in Section 3.8 - Agricultural Land and Fringe Area), new industrial development will be encouraged to locate in the areas noted as "Potential Industrial" on the Future Land Use Concept. Subject to policies contained in Section 3.8 - Agricultural Land and Fringe Areas, Council will initiate required actions to bring the areas noted as "Potential Industrial" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for industrial uses and compatible development when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for industrial uses and compatible development once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

Objective 3.3.2.3

To ensure that industrial development and sites are adequately buffered, screened and separated from incompatible land uses while encouraging visually appealing industrial development areas.

- Policy (a)** Facilitate and encourage visually appealing industrial development by establishing landscaping requirements and signage standards in all industrial areas.
- Policy (b)** Ensure that new industrial developments connect to and complement existing and future development in Aberdeen through the requirement of a concept plan, submitted for Council approval prior to consideration of rezoning applications associated with formal subdivision applications.
- Policy (c)** Ensure adequate buffer zones are provided at the time of subdivision to minimize conflict between industrial areas and other, incompatible uses.
- Policy (d)** Ensure that industrial buildings and sites are constructed and maintained to acceptable standards through the use of the community's Nuisance Bylaw.

Objective 3.3.2.4

To ensure that the locations and types of industrial development proposed for the Town of Aberdeen are consistent with capacities of the Town's infrastructure to support such development, given the wide range of servicing requirements for different forms of industrial development.

- Policy (a)** In the Zoning Bylaw, those industrial uses that have the potential to use significant volumes of water or contribute significant flows to the sanitary sewer system as a result of industrial processing operations, will be listed as discretionary uses.

- Policy (b)** Prior to the approval of a discretionary use application in the industrial district, Council must be satisfied that it is feasible to service the subject development with municipal water and sanitary sewer systems. Costs, if any, associated with demonstrating such servicing feasibility, will be borne by the applicant.

3.4 TRANSPORTATION, INFRASTRUCTURE & MUNICIPAL SERVICES

3.4.1 Findings

- Primary vehicle access to Aberdeen is provided by Highway #785 (Central Avenue) running north/south, and indirectly by Highway #41 running southwest/northeast, southeast of the Town. Highway #41 southwestbound connects directly to Saskatoon, and Highway #27 (connected to Highway #41 just southeast of the Town) leads eastward to the Town of Vonda. Highway #784 runs west from Aberdeen to the Clarkboro Ferry on the South Saskatchewan River, and continues after the ferry crossing to the City of Warman.
- Aberdeen lies along the CN Aberdeen Main Line railway route. There is currently one elevator located in the Town along the railway. Depending on location, future development and transportation networks will need to have regard for the railway (e.g. crossings, buffers).
- The Town's water treatment plant has a reservoir capacity, based on 2010 design standards, of 388 persons. A proposed expansion to the reservoir would increase its capacity to 2,478 persons (an increase in capacity of 2,090 persons). This expansion would serve the Town's needs far into the future.
- The Town's sewage lagoon is located adjacent to the north end of the eastern boundary of the Town of Aberdeen in NE-6-39-2-W3M. Due to the location of the lagoon, limited development can occur within the northeastern portion of the community. The Ministry of Environment subscribes to a 600 metre setback for most types of built up urban development. Certain types of development, not including residential, may be allowed within a 300 metre setback from the lagoon.
- The lagoon's primary cell has an approximate area of 1.3 hectares. For a population of 879 (design capacity of the lagoon), the primary cell should have an area at liquid level equal to 2.25 hectares. Therefore, the existing lagoon is significantly undersized for a population of 879 persons. Due to the cost associated with expanding the lagoon to accommodate a growing population, the Town should consider building a new lagoon at a location outside of the 600 metre buffer location, as much of the development on the east side of Aberdeen (primarily residential) is currently encroaching within this buffer zone.
- Due to the flat topography of the town, lift stations may be necessary in order for development in certain areas to occur. The topography has also caused flooding issues in the past, which the Town has been addressing over the past number of years, and continues to address, through various initiatives.
- The R.M. of Aberdeen No. 373 operates a waste management transfer station site located north of the Town of Aberdeen, half a mile north and a half mile west, in SW-12-39-3-W3M. The Town of Aberdeen owns the land on which the transfer station is located. Ratepayers of the R.M. and residents of the Town are permitted to use the transfer station site free of charge.
- The Statements of Provincial Interest Regulations provides the following statements concerning public works and transportation (which is addressed in the following objectives and policies): *The Province has an interest in safe, healthy, reliable and cost effective public works to facilitate economic growth and community development;* and
- *The Province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

3.4.2 Objectives and Policies

Objective 3.4.2.1

To protect and facilitate the various functions of the provincial highway and municipal road system in Aberdeen in order to maintain safe and efficient traffic movement as well as minimize the cost of constructing, improving and maintaining roadways.

- Policy (a)** Direct land use associated with heavy truck traffic away from pedestrians and to areas where their impact on municipal roads will be minimized.

Objective 3.4.2.2

To promote land use and development patterns that encourage alternative forms of transportation (e.g. walking and cycling) while ensuring pedestrian and traffic safety.

- Policy (a)** Consider connectivity and traffic safety for pedestrians, cyclists and private vehicles in all land use and development decisions.
- Policy (b)** Provide opportunities for the development of walking and cycling facilities within the Town of Aberdeen by exploring and envisioning linkages and connections between commercial areas, green spaces, community facilities, and residential areas within Aberdeen.
- Policy (c)** Utilize existing linkages to further develop the Town's connectivity for pedestrians.

Objective 3.4.2.3

To optimize use of existing Town water, sewer, and solid waste management infrastructure and capacities, ensuring that future development remains within the area serviceable by the existing water and sewer system for as long as possible and minimizing municipal costs in the provision of services to areas that pose special servicing problems.

- Policy (a)** The Town will not be responsible for costs associated with the provision of municipal services to new subdivisions, except for Town-owned developments. Where a private development requires municipal services, including drainage, the proponent will be responsible for all costs associated with providing such services.
- Policy (b)** Where a subdivision of land will require the installation or improvement of municipal services such as water and/or sewer lines, drainage, streets, or sidewalks within the subdivision, the developer will be required to enter into a servicing agreement with the Town to cover the installation or

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

- Policy (c)** Ensure that development in Aberdeen can be adequately serviced by infrastructure and utility systems and services by understanding the Town's infrastructure needs, and the costs associated with those needs, by using the most up to date information available to the Town.
- Policy (d)** Monitor population and business growth as it relates to water and waste water systems.
- Policy (e)** Storm water management systems shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (f)** As per the Statements of Provincial Interest, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.
- Policy (g)** As per the Statements of Provincial Interest, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.

3.5 COMMUNITY SERVICES, AMENITIES & DEDICATED LANDS

3.5.1 Findings

- The Town of Aberdeen provides for many important community services throughout the Town, including a K-12 school, recreation complex (skating rink, curling rink, bowling alley), library, equestrian centre, and community hall.
- The Town of Aberdeen has a variety of parks, including ball diamonds, sports grounds, and playgrounds. Informal walking trails exist in the Town, with potential for development of a more formal trail system as the town grows.
- Responses to the community survey indicated that residents generally agreed that sufficient amount of parks and open space are available in the town. In addition to this, residents also generally agreed that adequate programming and facilities are available for children, adults, and seniors in the community, but significantly less so for youth.
- Good reasons for living in Aberdeen, according to residents, include Aberdeen's small-town atmosphere/lifestyle, its proximity to another community (i.e. Saskatoon), and its sense of security and safety.
- Strengths and unique aspects of Aberdeen, as seen from the eyes of residents, include its "small-town atmosphere," its proximity to a larger centre (Saskatoon), the recreation complex, and the quality of its school.
- Community stakeholders support future development of passive recreational amenities such as trails, as well as maintenance and strengthening of the Town's existing community services. The Town attractions such as the Rec Plex are seen as valuable community services.
- The Statements of Provincial Interest Regulations provides the following statement concerning Saskatchewan's biodiversity, unique landscapes and ecosystems (which is addressed in the following objectives and policies): *The province has an interest in biodiversity and natural ecosystems for present and future generations.*
- The Statements of Provincial Interest Regulations provides the following statements on recreation and on Saskatchewan's biodiversity, unique landscapes and ecosystems: *The province has an interest in supporting high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities. The province has an interest in biodiversity and natural ecosystems for present and future generations.*

3.5.2 Objectives and Policies

Objective 3.5.2.1

To support, encourage and facilitate, where feasible, the development and enhancement of recreational opportunities and other important community services for Town residents.

- Policy (a)** Establish a community service district in the Zoning Bylaw that will provide for a wide range of community service and other compatible uses.

Policy (b) Zone the areas shown as "Community Service" on the Future Land Use Concept for community service and compatible development.

Policy (c) Consult with the Prairie Spirit School Division No. 206 to ensure that any requirements for new schools have been satisfactorily addressed in the proposed subdivision plan before supporting any major subdivision applications for new residential development.

Objective 3.5.2.2

To monitor shifts in population structure and types of recreation demands and, on that basis, adjust recreation program delivery and facility provision on the basis of these shifts.

Policy (a) Examine, from time to time, the feasibility of expanding the types of recreational programs and facilities in the community in accordance with town demographics and population growth.

Objective 3.5.2.3

To support public service delivery agencies in the provision of services and, where appropriate, to assist in the programming of services to the public.

Policy (a) Encourage extensive participation by service clubs, community and public agencies, developers, the R.M. of Aberdeen and other interested groups, in the development of recreation and other community facilities.

Objective 3.5.2.4

To encourage the coordination and integration of community facilities where appropriate.

Policy (a) Facilitate cooperation and communication between service clubs and groups, community service agencies and the Town of Aberdeen in the development or redevelopment of community facilities in the Town.

Objective 3.5.2.5

To recognize the natural and scenic significance of surrounding natural areas and to promote their conservation and preservation in order that these resources may be preserved and managed to benefit wildlife, vegetation and people in the Town of Aberdeen.

Policy (a) Place in public ownership, wherever possible, natural and scenic areas of significant value.

- Policy (b)** Encourage the integration of natural features, existing vegetation, habitat, and wetland areas in the development of current and future Town parks, open space and trail systems.

Objective 3.5.2.6

To make provision for municipal reserves when land is subdivided.

- Policy (a)** Establish a parks and recreation zoning district in the Zoning Bylaw for the purposes of delineating those areas in which only parks, recreation uses, resource conservation uses and compatible development will be permitted.
- Policy (b)** Zone the area shown as "Open Space" on the Future Land Use Concept for parks, recreation uses, resource conservation uses and compatible development.
- Policy (c)** Permit parks and playgrounds within open space in all zoning districts as permitted uses.
- Policy (d)** Consider the following factors in making decisions on the provision of municipal reserves:
- (i) Smaller municipal reserve areas within new residential subdivisions should be provided for neighbourhood parks and playgrounds.
 - (ii) In commercial and industrial subdivisions, cash-in-lieu will be considered the primary method of meeting the municipal reserve requirement, unless the requirement can be transferred to an acceptable area and dedicated.
- Policy (e)** Municipal reserves shall only be used to convey storm water runoff to storm water storage basins and shall act as temporary water storage to allow for water retention for no longer than a 24 hour period after a storm event. Areas that store or retain water for more than 24 hours after a storm event shall be classified as storm water management facilities and shall be identified as "utility parcels" on subdivision plans.

Objective 3.5.2.7

To support, encourage and facilitate connectivity and walkability throughout the Town.

- Policy (a)** Encourage the linkage of natural areas and parks in a continuous open space system.

Policy (b) Facilitate the development of a walkable community, through consideration for the provision of adequate sidewalks, pathways in linear parks, and appropriate lighting. The development of pedestrian amenities should contribute to public safety.

Policy (c) Consider the important linkages between the Town's destination sites, residential areas, and pedestrian amenities in the development of parks and open spaces in Aberdeen.

Objective 3.5.2.8

To support the equitable access of community parks and open spaces to all residents and provide park space suitable for all community needs.

Policy (a) Encourage extensive participation by service clubs, community and public agencies, the R.M. of Aberdeen, and other interested groups in the development of parks, green space and trail systems throughout the Town of Aberdeen.

3.6 BIOPHYSICAL CONSTRAINTS ON DEVELOPMENT

3.6.1 Findings

- The topography of the land, and its flatness, in and around Aberdeen creates a biophysical constraint on development, which can cause issues with stormwater drainage and spring runoff. In addition to this, it can add to the cost of providing municipal sanitary sewer services in that more lift stations may be required for future development.
- It is important for the Town to work with the Saskatchewan Water Security Agency in ensuring the most up to date information on potential flood hazard areas is used.
- The Statements of Provincial Interest Regulations provides the following statement concerning public safety (which is addressed in the following objectives and policies): *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human induced threats.*

3.6.2 Objectives and Policies

Objective 3.6.2.1

To discourage inappropriate development in areas with potentially hazardous site conditions, including but not limited to such conditions as flooding, erosion, soil subsidence, slumping, slope instability or contamination by hazardous material.

- Policy (a)** Ensure the most recent information on potential flood hazard areas within the Municipality as it relates to new subdivision applications and applications for development permits is used.
- Policy (b)** Ensure that subdivision of land or the development of structures on hazard land does not occur or, if applicable, occurs in accordance with specified mitigation measures. The costs of any required hazard report to identify the risk of proceeding with a proposed development on potentially hazardous land or recommending specified measures to mitigate the risk of development of hazardous land will be the responsibility of the proponent of the proposed development.
- Policy (c)** Require that the applicant for proposed development on land that is identified as being potentially hazardous submit a report prepared by a qualified professional that assesses the risk associated with the development and identifies any necessary mitigation measures.
- Policy (d)** Work with the Saskatchewan Water Security Agency on flood protection in the Municipality and require subdivision and development permit applicants to consult with the Saskatchewan Water Security Agency in cases of proposed development on potentially hazardous land, to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:100

year flood elevation plus wave and wind run-up or the 1:500 year flood elevation, whichever is greater.

- Policy (e)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.

Objective 3.6.2.2

To ensure that environmentally sensitive or hazardous lands are dedicated, as appropriate, as environmental reserve, during the subdivision process.

- Policy (a)** Dedicate flood hazard areas and other environmentally sensitive areas as environmental reserve and consider how land use approaches and infrastructure designs can avoid or minimize environmental degradation through the use of compatible activities that can be integrated into environmental protection measures.

3.7 INTERMUNICIPAL AND JURISDICTIONAL COOPERATION

3.7.1 Findings

- Many of the outstanding land claims owed to several First Nations in Saskatchewan are now being settled. The Treaty Land Entitlement Framework Agreement specifies details of this process. As part of this process, First Nations have an opportunity to obtain additional lands, including those located within urban municipalities. It is anticipated that some of these lands will be converted to reserve status.
- The Town of Aberdeen is situated 1.5 km northwest of Highway #41, adjacent to Highway #785 running north/south. The Town is approximately 30 km northeast of the City of Saskatoon, 20 and 25 km east of the Cities of Warman and Martensville respectively, 120 km southwest of the City of Prince Albert, and 80 km west of the City of Humboldt. Other communities in the region include the Town of Vonda, 12 km to the east; the Town of Osler, 18 km to the northwest across the South Saskatchewan River; and the Town of Hague, 22 km to the northwest.
- The Town of Aberdeen is located within the Rural Municipality of Aberdeen No. 373.
- First Nation communities in proximity to Aberdeen include Whitecap Dakota First Nation, One Arrow First Nation, Beardy's and Okemasis First Nation, Muskeg Lake First Nation, and Lucky Man First Nation.
- The Town of Aberdeen has a cooperative relationship with the City of Saskatoon, and wishes to continue to partner on regional pursuits that are a benefit for the Town of Aberdeen and the broader area. In addition to this, the Town and the Saskatoon Regional Economic Development Authority have had a working relationship in the past and the Town wishes this to continue into the future.
- The Statements of Provincial Interest Regulations provides the following statement concerning Inter-municipal Cooperation (which is addressed in the following objectives and policies): *The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*

3.7.2 Objectives and Policies

Objective 3.7.2.1

To maintain the financial integrity of the Town, its tax base and its municipal services while ensuring compatible and enforceable land use and development standards in any Urban Reserve that may be established in Aberdeen.

- Policy (a)** Ensure an agreement is sought pursuant to part 9 of the Treaty Land Entitlement Framework Agreement before an Urban Reserve is created with reserve status. The Agreement shall be negotiated in good faith by the Town, and will be based on the objective noted above. The Agreement will consist of any or all of the following matters:

- (i) Mutual Recognition clauses, which acknowledge the individual legislative and jurisdictional authority of each party and the Treaty rights of the First Nation, including the right to Self-Government;
- (ii) Bylaw Compatibility clauses, which recognize the right of each party to pass their own Bylaws, the extent to which the First Nation's Bylaws should be compatible with Town Bylaws (and vice versa), procedures to ensure continued Bylaw compatibility for each party to use as their Bylaws are prepared, discussed, adopted, enforced and changed;
- (iii) Tax Loss Compensation clauses, which recognize that after the new Centre has been created as an Indian Reserve, the First Nation will be exempt from paying Town taxes (which pay for municipal services), describe how the Town will be compensated for loss of these taxes, recognize the types of and costs for those Town services which the First Nation plans for the new Centre and describe the responsibility for collection and the procedures and timing of payments;
- (iv) Dispute Resolution clauses, which will describe the formal procedures for resolving disputes over the application, interpretation or administration of the Agreement; and
- (v) Other issues, which may include but are not limited to, regular meetings of the Band and Town Councils, procedures for sharing information between the Administrators of each party and between the Elected Councils of each party, incentives, exemptions, rebates and abatements of servicing costs, etc., access to property for maintenance, repairs etc.

Objective 3.7.2.2

To facilitate inter-municipal / jurisdictional cooperation on a regional basis.

- Policy (a)** Pursue agreements and cooperation with neighbouring municipalities, planning commissions and First Nations, that will address joint planning, future growth directions and joint delivery of services, based on common interests of the region as a whole.
- Policy (b)** Continue to pursue cooperative relationships with the City of Saskatoon and the Saskatoon Regional Economic Development Authority.

3.8 AGRICULTURAL LAND AND FRINGE AREAS

3.8.1 Findings

- The Town of Aberdeen is surrounded by the Rural Municipality of Aberdeen No. 373. In areas adjacent to the Town it is important to ensure that developments do not cause adverse effects upon existing or proposed future urban land uses or servicing requirements. Intensive livestock operations, anhydrous ammonia depots, or construction of farm buildings and intensive residential acreage development could interfere with future urban land requirements. Communication and cooperation with the R.M. of Aberdeen is essential in avoiding land use conflicts.

3.8.2 Objectives and Policies

Objective 3.8.2.1

To ensure that future urban land requirements are not restricted by the development of uses, such as intensive livestock operations, near or within the corporate limits of the Town.

- Policy (a)** Work with the R.M. of Aberdeen to address and resolve issues and concerns of mutual interest.

Objective 3.8.2.2

To alter the Town limits based on need and to provide for orderly development of land uses and services.

- Policy (a)** To provide for orderly development in accordance with the development policies contained in this Official Community Plan, Council may, from time to time, seek to alter the Town boundaries in a manner that will ensure that sufficient lands are available within the Town limits. Sufficient lands are deemed to exist within the Town if they should accommodate future development for a period of twenty to thirty years and they can be serviced in a practical, cost-effective manner.

- Policy (b)** Support any request for alteration of Town boundaries when such alteration is consistent with sound land use planning principles and this Official Community Plan and is determined to be of benefit to the Town.

Objective 3.8.2.3

To safeguard municipal services from incompatible land uses.

- Policy (a)** Designate, in the Zoning Bylaw, areas suitable for development within the corporate limits of the Town not immediately required for urban development, as a "Future Urban Development" district.

- Policy (b)** Ensure that land use and development in the Future Urban Development district does not jeopardize or otherwise unduly restrict future development through the use of provisions in the Zoning Bylaw.

3.9 NATURAL AND HERITAGE RESOURCES

3.9.1 Findings

- The Town of Aberdeen is located within the north division of the South Saskatchewan River Watershed. In 2007, a Source Water Protection Plan was completed by the Saskatchewan Watershed Authority - South Saskatchewan River Watershed Stewards Inc. Recommendations and key actions have been identified respecting water conservation, climate change, ground water protection, surface water quality, apportionment of interprovincial water flows, surface water quality and protection of natural habitat. The approved watershed plans are now being implemented by all participating agencies.
- There are currently no designated Municipal or Provincial Heritage Properties located within the Town of Aberdeen.
- There are no recorded archaeological sites in the immediate vicinity of the Town, and almost no development work within or immediately surrounding the Town has resulted in the execution of a Heritage Resource Impact Assessment.
- Aberdeen and surrounding area has been screened for heritage sensitivity by the Heritage Conservation Branch. Quarter-sections in close proximity to the Town that have been identified as potentially heritage sensitive include: NW- and SW-32-38-2-W3, SW-5-39-2-W3, NE-6-39-2-W3, NE- and SE-7-39-2-W3, and NW-12-39-3-W3. Any future subdivisions in these particular quarter sections will need to be reviewed by the Heritage Conservation Branch.
- Development within Aberdeen should be consistent with the protection of natural and heritage resources in order to recognize the limitations and opportunities these resources offer, to protect people and property, to achieve natural resource protection, to avoid excessive development and maintenance costs and to minimize environmental disruption and pollution.
- The Statements of Provincial Interest Regulations provides the following statement concerning heritage and culture (which is addressed in the objectives and policies below): *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*
- The Statements of Provincial Interest Regulations provides the following statement concerning source water protection (which is addressed in the following objectives and policies): *The province has an interest in the protection of water sources that provide safe drinking water.*

3.9.2 Objectives and Policies

Objective 3.9.2.1

To protect ground water resources from contamination to ensure a safe supply of drinking water.

- Policy (a)** Ensure that development does not deplete or reduce the quality of water resources in the broader region.

- Policy (b)** Support the implementation and evolution of the South Saskatchewan River Watershed Source Water Protection Plan.
- Policy (c)** Commit to the protection of ground and surface water, public health, property and the environment through the use of water management programs that:
- (i) maintain healthy ecosystems;
 - (ii) provide safe and reliable drinking water; and,
 - (iii) provide advanced waste water treatment and storm water management to the greatest possible extent within the constraints of their resources.
- Policy (d)** Ensure that development protects and sustains important waterbodies, waterways, wetlands, groundwater and riparian systems in the town and broader region by employing site-specific planning programs, either alone or in cooperation with other agencies, organisations or governments. This may include limiting, restricting, delaying or prohibiting development in proposed development areas until site-specific planning has been completed or until the Town is satisfied that specific development projects will sustain these areas.

Objective 3.9.2.2

To protect the heritage resources within the Town of Aberdeen, and where such protection cannot be achieved, to implement appropriate mitigation measures.

- Policy (a)** Support property owners in their desire to obtain provincial heritage or municipal heritage designation on their applicable buildings and sites within Aberdeen.
- Policy (b)** Endeavour to protect municipally-owned heritage sensitive buildings and sites through provincial heritage or municipal heritage designation, where applicable, and where it is a demonstrated benefit to the Town.
- Policy (c)** Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Resources Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to receive clearance from the Heritage Resource Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development

4 IMPLEMENTATION

4.1 ZONING BYLAW

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan, and will be adopted in conjunction herewith.

4.1.1 Purpose

The purpose of the Town's Zoning Bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety, and general welfare of the inhabitants of the Town of Aberdeen.

4.1.2 Content and Objectives

The Zoning Bylaw will implement the land use policies contained in this Official Community Plan by prescribing and establishing zoning districts for residential uses, commercial uses, industrial uses, community service and institutional uses, and other municipal uses. Regulations within each district will govern the range of uses, site sizes, setbacks, building locations, off-street parking, landscaping, and so forth.

4.1.3 Amending the Zoning Bylaw

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- (1) The nature of the proposal and its conformance with all relevant provisions of this Official Community Plan.
- (2) The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- (3) The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- (4) The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.
- (5) The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

4.1.4 Zoning by Agreement

- (1) Where an application is made to Council to rezone land to permit the carrying out of a specified proposal, Council may, for the purpose of accommodating the request, enter into an Agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Section 4.1.3 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) Council may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) The uses of the land and buildings and the forms of development.
 - (b) The site layout and external design, including parking areas, landscaping and entry and exit ways.
 - (c) Any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) Council may consider rezoning by agreement to accommodate development or subdivision proposals when:
 - (a) limiting the uses within a zoning district will avoid land use conflict;
 - (b) it is necessary to ensure that appropriate services and infrastructure are provided.

4.1.5 Use of the Holding Symbol "H"

- (1) Pursuant to Section 71 of *The Act*, Council may use the Holding Symbol "H" in conjunction with any zoning district designation, to specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.
- (2) Council may use the Holding Symbol "H" to accommodate multiple phase subdivisions and developments.
- (3) In making a decision as to whether to remove the Holding Symbol "H" by amendment to the Zoning Bylaw, Council shall consider whether development has progressed to a point where extension of municipal services is appropriate.

4.1.6 Bonus Provisions

- (1) To facilitate a degree of flexibility for optimal site utilization as well as encourage certain desirable elements not normally proposed in the development process, the Zoning Bylaw may provide for adjustments to specific development standards in exchange for commensurate facilities, services or matters as specifically set out in the Zoning Bylaw.

4.2 OTHER IMPLEMENTATION TOOLS

4.2.1 Subdivision Application Review

In reviewing any application for subdivision, Council shall indicate support for such application only when it has:

- (1) Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this Official Community Plan, have been satisfied.
- (2) Ensured that the application is in conformity with the Zoning Bylaw.
- (3) Negotiated the terms of a servicing agreement, if required, with the applicant.
- (4) Determined its wishes with respect to the dedication of lands.

4.2.2 Dedicated Lands

- (1) When reviewing any application for subdivision, Council may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to *The Act*, Council may elect to request that an approving authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

4.2.3 Building Bylaw

- (1) Council will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

4.2.4 Development Levies and Servicing Fees

- (1) In accordance with Section 169 of *The Act*, the Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within an existing subdivided area. Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the anticipated phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, Council may require a servicing agreement with

the proponent of a subdivision development. In order to provide overall direction and guidance in the negotiation of individual agreements with developers, Council may establish, by resolution, a schedule of development specifications and servicing fees. Such servicing specifications will provide a consistent set of development standards for provision of services and works by developers within a proposed subdivision development. Subdivision servicing fees contribute in whole or in part towards the capital costs of services within or outside the subdivision that directly or indirectly serve the proposed subdivision. The schedule of fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. The negotiation of service fees for individual developments will be based on a calculation of the servicing needs being created by that individual development as a part of the municipalities overall servicing needs.

4.3 OTHER

4.3.1 Updating the Official Community Plan

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this Official Community Plan, including the Future Land Use Concept, shall be reviewed and updated within five years of adoption.

4.3.2 Further Studies

As necessary, Council will undertake such studies or programs required to facilitate and encourage the growth and development of the Town of Aberdeen.

4.3.3 Cooperation and Inter-Jurisdictional Consideration

Council shall cooperate with senior governments, other municipalities and public and private agencies to implement this Official Community Plan.

4.3.4 Programs

Council shall participate in senior government economic development, public utility, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

4.3.5 Provincial Land Use Policies and Interests

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies and interests, statutes and regulations and in cooperation with provincial agencies. Where a reference is made in this Plan to a provincial statute or regulation and that statute or regulation is amended or repealed and substituted with a replacement statute or regulation, the reference herein to the statute or regulation shall be taken to mean the amended or replacement statute or regulation.

4.3.6 Binding

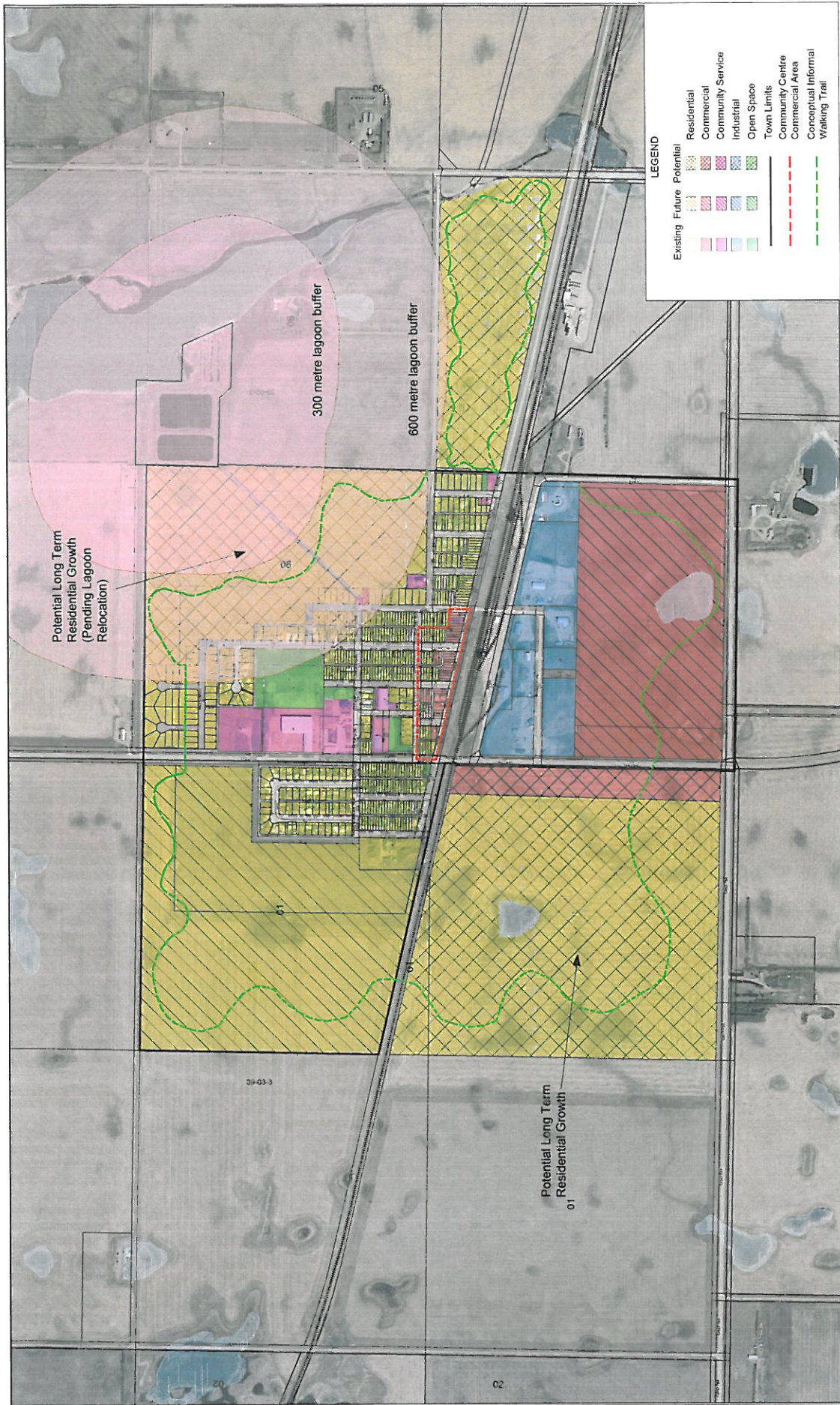
Subject to Section 40 of *The Act*, the Official Community Plan shall be binding on the Town of Aberdeen, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this Official Community Plan.

4.3.7 Definitions

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

5 FUTURE LAND USE CONCEPT

Map 1 – Future Land Use Concept



Aberdeen Official Community Plan

Map 1 - Future Land Use Concept

CROSBY HANNA & ASSOCIATES - LANDSCAPE ARCHITECTURE AND PLANNING

6 CONCEPT PLANS
