

2016



Village of Paynton
Official Community Plan
Bylaw No. 01-2016



THE VILLAGE OF PAYNTON

The Official Community Plan BYLAW NO. 01-2016

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

Read a first time this 12th day of January 2016
 Read a second time this 8th day of March 2016
 Read a third time and passed this 8th day of March 2016.

Kawlyn Kuly
 MAYOR



[Signature]
 ADMINISTRATOR

Certified a true copy of Bylaw# 01-2016
 Passed by Council of the Village of
 Paynton on the 8th day of March, 2016
[Signature]
 Administrator

Pursuant to Clause 37(1)(d) and Clause 37(2)(c) of *The Planning and Development Act, 2007*, **The Village of Paynton Bylaw 01-2016 (Official Community Plan)** is approved subject to Council effecting amendments as follows:

- 1) Include and strengthen policies to reflect the provincial interest with respect to development in the 1:500 year flood way and intermunicipal cooperation; and 2) Clarify policies with respect to land use of areas designated as "Green Space" on the Future Land Use Map.

The amendments are to be completed within one year of this decision.

[Signature]
 Assistant Deputy Minister
 Ministry of Government Relations

Date: Sept 29 / 2016

THE VILLAGE OF PAYNTON

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" to BYLAW NO. 01-2016



MAYOR



ADMINISTRATOR



Lenore Swystun, MCIP, RPP
Professional Planner



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Section 1: The Village of Paynton Official Community Plan

1.1 Welcome to the Village of Paynton Official Community Plan

This Plan is referred to as the Village of Paynton's Official Community Plan (OCP) and will address the Village of Paynton, its residential, parks and open space, community service, industrial commercial and agricultural land uses within the Village's corporate boundaries. **This OCP will be used in conjunction with the Paynton and Cut Knife District Plan Bylaw No. 02-2014 to guide the Village and overall Planning District.** Both will discuss the current land use issues and provide policies to enhance the quality of life for residents and businesses in Paynton and District.

The Village of Paynton is located within the Paynton and Cut Knife Planning District and in the Rural Municipality of Paynton No. 470 along Highway No. 16. It is approximately 60 kilometers northwest of the Battlefords, 26 kilometers east of Maidstone, and 80 kilometers east of the City of Lloydminster. According to the 2011 Census of Canada, the Village of Paynton has a population of 151 with a land area of 0.85 km². The Village of Paynton is in close proximity to larger urban centres and other key land areas, making it prime to offer amenities to local and district community members, and also to many visitors to the area.

The community offers recreational opportunities, and because of the prime location between agricultural resources and urban centres, it offers a great place to live and visit. Paynton is also home of the UFO Structure, which makes it a unique attribute to the area, being one of the places where UFOs and strange sightings are reported the most.

This Plan will address items such as:

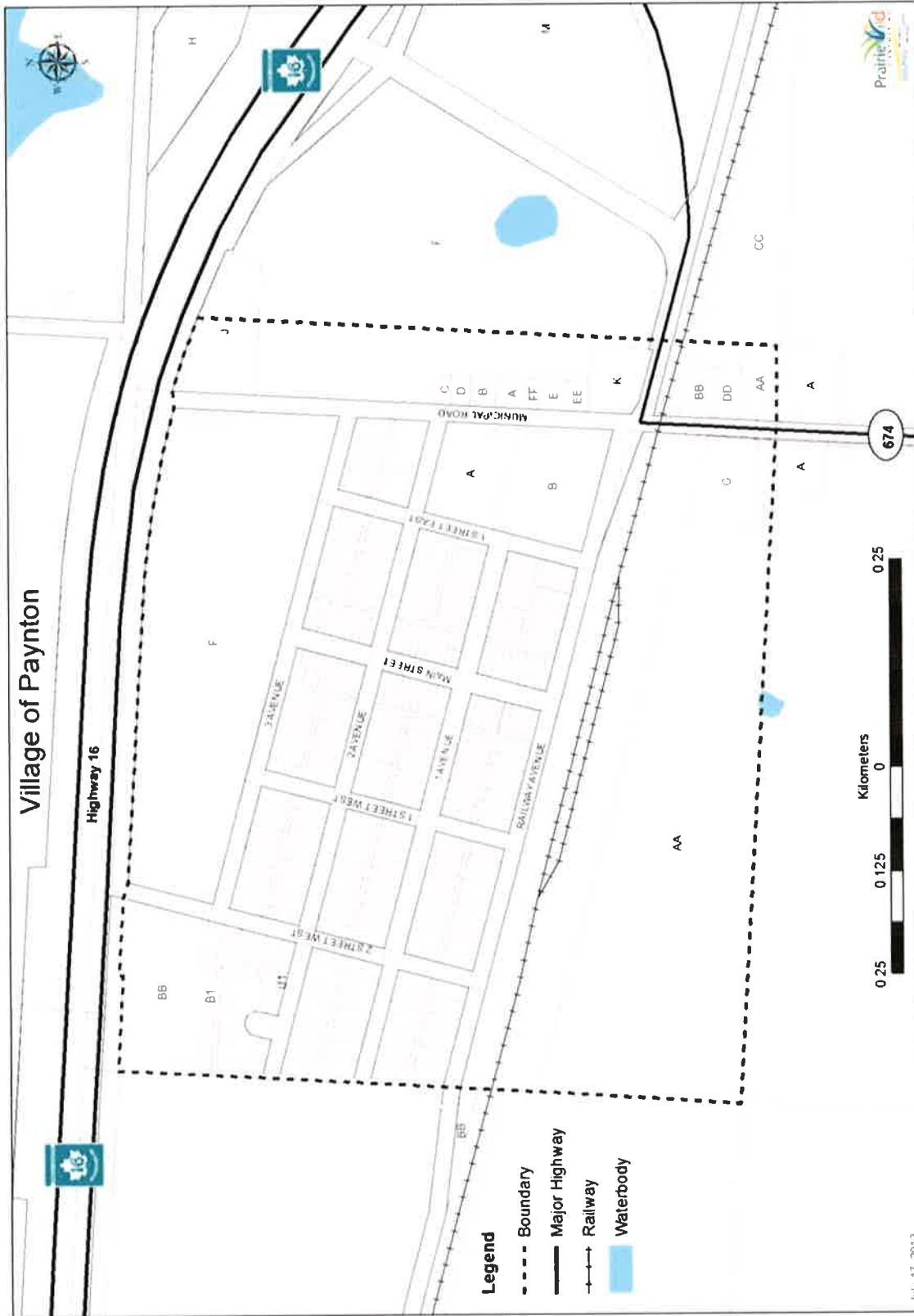
- Identification of available land to address to long-term physical growth of the Village;
- Guiding growth in a planned manner so that public costs of infrastructure, streets and other services are minimized; and
- Incorporation of other development initiatives and issues into the Plan, such as business development, transportation, parks and recreation and engineering services.

This OCP is intended to provide direction as to how the Community of Paynton envisions the area growing and developing over the next twenty five plus years. This OCP, in addition to the Paynton and Cut Knife District Plan, shall be reviewed regularly, and will facilitate the development and ongoing sustainability of the community by enhancing the social, physical, economic and cultural well-being for Paynton's community members.

Site specific details such as building yard requirements, permitted and conditional uses, will be provided in the Village of Paynton Zoning Bylaw No. 02-2016, which has been adopted to recognize the policies and intent of this Official Community Plan.

Another important aspect of this Plan is the Village of Paynton "Future Land Use Map" (Appendix "A") which lays out land uses for the entire Village and it is attached, and forms part of this Bylaw. This map is a general illustration of land uses with the purpose of indicating the spatial relationship between many different land uses and activities.

1.2 Map of the Village of Paynton



1.3 Enabling Legislation

The Planning and Development Act, 2007 and *The Statements of Provincial Interest* provide the legislative framework for the preparation and adoption of an Official Community Plan. The Plan addresses such items future land use, development and other matters of Community concern. This Plan is intended to guide the Village for a period of twenty-five plus years.

1.4 Beyond Legislative Authority

The Village of Paynton Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders and other community members. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that have been realized as a result of this process, their direct correlation to sustainable growth, which is considered a priority by the Village of Paynton.

1.5 Purpose of the Village of Paynton Official Community Plan

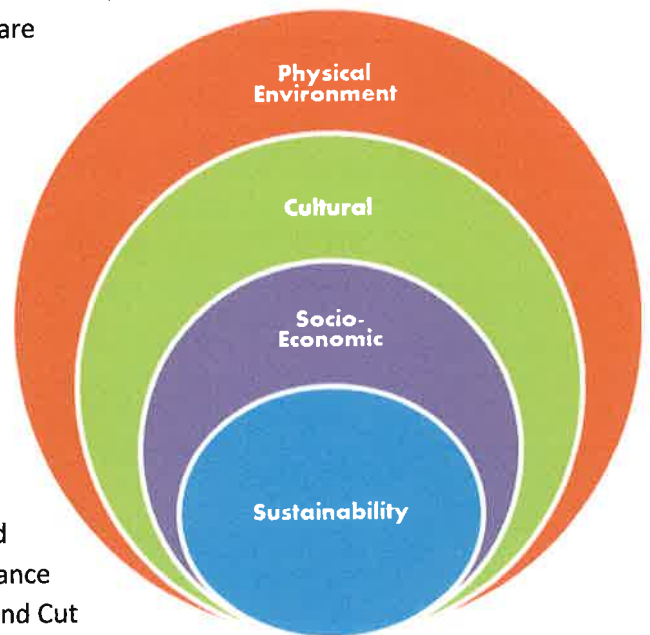
An Official Community Plan, as deemed in Saskatchewan under the *Planning and Development Act, 2007*, states:

The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality.

The Paynton Official Community Plan is intended to guide the Village of Paynton to promote orderly and sustainable development. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land b development practices that are compatible with the lad base and environment in the Village.

The Village shall, in conjunction with the adoption of this Plan, adopt in accordance with *The Planning and Development Act, 2007*, the Zoning Bylaw as required being consistent to the policies and provisions of the Paynton Official Community Plan. The Plan responds to the requirements of the Act by providing policies based upon these goals, objectives and the policies in this Plan are intended to promote orderly and sustainable development.

Findings from the consultative processes, together with technical research, have focused the Plan on the potentials and issues residents and land owners identified as of prime importance for the future of the Community. Together, with the Paynton and Cut Knife Planning District, there is the opportunity to take an inter-municipal approach to:



- Attract new residents and businesses to the Village and District to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets; and
- Market economic opportunities and natural features - recreational, lakes, commercial and industrial.

1.6 Vision Statement for the Village of Paynton

Throughout the planning process and community engagement, information has been gathered on what the community values. This information helped in the creation of the Village of Paynton Vision Statement, a broad-based aspiring image of what the community of Paynton envisions. These then lend to the goals and objectives, not only for future growth, though more importantly, in identifying the areas where development would enrich the quality of life in Paynton.

In 2040...

The Village of Paynton is a small, quiet community that offers essential public amenities and recreational opportunities to residents and visitors. The community has a population of over 200 and welcomes sustainable growth and development to serve residents and the district.

Paynton is proud of the heritage and culture of the area and is known for its artistry in the area.

1.7 The Community of Paynton's Goals

The Village of Paynton's Official Community Plan responds to the requirements of *The Planning and Development Act, 2007* by providing policies based upon "Community Goals" for the conservation and use of municipal resources. The day-to-day decisions of Municipal Council will be based on these goals:

- ❖ Management of growth and development in a sustainable manner to ensure the community's small-town feeling remains.
- ❖ Working inter-municipally with the Paynton and Cut Knife on regional ventures and initiatives.
- ❖ To provide for a diverse range of housing types to serve the current and future lifecycle needs of the people.
- ❖ Maintaining tourism and recreational amenities in Paynton and area that contributes to the overall.
- ❖ Promotion and retention of existing businesses and services offered in the Village.



Section 2: Village of Paynton Land Use Policies

The policies outlined in this section address opportunities which may arise throughout the Village of Paynton. These policies apply to the Village of Paynton and are meant to be used in conjunction with the Paynton and Cut Knife District Plan. In managing change, the Village will undertake comprehensive, integrated and long-term planning, together with the District, to ensure that developments are compatible with the landscape quality of the area and that it can be sustained by service levels and meet the *Statements of Provincial Interest*.

2.1 Residential Development

The Village of Paynton offers a variety of housing styles for all ages and incomes levels. A variety of styles and types of housing are welcome in the Village to attract new residents and accommodate those already living there at various stages of the lifestyle.

Objectives

- ❖ To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond effectively to the needs of different incomes, ages and interest.
- ❖ To ensure proper buffering and screening between residential and industrial developments.
- ❖ To explore senior housing options and opportunities.
- ❖ To encourage affordable and rental housing options in the Village.
- ❖ To work with the Paynton and Cut Knife Planning District, Province, and other agencies to develop a housing strategy to attract new residents.

General Policies

1. The Village shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the area. The Village shall ensure that there is an adequate supply of housing that is safe, appropriately designed and conveniently located close to shops, services and community amenities. Development proposals should be guided by concept or neighbourhood plans.
2. The infilling of vacant lots within the Community shall be encouraged to take advantage of areas with existing infrastructure and servicing in place.



3. All residential development shall be located in areas with compatible development. Where it is located near industrial or hazard lands, buffering will be encouraged to separate the two land uses.
4. Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.
5. Mobile, RTM (ready-to-move) and Modular housing shall be accommodated when they can be effectively integrated with other types of dwellings within the Village to encourage a high quality development. Housing developments will be regulated by the Village of Paynton Zoning Bylaw.
6. The Village of Paynton shall encourage rental accommodations in the forms of single and multi-unit dwellings as a means of providing housing options to the community. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area.
7. The Village of Paynton, through this Plan, shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the area by:
 - a) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and,
 - b) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities while maintaining appropriate levels of public health and safety.
8. The Village shall support affordable housing by:
 - a) Integrating opportunities for such development within existing and proposed residential areas;
 - b) Assisting in the development review process; and
 - c) Participating in affordable housing projects where appropriate and within financial capabilities.
9. Senior housing within the Village of Paynton shall be encouraged to allow for a multi-generational living, which can include multi-unit dwelling apartments or facilities which offer varying levels of care dependent on individual needs.
10. Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Village centre

2.2 Commercial Development

The Village of Paynton offers some services within the village, which include agriculture commercial, a tattoo chop, and a coffee shop. Paynton is able to provide residents with the basic necessities and wants to maintain these businesses while supporting other areas in the Paynton and Cut Knife Planning District.

Objectives

- ❖ To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.
- ❖ To promote attractive businesses by encouraging the concentration of commercial, social and cultural activities.
- ❖ To ensure there is sufficient commercial land available for a variety of commercial development.
- ❖ To recognize the Village as a key commercial area for the District.

General Policies

1. The Village supports existing business and uses and welcomes new commercial development to the community by ensuring there is sufficient commercial land available and a variety of lot sizes to provided.
2. The “Future Land Use Map” (Appendix A) identifies the potential location of future commercial development areas for local enterprises that provide goods and services to the Village of Paynton and greater region.
3. Home-based occupations or businesses shall be encouraged in the Village as valuable contributors to the District economy. Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit. The Zoning Bylaw shall specify development standards for home based businesses.
4. The Village shall explore means of encouraging businesses to adopt off-grid utilities or eco-friendly practices to promote self-sufficiency within the District.
5. Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
6. Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area.

7. The Village will encourage and support the establishment of a seasonal farmer's market and local arts market to encourage support for local producers as an element of community sustainability.
8. The Village will encourage the adaptive reuse of heritage buildings for commercial developments or community organizations.

2.3 Industrial Development

Industrial development within Paynton includes services related to agriculture. The Village is committed to exploring opportunities and furthering developing industrial activities within the community and working with the Paynton and Cut Knife Planning District to consider regional initiatives. Because Paynton is located within prime agricultural land, there will be emphasis on a balance of uses that do not jeopardize agricultural activities in Paynton and area.

Objectives

- ❖ To provide opportunities for future industrial development.
- ❖ To minimize land use conflicts between industry and other land uses.
- ❖ To ensure proper screening and buffering between residential and industrial developments and land uses.
- ❖ To work collaboratively with the RM of Paynton No. 470 and Planning District to determine the optimal placement of future industrial development.

General Policies

1. Industrial areas shall be:
 - a) Easily and economically serviceable with municipal services or shall be limited to industries that do not require full municipal services; and,
 - b) Directed to lands readily accessible to existing transportation infrastructure.
2. The "Future Land Use Map" (Appendix A) identifies the potential location of future Commercial development areas for local enterprises that provide goods and services to the Village of Paynton and greater region.
3. A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of activities.
4. Care shall be taken in situating industrial uses that normally create significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas.

5. Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.
6. The Village shall work collaboratively with the Paynton and Cut Knife Planning District to identify industrial land uses and locations that will benefit the District as a whole. Oil and gas opportunities will also be pursued granted the location is suitable for such uses.

2.4 Community Services

There are a number of community services and organizations that are found within the Village. These include a Library, a Senior's Drop-in and a public health day once a month. The Village looks forward on maintaining existing services and working with the Paynton and Cut Knife Planning District on community and regional services available.

Objectives

- ❖ To maintain and improve the existing community services for the enjoyment and overall quality of life of residents of Paynton and area.
- ❖ To embrace the Village's volunteers and provide citizens opportunities to be engaged.
- ❖ To maintain clean public space and create aesthetically pleasing spaces.
- ❖ To work with the community to create a community garden and orchard.
- ❖ To support the provision of civic facilities and gathering places within Paynton that meets the needs of the community.

General Policies

1. The Village will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.
2. The Village will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations.
3. The Village of Paynton supports their volunteers and shall provide opportunities to engage the community through volunteer work on local initiatives and events.



4. The Village will monitor the adequacy of institutional services and strive to recognize and respond to the need of the growing community. Proposed Community Service developments will be evaluated based on their location, site layout and the compatibility of land use.

5. The Village will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities for youth, senior and families.

6. The Village will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. When possible, social and cultural institutions will be encouraged to locate in or close to the Village Centre in order to promote accessibility and support revitalization efforts.

7. The Village shall enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.

8. The Village will continue to work in partnership with other jurisdictions, Municipalities and other agencies as a means of providing, sharing and funding community services effectively and efficiently.



2.5 Recreational Amenities and Open Space

The Village of Paynton prides itself in having a number of recreation facilities and activities in addition to the open space. Included within Paynton is an ice rink, sport facility, sports grounds and park space beside the Village and RM Office. Other areas include the Paynton UFO Structure by the arena, this is a structure to celebrate the uniqueness and frequency of UFO sightings in the area, the Village makes it a priority to maintain this.

Objectives

- ❖ To provide a system of accessible, safe and connected parks and open areas for the enjoyment of both residents and visitors to Paynton
- ❖ To provide recreation opportunities for community members of all ages and abilities and to enhance tourism opportunities.
- ❖ To use existing corridors and areas to the greatest extent possible with regard to providing trails and open space.
- ❖ To maintain the Municipal and Environmental reserves in the community.

General Policies

1. A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the district for year-round recreational pursuits.
2. Future recreational uses in Paynton shall include the development of structures, buildings and landscaped areas, which without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level and aesthetic quality.
3. A network of multi-use trails to encourage better accessibility which include either: walking, cycling, cross country skiing, snowshoeing or ATV based trails shall be explored as part of a regional network.
4. In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas intact.
5. Park space will be provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas and trails shall be encouraged.
6. The Village will maintain the open space around the UFO Structure and will explore opportunities to further develop and expand the park space.
7. The Village shall maintain undevelopable areas as natural open space. Where appropriate, passive and recreational uses and informal walkways may be incorporated into the open space.
8. The Village shall work with public organizations and private sector developers to encourage and facilitate the development of new, or upgrading of existing recreational or community facilities and programming.



Municipal and Environmental Reserve

9. Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing as set forth in provincial legislation to ensure adequate recreational and utility space is provided for future needs.
10. Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*.
11. New subdivisions must include Municipal Reserve linking to existing development. The use of Municipal Reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and around the Village when possible.

12. The Village will require the dedication of municipal reserve or will ensure the provision of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.
13. The Village will work with organizations, agencies and other related parties to identify and remediate any contaminated lands within the Village.

2.6 Public Health and Safety

The Village of Paynton is committed to providing safe, efficient health and safety services to the residents and visitors of the area. The Village currently offers a health day clinic once a month, with most of the services being offered in the neighbouring community of Maidstone. A local voluntary fire department is found within the Village. It is a priority for community members to maintain current services and consider options for expanded services within the community.

Objectives

- ❖ To support the provision of public health and safety services and facilities that address the current and future needs of residents of Paynton and region.
- ❖ To work collaboratively with the Paynton and Cut Knife Planning District and neighbouring municipalities to attract health amenities.
- ❖ To ensure emergency service and evacuation plans are in place.
- ❖ To maintain and consider expanding upon health and safety services within Paynton.

General Policies

1. Public safety and health requirements shall guide all development. The Village shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities. As well, all firefighting requirements will be considered as a part of every re-zoning application, subdivision review and servicing agreement.
2. The Village shall work with the Paynton and Cut Knife Planning District, Prairie North Health Region, and related committees to help identify and address community's health and safety needs and concerns.
3. The Village is encouraged to utilize utilize FireSmart¹ principles for subdivisions planned within and adjacent to potential fire hazard areas.

¹ FireSmart principles and resources can be found at the following website:
<http://www.environment.gov.sk.ca/firesmart>

4. Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measure that lower the probability of an event occurring. An understood and practiced plans need to be maintained.
5. The Village will work collaboratively with the Paynton and Cut Knife Planning District to ensure emergency service delivery is available to the local and district area.
6. The Village shall continue to promote the community with the appeal of small-town charm and as a safe place to raise a family to encourage young families into the area.
7. Paynton is located along an active rail line transporting material which also includes hazardous material through the community. The Village shall work with the respective rail agencies to comply with any adopted set of recommended development guidelines and setbacks for residential development adjacent to the rail right-of-way.

2.7 Heritage and Cultural Resources

The Village of Paynton has a number of heritage and cultural resources found within the community, including the three churches (Anglican, United and Roman Catholic) that were built in the early 1900s. Protection of heritage and cultural assets is a priority to the Village of Paynton. The community is currently pulling together resources for a Paynton History Book that showcases the history of the area and the stories that have been created.

Objectives

- ❖ To be responsible stewards of heritage resources ensuring a balance between development and heritage conservation.
- ❖ To promote Paynton's unique heritage and cultural background.
- ❖ To pursue heritage designation on municipally and privately owned heritage buildings in Paynton.
- ❖ To encourage partnerships among community interest groups and businesses to promote the Village's cultural assets throughout the region.
- ❖ To ensure cultural and heritage resources are protected from incompatible or potentially incompatible developments.

General Policies

1. The Village may work with the Provincial Heritage Resources Branch, community members and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks and districts.

2. The Village will utilize the *Standards and Guidelines for the Conservation of Historic Places in Canada* to guide and inform conservation projects on historic places which are owned, regulated, funded, or guided by the municipality.
3. The Village will move forward where criteria where criteria is met, for the designation of respective building, sites, and districts either municipally, or where applicable, provincially, nationally and internationally.
4. The Village will ensure existing and potential heritage resources are protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation. This can be achieved by encouraging compatible land use of historic buildings in the community.
5. The Village will encourage the adaptive re-use of heritage buildings for commercial developments or community organizations.
6. The Village of Paynton will promote the designation of heritage sites within the community as an important reminder of local history and the value of heritage.
7. Annual events and festivals such as Sports Days shall be encouraged and expanded upon and inclusive of everyone. Other festivals such as concerts, dances, historic or cultural days will continue to be promoted as a regional level.
8. The Village will explore opportunities to work with owners of cultural and heritage resources to ensure their presence and sustainability in the community for the benefit of present and future generations.



2.8 Ecological Resource Policies

The Village of Paynton, and the District as a whole, is located on prime agricultural lands. Protection of natural and throughout the District is important. The Village of Paynton is prepared to work with residents, the Paynton and Cut Knife Planning District, other orders of government and other agencies to ensure the lands remain in the natural state.

Objectives

- ❖ To acknowledge and protect natural, environmental features, and systems within the Village.
- ❖ To increase awareness and sensitivity to minimize ecological disruption.
- ❖ To restrict development activities which would alter drainage patterns and have negative impacts on surrounding lands.
- ❖ To extend the responsibility for sound environmental management to property owners and developers.
- ❖ To ensure sound management of water resources, including ground and source water.
- ❖ To protect municipal drinking water.

General Policies

1. Future development shall integrate the natural surroundings and shall complement the surrounding community design, landscape, and vegetation. Natural areas and sensitive environmental areas shall be identified and protected where human activities may create potential stress the environment.
2. Environmentally sensitive lands that may be identified in Marshall should be protected as environmental reserve in accordance with *The Planning and Development Act, 2007*, the *Environmental Assessment Act*, and the *Environmental Management and Protection Act, 2002*.
3. When reviewing applications for development, consideration shall be given to the proposal's conformity with these policies. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
4. Natural areas, linkages and pathways should be maintained to the greatest extent possible, as an environmental resource with equitable distribution of built and natural settings for recreation including facilities, parklands, open space and trails.
5. The Village of Paynton may undertake a review of a storm-water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas. New developments shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.



6. Areas subject to historical spring flooding shall submit a drainage plan as part of the proposal. Natural methods of storm water retention and drainage will be utilized to the fullest extent possible.
7. Buffer Strips should be maintained adjacent to watercourse and water bodies to allow for protection measures against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
8. The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.
9. Development proposals in flood plains areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.
10. Adequate surface water drainage will be required throughout the Village and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.

Ground and Source Water Protection Policies

11. Development shall not deplete groundwater resources within the Village. Investigations to assess the impact of development on groundwater resources including drainage may be required to protect aquifers and their supply. Saskatchewan Water Security Agency (WSA) or other appropriate government or private sector consultants will be utilized as a source for technical advice and in determining the method of protection required in circumstances which may include:
 - a. Ensuring that the development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or ground water resources; and
 - b. The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.
12. Protection shall be established by land located above a groundwater system that is part of the domestic, and/or municipal water supply. Care must be taken in the storage, handling, manufacture, and use of products on sites within these areas to avoid contamination of the underlying aquifer.
13. The Village shall support the implementation and evolution of the North Saskatchewan River Watershed Source Water Protection Plan.²
14. All applications for development near water wells and aquifers shall be accompanied by a report certified by a Professional Engineer that shall address site design, waste water management,

² <https://www.wsask.ca/Water-Info/Watershed-Planning/North-Saskatchewan-River-Watershed/>

and hazardous materials handling, storage and disposal, descriptions of physical/facility-specific structures, and plans and standards.

Hazard Lands Policies

15. The Village is encouraged to pursue the development of a flood hazard plan developed by a professional engineer or Saskatchewan Water Security Agency.
16. As per the *Subdivision Regulations 2014*, no development shall be allowed within 125 meters of an existing, proposed, abandoned, or reclaimed well or facility. The minister may approve development less than, or greater than, the required setback, depending on specific circumstances.
17. Development constraints related to those adjacent to active railways are addressed in Section 2.10.

2.9 Public Utilities

The Village of Paynton is able to provide a variety of infrastructure and public utilities including water, sewage, waste management and more. The Village has made it a priority to investigate upgrades to their existing infrastructure, namely water and sewer that will serve the population. District opportunities exist between the Village of Paynton and the Paynton and Cut Knife Planning District, including regional waste management.

Objectives

- ❖ To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- ❖ To ensure appropriate service level of all utilities.
- ❖ To partner with other levels of government in funding infrastructure renewal and expansion.

General Policies

1. The Village shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
 - a) Provide baseline information to measure performance;
 - b) Improve efficiency and effectiveness;
 - c) Rank relevant and up-to-date inventory;
 - d) Analyze the system's condition and capacity; and
 - e) Budget service life for long term replacement
2. The progress of the Asset Management Plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget and deliverables. Infrastructure

improvements shall be supported by the Village on an annual basis, where the budget is available to ensure upgrades to water and sewer amenities are achieved.

3. The Village shall ensure the maintenance and upkeep of public works, sewers, pathways, streets, maintenance yards and other public utilities.
4. Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
5. The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities, however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself.
6. The Village will cooperate with neighbouring municipalities, regional, provincial and private agencies to provide utility services.
7. Future subdivisions and development shall be logical, reasonable, and cost effective and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Village.

Public Works and Services Policies

8. Planning for water provision and waste management services shall ensure that:
 - a) Current systems are provided in a manner that can be sustained by the water resources;
 - b) Financially viable and compliant with all regulatory requirements; and,
 - c) Protect the public health and the natural environment.
9. The Village shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.
10. All developments shall be serviced in agreement with the Future Land Use Map or any future Area Concept Plans. The adequacy of municipal services will be monitored and upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.
11. The Village shall work with the Paynton and Cut Knife Planning District, organizations and agencies in providing and enhancing effective waste management and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid and industrial waste.

2.10 Transportation Networks

Paynton is situated along Highway No. 16, approximately 60 kilometers northwest of the Battlefords, and 80 kilometers east of the City of Lloydminster. Being in proximity to these areas brings opportunities for the Village and as well as the Paynton and Cut Knife Planning District. It is a priority to ensure a variety of transportation networks for pedestrians, cyclists and vehicles and that they are safe. The Village benefits from transportation services including regular STC bus service.

Objectives

- ❖ To provide a system of arterial, collector and local roads to accommodate anticipated traffic movements within the Village and provide an effective linkage to provincial highway system.
- ❖ To ensure that roads and sidewalk design permits safe and convenient pedestrian, bicycle and vehicle circulation.
- ❖ To establish safe, efficient and convenient transportation facilities and service for all users.
- ❖ To maintain the rail services as an important economic development opportunity for the Village and District.
- ❖ To ensure proper safety requirements for development along the railway.

Streets, Roadways and Access Policies

1. Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and provision of service roads may be required in some instances.
2. Sidewalks shall be identified and prioritized for upgrades/construction throughout the Community to ensure efficient and effective public access.
3. Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.
4. Appearance standards that improve the visual appearance when entering Paynton may include landscaping, signage or screening shall apply to lands near these entryways.
5. New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property.
6. New subdivisions may be required to enter into a subdivision servicing agreement and all roads and pathway construction must meet municipal requirements. Any future subdivision shall provide for general alignment of road networks identified in any adopted concept plan.

Railway Policies

7. The Village, through this Plan, shall provide for efficient and effective land use transportation planning. This includes consultation with neighbouring property owners, including railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:

- a) New land development or redevelopment in proximity to existing rail operations;
 - b) New or significantly expanded rail facilities in proximity to existing residential uses; and
 - c) Road/rail crossing issues.
8. The Village, together with the Railways, shall strive to improve information-sharing regarding existing and future planning efforts through early consultations in advance of proposed land use or transportation changes, projects or works.
 9. The Zoning Bylaw shall specify building setbacks utilized from the *Guidelines for New Development in Proximity to Railway Operations*³ for new developments located along an active rail line.
 10. The development of schools, commercial uses, parks or plazas should not locate in close proximity to active railway facilities unless there is the provision for adequate pedestrian crossings.
 11. Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 meters from the rail line in order to prescribe mitigation measures and to determine the viability of foundation structures.
 12. All costs associated with preparing the noise and vibration assessment and implementing the approved mitigation measures shall be borne by the affected developers.

2.11 Future Urban Development

The Village of Paynton is surrounded by agricultural holdings, in which it is supported by the community to remain in place. The Village would like to see more value added agriculture and organic farming methods utilized.

Objectives

- ❖ To plan for the possibility of urban expansion with regards to infrastructure, future land use needs and other services.
- ❖ To ensure development occurs in a manageable and sustainable manner.
- ❖ To support urban agriculture practices within the Village.

³ Information on building setbacks from railways can be found in Section 3.3, pg. 27 of the following document "Guidelines for New Development in Proximity to Railway Operations"
http://www.proximityissues.ca/asset/image/reference/guidelines/2013_05_29_Guidelines_NewDevelopment_E.pdf

General Policies

1. Future Urban Development Areas are identified within the Village limits on the Future Land Use Map. These are areas where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand.
2. Development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.
3. Future Urban Development Areas may include:
 - a) Lands which are capable of a full range of utilities, but for which no overall area concept plan has been approved for the general area; or
 - b) Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.

Section 3: Administrative Tools

3.1 Action Planning

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

To achieve the goals set out in this Official Community Plan and the Paynton and Cut Knife District Plan, a clear plan of action or implementation strategy is required. Action Plans for the Paynton and Cut Knife Planning District have been included as an appendix to the Paynton and Cut Knife District Plan. The Village of Paynton may choose to undertake action planning as part of this Official Community Plan. Each action item will relate to the policy statements included in the Plan and will require the action items to be prioritized. The actions items will be reviewed regularly to monitor progress and to determine if changes are required.

3.1.1 The Plan Guides Action

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

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

3.1.2 The Future is a Shared Responsibility

Communities are successful when all sectors co-operate with their time, effort and resources to enhance the quality of life in the greater community or district. The Village, together with the Paynton and Cut Knife Planning District, can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in the Village and District.

3.2 Implementation and Monitoring

3.2.1 Planning Tools

This Section outlines the variety of traditional tools the Municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreement, development levies and review processes to ensure that the Plan is effective over the long term.

3.2.2 Definitions

The definitions contained in the Village of Paynton Zoning Bylaw shall apply to this Official Community Plan and the Paynton and Cut Knife District Plan and are not contradictory to this Plan. Any amendments to one's Zoning Bylaw definitions shall ensure they do not conflict with other participating Municipality's Zoning Bylaw, Official Community Plan, and District Plan.

3.2.3 Adoption of the Official Community Plan

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

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

The application of the Official Community Plan policies is illustrated in the Future Land Use Map contained in "Appendix A." This Map is intended to illustrate the locations of the major land use designations within the Village of Paynton. This "Map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

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

3.2.4 Adoption of the Municipal Zoning Bylaw

Following the adoption of the Official Community Plan, the Village of Paynton is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- ✓ The Zoning Bylaw must generally conform to the Official Community Plan, and the Paynton and Cut Knife District Plan and future land use and development shall be consistent with the goals and objectives of this Plan;

- ✓ Future development will avoid land use conflict and meet minimum standards to maintain the amenity of the Municipality;
- ✓ Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards prescribed for each zone;
- ✓ Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- ✓ Undue demand shall not be placed on the Municipality for services, such as roads, parking, water, sewers, waste disposal, and open space;
- ✓ The objectives and policies in the Official Community Plan, and the District Plan, provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

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

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the Municipality should refer to the policies contained in the Plan and the “Future Land Use Map” (Appendix A), to ensure that the development objectives of the Municipality are met.

3.2.5 Adoption of the Paynton and Cut Knife District Plan

The Paynton and Cut Knife Planning District has adopted the Paynton and Cut Knife District Plan as per Section 102 of *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the Village of Paynton Official Community Plan to guide land use development decisions at the local and District level over the next 25+ years.

In support of the Paynton and Cut Knife District Plan, the Municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Paynton and Cut Knife District Planning Commission Agreement sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and others as per *The Planning and Development Act, 2007*.

3.2.6 Contract Zoning

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a rezoning agreement to have an area of land rezoned to permit the carrying out of a specified proposal, the council may enter into an agreement with the person setting out:

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

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

- ✓ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- ✓ The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- ✓ The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the Municipality as a whole.
- ✓ The use of these zoning tools does not undermine the intent of the Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

3.2.7 Concept Plans

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

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

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

3.2.8 Comprehensive Development Reviews

A Comprehensive Development review shall be completed and presented to Council by the developer proposing to rezone land for multi-parcel country residential, commercial, industrial purposes, or Intensive Livestock Operation purposes. The purpose of this comprehensive



review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- ✓ Proposed land use(s) for various parts of the area;
- ✓ The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- ✓ The location of, and access to, major transportation routes and utility corridors;
- ✓ The provision of services respecting the planning for future infrastructure within the Municipality;
- ✓ Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- ✓ Appropriate information specific to the particular land use (residential, commercial or industrial); and,
- ✓ Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the Municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

3.2.9 Development Levies and Agreements

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

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of 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 fees.

3.2.10 Service Agreements

Council may establish a separate fee Bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for

capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required by all subdivision proponents. The requirements, conditions and fees may vary depending upon service needs

As an example: Where a subdivision of land requires the installation or improvement of municipal services such as waterlines and sewage systems, streets or walkways within the subdivision, the developer will be required to enter into a Servicing Agreement with the Municipality to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services, such as the Municipality's water treatment plant. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

3.2.11 Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Village of Paynton and the Paynton and Cut Knife Planning District. The Municipality has input into the subdivision procedure:

- ✓ The Municipality provides comments on all subdivision applications within the Municipality.
- ✓ As per the Paynton and Cut Knife District Planning Commission Agreement, the Commission may provide recommendations and comments to the Municipality on any major subdivision application.
- ✓ The Municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the Municipality and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.
- ✓ In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Government Relations.

3.2.12 Monitoring Performance

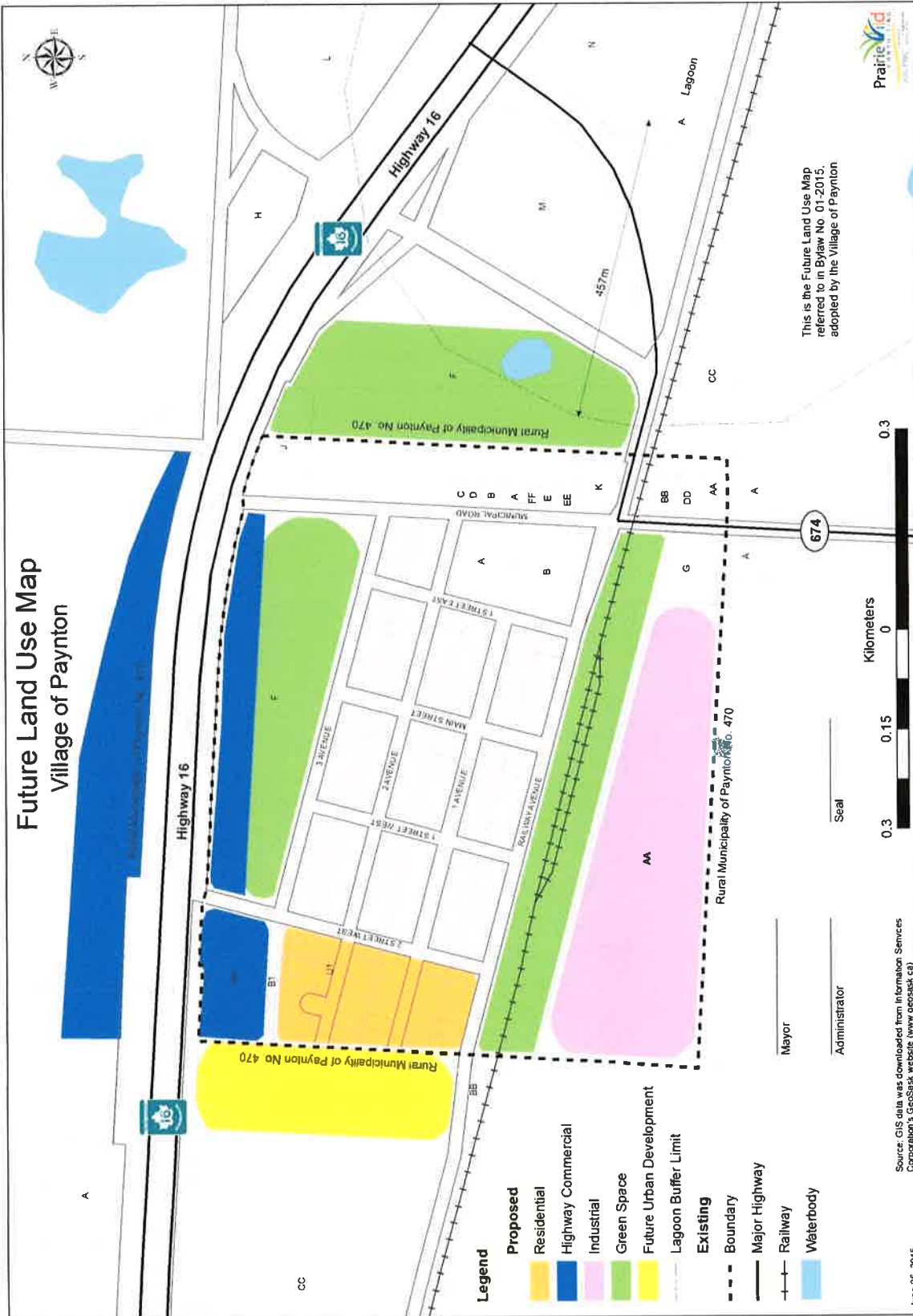
The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Village to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The "Plan" shall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

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Village and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

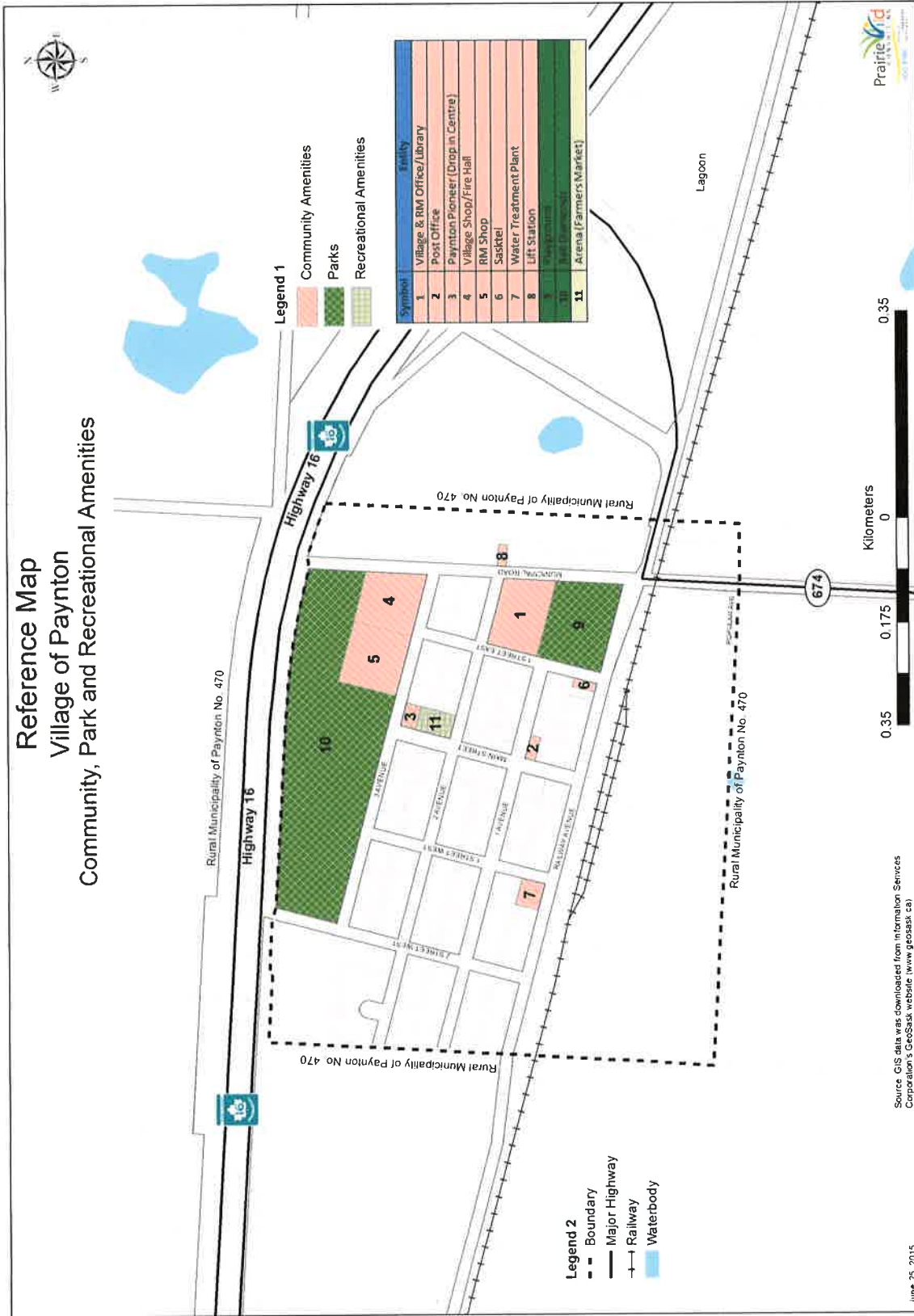
3.2.13 Amendment

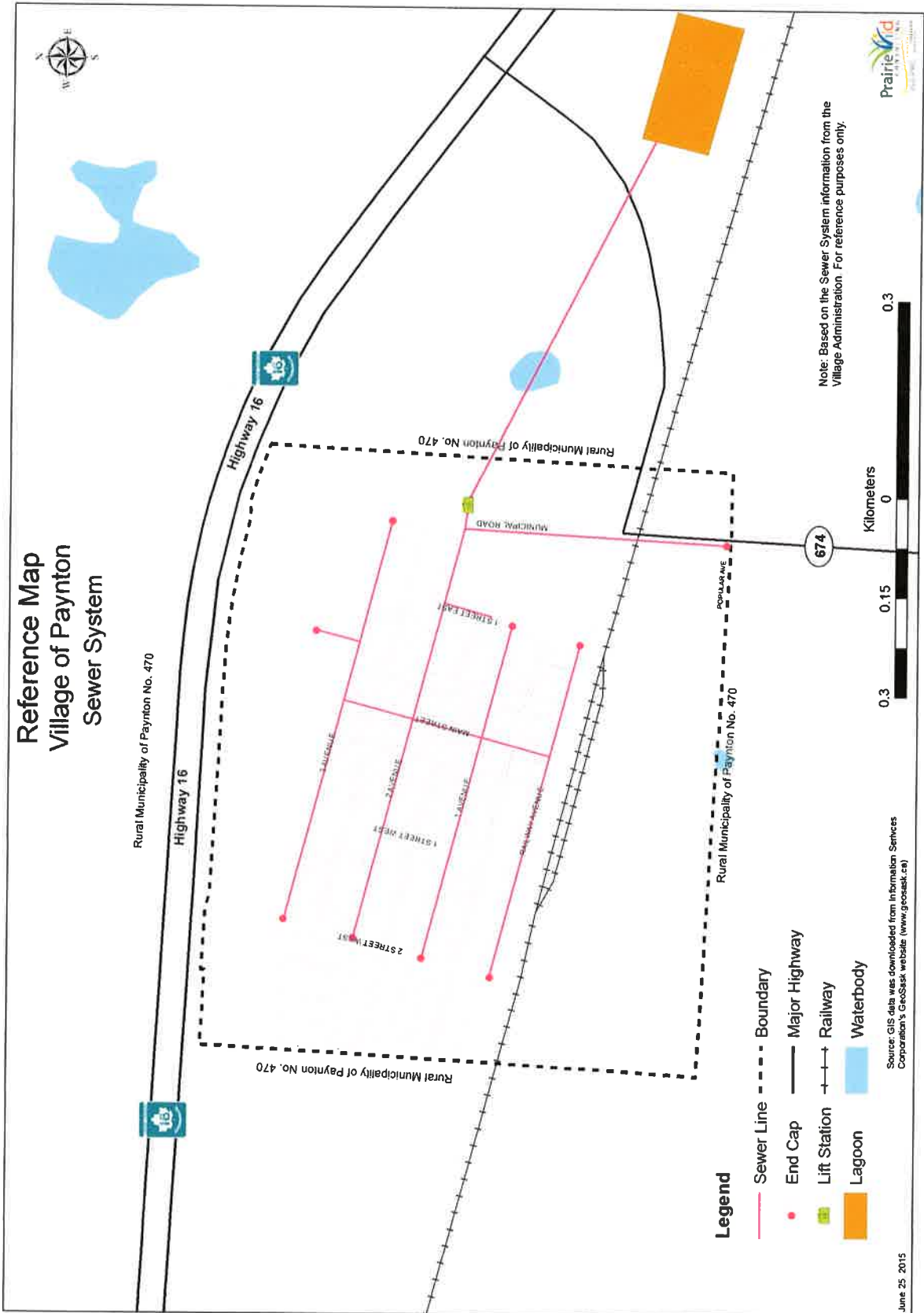
On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change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

Appendix "A" - Village of Paynton Future Land Use Map



Appendix “B” – Village of Paynton Reference Maps



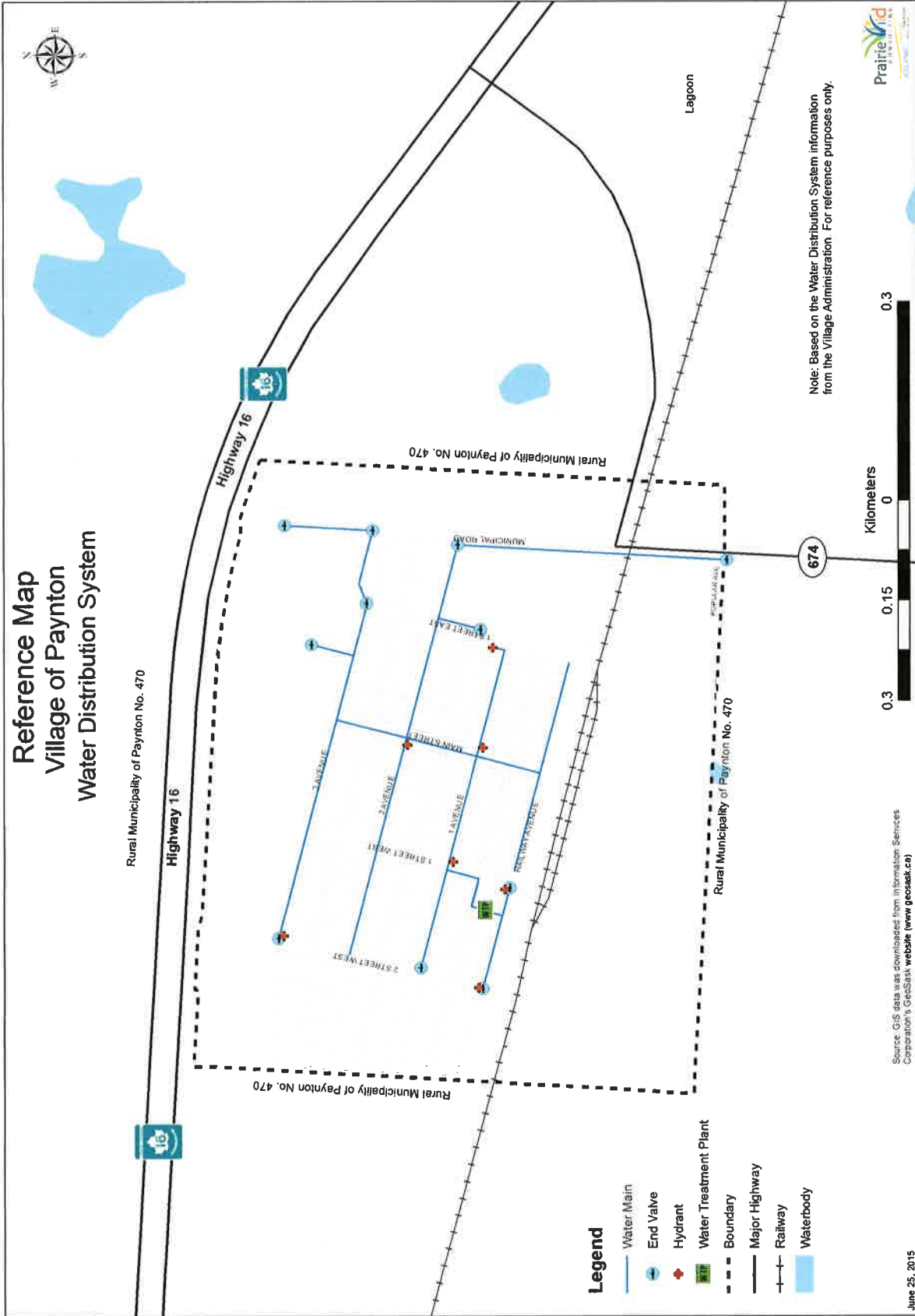


June 25, 2015

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca)

Note: Based on the Sewer System information from the Village Administration. For reference purposes only.





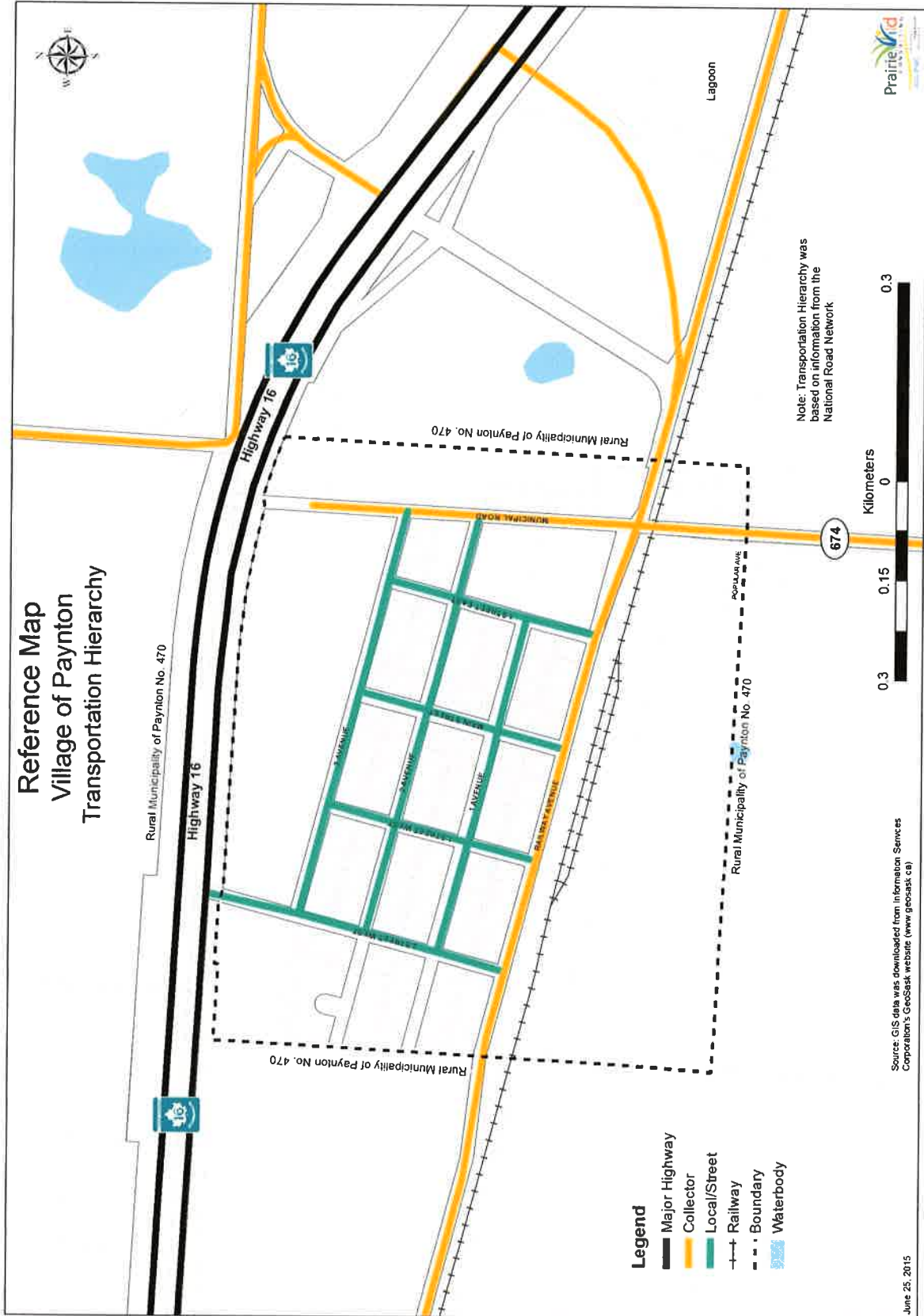
- Legend**
- Water Main
 - End Valve
 - Hydrant
 - Water Treatment Plant
 - Boundary
 - Major Highway
 - Railway
 - Waterbody

June 25, 2015

Source: GIS data was downloaded from Information Services Corporation's GeoSask website (www.geosask.ca)

Note: Based on the Water Distribution System information from the Village Administration. For reference purposes only.





Appendix “C” – Village of Paynton Infrastructure Capacities

Village of Paynton	
CONNECTIONS	75 active
WATER SUPPLY	Well-treated water not filtered. 20 gal/min
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	50% or 75 people
ANNUAL WATER TREATMENT	2.4 million gallons
SEPTIC TREATMENT	2 cell lagoon
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	100% or 150 people
SOLID WASTE MANAGEMENT (TRANSFER STATION / LANDFILL life expectancy)	Transfer station in Maidstone, recycle bins in Village or paper, cardboard, plastic and cans.
CURRENT ENGINEERING STUDY (YES/NO; YEAR)	N/A
PUBLIC WELLS OR WELL-HEADS	Yes
WATER LINES / UTILITIES	Yes
LAGOONS	Yes
CEMETERY	Yes, in RM.