

Exhibit "A"

Official Community Plan

Village of Paradise Hill Saskatchewan

VILLAGE OF PARADISE HILL BYLAW NO. 01/2013

A bylaw of the Village of Paradise Hill to adopt an Official Community Plan.

Whereas the Council of the Village of Paradise Hill has authorized the preparation of an official community plan for the Village by Keith Folkersen in consultation with SARM Municipal Planning Services under professional community planners to ensure compliance, pursuant to Section 29 of *The Planning and Development Act, 2007 (the Act)*; and

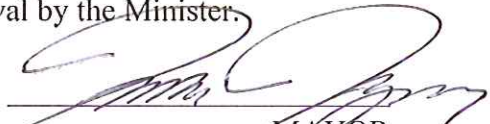
Whereas Section 35 of *the Act* provides that an official community plan must be adopted by bylaw, in accordance with the public participation requirements of Part X of *the Act*;

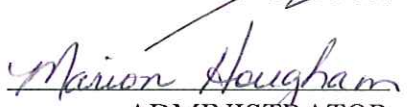
Whereas, in accordance with Section 207 of *the Act*, the Council of the Village of Paradise Hill held a Public Hearing on **February 10, 2014** in regards to the proposed bylaw, which was advertised in a weekly paper on **January 9, 2014** and **January 16, 2014** in accordance with the public participation requirements of *the Act*;

Therefore, the Council for the Village of Paradise Hill in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This bylaw may be cited as "The Village of Paradise Hill Official Community Plan".
2. The Official Community Plan of the Village of Paradise Hill is adopted to provide a framework to guide and evaluate future development within the Municipality, as shown on Schedule A, attached to and forming part of this bylaw.
3. Upon final approval by the Minister, the previous Basic Planning Statement for the Village of Paradise Hill being Bylaw No. 3/85 is hereby repealed in its entirety.
4. This bylaw shall come into force on the date of final approval by the Minister.




MAYOR

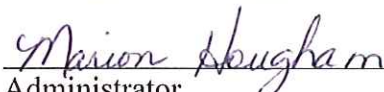

ADMINISTRATOR

Introduced and read for first time on the 10 day of December, 2012

Read a second time on the 28 day of January, 2013

Read a third time on the 10 day of February, 2014

Certified a True Copy of
Bylaw No. 01/2013, adopted by Council
on the 10 day of Feb., 2014.


Administrator



November 13, 2012

THE VILLAGE OF PARADISE HILL OFFICIAL COMMUNITY PLAN

**VILLAGE OF PARADISE HILL
OFFICIAL COMMUNITY PLAN**

**SCHEDULE 'A' to
BYLAW NO. 01/2013**



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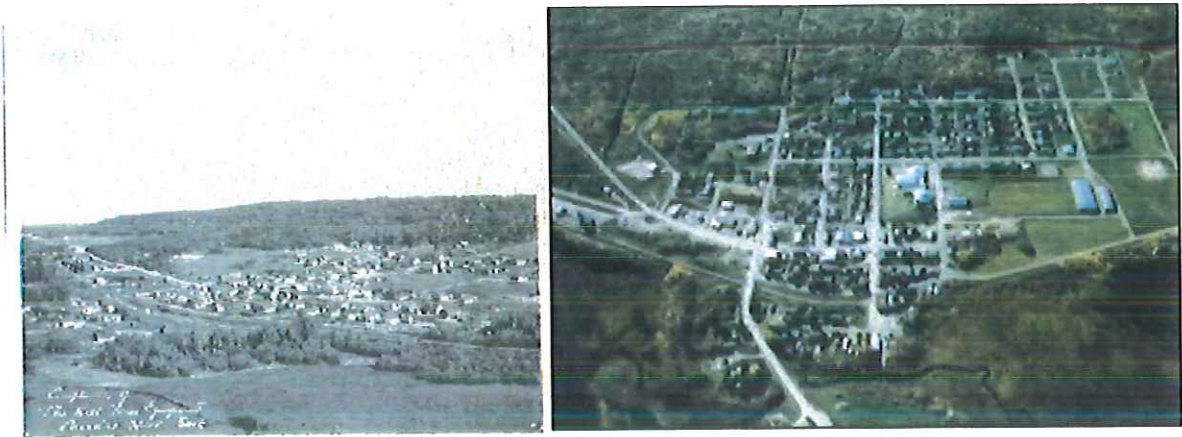
Photo Courtesy the Village of Paradise Hill

1. INTRODUCTION

This Official Community Plan is adopted by the Village of Paradise Hill, which will be referred to as "the Village" or "the Village of Paradise Hill" throughout this document, in accordance with sections 29 and 35 of *The Planning and Development Act, 2007*, (*the Act*), to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the Village limits. This plan is meant to guide the decisions of the



Village Council, administrators, and other decision makers in order to achieve long-term goals chosen by the entire community. This Official Community Plan is a legally binding document which will influence the zoning bylaw and inform development decisions.



Photos Courtesy the Village of Paradise Hill

2. PLANNING CONTEXT

2.1 Municipal Vision

The Village of Paradise Hill is full of opportunities for growth and prosperity. The Village will make the most of the opportunities for growth and improvement by creating a simple and straightforward plan for future development. This plan will allow for a large variety of uses in order to allow for a diverse supply of businesses, commercial services and housing options.

The Village will work to create a 2% annual population growth and consistent growth of the commercial and industrial sectors of the community.

The Village will work to attract all kinds of business into the community with the exception of those businesses, such as Intensive Livestock Operations, that will, in Council's opinion, create an undesirable condition for other development.

The Village will work to create a family friendly, environmentally beautiful and safe place to live for young and old. It will work to serve new and old businesses while protecting its sense of character and history as an agricultural community.

2.2 Plan Philosophy

The Village of Paradise Hill is open to new development. The Council will work to create opportunities for growth to occur by providing new opportunities for businesses and housing. The Village Council will stay open to new ideas for development as long as they are incorporated into



the long term plans for the community. This plan is meant to allow for a variety of options and approaches to development while providing the guidance necessary to create a wonderful place to live, work, retire and do business. The unique geography of the Village influences what can be developed in certain areas of the Village and Council and the Administration staff of the Village are always willing to help new businesses and developers understand how they can become part of the community.

2.3 Municipal Goals

- 2.3.1 To accommodate growth and change in the Village in accordance with business friendly and environmentally sustainable practices.
- 2.3.2 To clearly outline the rules for development in order to create a positive investment climate while protecting the amenities of the Village.
- 2.3.3 To encourage development that creates a safe, liveable, and strong community that enables economic development and sustainability.
- 2.3.4 To make the Village environmentally, socially, culturally and economically healthy and sustainable for future generations.
- 2.3.5 To encourage the location and retention of institutional and recreational facilities within the Village which service and enhance the quality of life for the region.





Photo Courtesy the Village of Paradise Hill

3. GUIDING PRINCIPLES

Land use is regulated in order to guide action and create clear and concise goals and rules. These goals and rules show investors and residents the possibilities in an area while protecting the existing property values, businesses, resources, people, environment and infrastructure. Proper land use policies maximize the potential of an area while managing risk.

3.1 Balancing interests, rules and flexibility

Planning decisions need to consider and balance the needs of all stakeholders in an area. A proper plan must look past present desires and start to understand how its decisions will have consequences that will shape cultural, natural, social and economic environments.



There also must be flexibility within the plan in order to allow it to grow and adjust as the Village and region evolve. This plan will help investors see what they can and cannot do while showing governing bodies what kind of development is allowed in different areas. Flexibility is maintained in the plan by allowing the developers and private members of the community the ability to determine many of the details, with the Village guiding development in the desired direction.

3.2 Sustainability

The planning decisions of an area must be able to stay relevant over time. Changes and updates to a plan are inevitable but with the proper research and foresight the management of resources and the economy is something that is done for the present and future generation. The application of sustainable planning, development and production practices benefits everyone and demonstrates Saskatchewan's commitment to the global community.

3.3 Provincial-Aboriginal Involvement

The Village is committed to creating an open dialogue with the Province and the Aboriginal peoples that are part of the community. The Village recognizes and respects the rights and responsibilities of Aboriginal people as legally defined through Treaties and The Constitution Act, 1982. The Village respects the unique nature of First Nations communities in the area, such as the Onion Lake First Nation and is willing to discuss issues and concerns that these communities may have.

3.4 Cooperation

Cooperative planning maximizes the use of natural and human resources. The collaboration between the Village of Paradise Hill, The RM of Frenchman Butte No. 501, the Town of St. Walburg, other surrounding towns and villages, and the region as a whole will be integral to the success of the area. It is important that responsibility is shared and that all the players are able to make trade-offs in order to succeed while allowing others to prosper. Differing sectors and jurisdictions will have different wants and needs but through cooperation and dialogue we will be able to create a better future for all parties involved.

3.5 Consultation

Consultation is the key to a successful community. The knowledge of the players involved and the issues they face is essential. Consulting with those involved in the different areas of the community will give the Village the information it needs to truly understand development in their community. The Village will provide opportunities for meaningful communication with all segments of the community when important developments and changes arise.



The Village will engage the community in the preparation of plans to guide land use and development, and to communicate with the public as development opportunities are considered. The process, notification period and appeal mechanisms will be clearly outlined in planning documents. The Village will encourage developers to also engage the public in a discussion, work to avoid conflicts, and resolve issues as they arise. Consultation and cooperation in resolving land use issues between municipalities or other jurisdictions is essential to facilitate development.

Through consultation, the concerns and needs of all players can be balanced in order to avoid conflict, negative effects or delays when dealing with development.

3.6 Mutual Respect

Mutual respect between stakeholders is fundamental to good planning. Differences in status, culture, traditions, social and economic views, and values must be respected as we plan together to create a community. The needs and views of all people must be mutually respected as the Village council works together with its public in the management of common resources, and the development of economic, social, and environmental opportunities.

3.7 Initiative and Enterprise

Success is achieved by combining planning with individual initiative and enterprise. Planning provides direction and timing for infrastructure development to support individual business decisions. Council recognizes that opportunities may be missed if infrastructure is not available in a timely manner. Council is committed to ensuring that the local land use decisions support enterprise and initiative. Council will negotiate fairly with developers to ensure that the cost of development is appropriately borne by those who benefit.

3.8 Learning and Innovation

Planning and Development are not static processes and involve the willingness to learn and adapt. Over the history of the Village of Paradise Hill, we have seen the kinds of development, the forces driving development and the problems and opportunities caused by development all change drastically. The Village is committed to analyzing and evolving to face the problems of the future. The Village will ensure that this Official Community Bylaw and the Zoning Bylaw are reviewed at least once every five years by Council in order to ensure the legislation is staying current and serving the community. The Village of Paradise Hill will also review the plan every time a new member of Council is elected who does not have previous experience as a Councillor of the Village of Paradise Hill.



4. HISTORY & BACKGROUND

4.1 Site and Situation

The Village of Paradise Hill is built partially on a beautiful rolling hill overlooking the beautiful Saskatchewan prairie. The Village is located in an area with access to water and many other natural resources. The area is experiencing a demand for new residential and business opportunities from those looking to capitalize on the growth in the region. Being situated on a hill adjacent to water bodies, the area has a high flow drainage system which must always be maintained when developing land in order to ensure flooding does not become an issue.

The area started to experience settlement around 1910, with a new hamlet coming in around 1923 due to the railroad passing through the area. In January 1947, Paradise Hill was incorporated as a Village¹.

Paradise Hill had a population of 483 in the 2006 Census and 515 in the 2011 Census; and the population is forecasted to grow, as is the population of the entire region. This population growth is also happening at a time when households are getting smaller, increasing the need for housing in the Village.

4.2 Regional Context

The Village of Paradise Hill is located on the Number 3 highway, approximately 60 km northeast of Lloydminster. The Village acts as a service centre for the surrounding agricultural region, as well as a place of employment and business for many who live in the surrounding area. The Village's location on the No.3 highway means that it also operates as a service centre for travelers from places like Prince Albert, Lloydminster, North Battleford, Saskatoon and Edmonton. Many industries and groups connected to the oil and gas industry frequent the Village, as it is located in an area with a lot of heavy crude oil development.

Many municipalities in the area are experiencing growth and it is important that all municipalities in the region work together in order to plan for the new opportunities and challenges that face them. The region already works together with the Village of Paradise Hill dealing with waste issues through the West Yellowhead Waste Resource Authority (WYWRA), dealing with economic issues through the North West Enterprise Region, dealing with fire safety and many other issues.

¹ p-wild. Paradise Hill and District Historical Society. 1991. *Echoes of an Era*. Altona: Friesen Printers.



Table 1-1: Total Population Village of Paradise Hill 1991-2006

Year	Population	Average Household Size (SK)
1991	455	n/a
1996	466	2.6
2001	486	2.5
2006	483	2.4
2011	515 ²	n/a

The table above was taken from the Village of Paradise Hill Community Profile available from Statistics Canada.³ The 2011 Census Data has also been included for the total population. This shows that the population was steadily growing despite the falling household size in Saskatchewan at the time. Census Canada recorded that the average household size for Saskatchewan residents was 2.6 persons in the 1996 Census, 2.5 persons in the 2001 census and 2.4 persons in the 2006 census⁴. Population statistics have shown steady growth in the province since 2008,⁵ with the latest data showing the population to be well over 500 people in the Village. The combination of population growth with shrinking household sizes creates a need for new housing and housing options in order to keep up with demand in the area.

Table 1: Annual Population and Growth Rates, January 1, 2002 - January 1, 2011

Date	Manitoba		Saskatchewan		Alberta	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
Jan-02	1,153,051	0.40%	998,827	-0.46%	3,092,825	2.14%
Jan-03	1,158,511	0.47%	996,338	-0.25%	3,155,362	2.02%
Jan-04	1,167,997	0.82%	996,754	0.04%	3,210,199	1.74%
Jan-05	1,176,114	0.69%	996,047	-0.07%	3,277,348	2.09%
Jan-06	1,179,993	0.33%	992,295	-0.38%	3,371,821	2.88%
Jan-07	1,186,827	0.58%	994,149	0.19%	3,471,715	2.96%
Jan-08	1,199,354	1.06%	1,007,537	1.35%	3,545,176	2.12%
Jan-09	1,211,240	0.99%	1,021,454	1.38%	3,632,086	2.45%
Jan-10	1,226,738	1.28%	1,036,972	1.52%	3,690,250	1.60%
Jan-11	1,243,653	1.38%	1,052,050	1.45%	3,742,753	1.42%

Source: Statistics Canada

² Statistics Canada. 2012. *Paradise Hill, Saskatchewan (Code 4717034) and Division No. 17, Saskatchewan (Code 4717) (table). Census Profile, 2011 Census.* Statistics Canada Catalogue no. 98-316-XWE. Ottawa. Released February 8, 2012.

³ <http://www12.statcan.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E> (accessed March 8, 2012).

⁴ Stats Canada 96, 2001 and 2006 census data.

⁵ Stats Canada 96, 2001 and 2006 census data. http://www12.statcan.ca/census-recensement/2006/dp-pd/92-596/P2-2.cfm?S=6&O=A&T=PR&LINE_ID=407&TOPIC_ID=400

⁶ Statistics Canada data from the Saskatchewan Annual Population Report for the 2010 Calendar year, <http://www.stats.gov.sk.ca/stats/pop/APR%202010.pdf>



**Table 3: Origin and Destination of Interprovincial Migrants,
January 1, 2010 to December 31, 2010**

Origin	Destination												
	NFLD	PEI	NS	NB	PQ	ONT	MAN	SASK	ALTA	BC	YT	NWT	NVT
NFLD	0	161	1,423	786	162	3,019	242	187	3,959	548	18	99	146
PEI	165	0	763	441	300	1,593	38	60	536	514	0	15	8
NS	1,200	533	0	3,006	857	6,641	283	312	4,842	1,753	66	126	112
NB	392	475	2,392	0	1,903	3,435	379	293	2,528	759	25	17	0
PQ	311	251	736	2,136	0	18,531	773	788	3,944	3,340	56	70	144
ONT	3,646	1,272	6,688	3,684	16,017	0	5,659	4,517	21,485	16,941	396	506	443
MAN	212	87	419	232	586	5,958	0	2,723	4,866	4,007	16	124	127
SASK	24	102	289	224	341	2,605	2,408	0	11,077	3,676	32	52	48
ALTA	2,877	446	3,402	2,033	4,016	18,197	4,220	11,108	0	26,137	246	622	96
BC	661	302	1,766	629	2,948	15,600	2,730	3,271	25,327	0	657	268	54
YT	14	11	5	53	87	212	31	120	570	653	0	66	26
NWT	219	0	39	0	67	450	60	177	1,015	473	128	0	118
NVT	132	0	11	62	51	470	113	11	48	50	26	248	0

	NFLD	PEI	NS	NB	PQ	ONT	MAN	SASK	ALTA	BC	YT	NWT	NVT
In	9,853	3,640	17,933	13,286	27,335	76,711	16,936	23,567	80,197	58,851	1,666	2,213	1,322
Out	10,750	4,433	19,731	12,598	31,080	81,254	19,357	20,878	73,400	54,213	1,848	2,746	1,222
Net	-897	-793	-1,798	688	-3,745	-4,543	-2,421	2,689	6,797	4,638	-182	-533	100
Rate ¹	-0.18%	-0.56%	-0.19%	0.09%	-0.05%	-0.03%	-0.20%	0.26%	0.18%	0.10%	-0.54%	-1.23%	0.31%

Source: Statistics Canada

¹ Net Migration Rate is annual net interprovincial migration expressed as a percentage of provincial population at the start of the year.

⁶ The graph above was sourced from the "Saskatchewan Annual Population Report, Calendar Year 2010," and is compiled from Census Canada Data.

The table above shows that over 11,000 people leave Alberta for Saskatchewan every year. Although this population migration is fairly mutual, the Village's location near Lloydminster and Edmonton and the growing oil and gas extraction industry provides an ideal opportunity to capitalize on the population exchange coming from Alberta. This means that the Village must have a strategy to house those moving to Saskatchewan for work, or moving back to Saskatchewan from Alberta looking to start families, raise children or retire to the area. This migration and growth creates the need for different kinds of housing. The current style of affordable and safe single family housing must be accompanied by a strategy to create multi-unit residential housing of differing types. The kinds of growth the Village is facing requires housing for workers and young professionals new to the community, which could be made more affordable through apartment style suites, 2 and 4 unit houses (duplex, four-plex), and condominium developments. Housing for those looking to retire, or already retired and looking to move, needs to be addressed in order to serve the aging population. Dwellings which provide

⁶ Saskatchewan Annual Population Trends – Calendar Year 2011, March 21st, 2011, <http://www.stats.gov.sk.ca/stats/pop/APR%202011.pdf>



housing for the elderly at different stages of independence need to be included in any growth plan of the community and possible solutions and locations should be targeted.

4.3 Municipal Resources

4.3.1 Natural Resources

There is good reason for the Village of Paradise Hill to value the many natural resources in their community. It is in the Village's best interests to protect these resources in order to ensure that it remains an amazing place to live and do business. The access to Leclair Creek, as well as the Glenbogie Walking Trail and bridge (Trans-Canada bridge) need to be protected to allow residents and tourists access to the natural features of the Village. It is also in the interest of the Village to protect natural species habitats and areas where birds congregate. This creates a community that can truly enjoy the finest the natural world has to offer. The Village will work to protect and expand the amount of green space and park space in the community. Current park space or public lands should not be removed without setting in motion the process to create new, equivalent park space in other areas of the Village. The Village will protect the natural vegetation in the area as well as the view from the hill. The view from the hill is an important resource that helps to give the Village a sense of individuality and character, and it needs to be protected through proper landscaping and development controls.

4.3.2 Community Assets

Community assets and facilities create the public spaces where people come together and become a strong community. Paradise Hill's ball diamonds, arena, school and track help those in the community stay physically active and healthy. Supporting the Care Home, Health Clinic and Lab allows the community to serve those who need access to medical care at different stages in their lives. The K-12 school is an extremely important asset that allows for families to raise their children in the community without the need for excessive bussing or transportation. Having a post office, recycle depot, library, reverse osmosis water plant and fire hall provide the community with the amenities it needs to provide comfort, security and convenience to the residents of the Village. The Kinsmen Community Hall serves both as a place for the public to come together socially and a place for community groups to interact directly with the public in order to share information. Plans are in place for a new community hall to be attached to the school. It is important we retain these buildings for public uses that help build a healthy sense of community involvement. Culturally, the Village has a collection of public art that helps create a sense of individuality and these features need to be protected and cared for. The historic Our Lady of Sorrows Church, the Ox and Cart statue and Tipi are all important visual ties the community has that connect the past with the present and ensure future generations understand and respect the unique identity of the Village; these assets need to be maintained, protected and celebrated. The community's connection to the arts combined with its connection to the past through historic buildings, such as the elevators and local businesses, allow the Village to truly have a sense of place that is distinct and enjoyable. These assets all help to generate a sense of pride and



community that contributes to a low crime rate and a close knit community, making Paradise Hill one of the greatest places to live. These assets must be protected and maintained for the good of the Village.

5. FUTURE LAND USE

5.1 The Purpose of the Future Land Use Maps

The **Future Land Use Maps in Appendix A** shows the development strategy for the Village and surrounding area. It is intended to be used as a guide along with the goals and policies in this section to communicate the vision for the development of the Village. It will provide guidance to council, while providing assurance that potential development fits within the community's vision for the future.

5.2 The Future Land Use Map Policies

- 5.2.1 – The Council of the Village may rezone to allow development in the Village to work towards the goals in this plan, as outlined in **the Future Land Use Maps**;
- 5.2.2 – The Council of the Village will not allow for rezoning or development of any kind in the areas of **the Future Land Use Maps** labeled as "Undevelopable or Hazard Lands;"
- 5.2.3 – Development outside of the Village limits will be directed **into future residential, commercial, and industrial areas** located **outside municipal limits in the RM of Frenchman Butte**;
- 5.2.4 – The Village will support Commercial development along the highway with Industrial development behind it as outlined in **the Future Land Use Maps**;
- 5.2.5 – The Village will work to create residential infill in areas already zoned residentially and will work to support multi-unit housing and assisted living developments in numerous areas with a focus on developing multi-unit housing near the Health Clinic and the Downtown Core (C1 District).



6. RESIDENTIAL DEVELOPMENT

6.1. Discussion

The Village of Paradise Hill wants to use its growth to improve on what it believes is one of the greatest places to live in Canada. The Village wants to allow for new residential development that will meet a variety of different needs, housing types and price brackets. They want to ensure that the beautiful view is maintained and that the municipality will work with residents to create a clean and wonderful place in which to live.

6.2 Goals

- 6.2.1. To allow for residential development in the Village of Paradise Hill that serves short-term needs while allowing for long-term growth of the Village;
- 6.2.2. To protect property values, and improve them when possible, by protecting the natural beauty of the Village;
- 6.2.3. To connect residential areas to each other and to community services through the creation of greenspaces and walking trails;
- 6.2.4. To provide for a variety of housing types and ownership options;
- 6.2.5. To ensure residential development allows for the inclusion of home based business where it falls within the goals and policies of the business section of this OCP and the accompanying zoning bylaw;
- 6.2.6. To create tools for Council that allows the Village of Paradise Hill to protect property values by creating aesthetic consistency. The Village still desires new and different buildings but they must be able to coexist with existing development in that their design, age, quality and appearance is consistent with the community as a whole.

6.3 Policies

- 6.3.1. The Village will work to develop new residential lots in the areas marked "Future Residential" on The Future Land Use Map, shown in Appendix A.



- 6.3.2. To accommodate town houses and multi-unit housing in the residential district in the Zoning Bylaw. Council will support multi-unit housing in the areas marked as “**Residential**” on **Map 1: Future Land Use** when appropriate. The lands closest to the Health Clinic will be favourable for multi-unit assisted living areas while the lands closest to the Commercial Core will be favourable for condominiums, apartments, rental housing or other kinds of multi-unit dwellings;
- 6.3.3. Mobile Homes will be accommodated in the MH – Mobile Home Districts, Council may look at zoning to the Mobile Home District portions of the **NE section of 33-52-24** marked for "Future Residential" on **the Future Land Use Map, shown in Appendix A.**
- 6.3.4. Moving any residential building into the Village will always be a discretionary use, to be decided on by Council, based on requirements listed in the zoning bylaw;
- 6.3.5. Live up, work down, mixed use developments will be allowed in the C1 District as long as the street level remains used for commercial purposes and the residential use is secondary and subordinate to the commercial use;
- 6.3.7. The Council and administration of the Village of Paradise Hill will support new High Density Residential Developments with tax breaks and financial incentives whenever, in Council's opinion, it will benefit the Village;
- 6.3.8. The terms "Multi-unit" and "live up/work down" shall be defined in the Zoning Bylaw.



7. COMMERCIAL DEVELOPMENT

7.1 Discussion

Commercial development within the Village of Paradise Hill is something the community wants to see expanded and there is a large market for commercial services in the area. The Village wants to ensure that it is able to accommodate a large range of commercial services in a way in which they can prosper.

7.2 Goals

- 7.2.1. To create a vibrant downtown that is visible, accessible and inviting to all those who live in or pass through the Village of Paradise Hill;
- 7.2.2. To accommodate existing dwellings in the core areas and to provide opportunities for mixed use developments that allow for residences above commercial businesses.
- 7.2.3. To promote commercial businesses in the Village of Paradise Hill through finding new ways to engage drivers passing through the Village, advertise for local businesses and create an atmosphere where stopping, shopping, touring and enjoying the Village of Paradise Hill is an easy and desirable option for non-residents;
- 7.2.4. To promote safe and harmonious commercial development that is mindful of surrounding land-uses;
- 7.2.5. To use areas of dense commercial development as places where people want to be and congregate in order to create a healthy and vibrant commercial community;
- 7.2.6. To ensure that any sites in the Commercial Districts with a commercial primary use continue to be used for a commercial primary use.

7.3 Policies

- 7.3.1. Council will consider redevelopment of properties for high density and seniors' residential projects in and around the core commercial area;
- 7.3.2. Council is committed to strengthening the viability and vitality of the core commercial area by:
 - i. enhancing the aesthetic appearance of the downtown and providing public amenities;
 - ii. facilitating development in the central commercial area through the purchase or exchange of land, on a case by case basis, within the Village's financial capability;
 - iii. encouraging multi-unit development in residential areas adjacent to the core;
 - iv. providing opportunities for 'live up, work down' mixed use development with ground floor retail use;



- v. providing for and encouraging the preservation and adaptive reuse of heritage buildings;
- vi. considering assisted seniors housing projects within or adjacent to the core.

7.3.3. Council will work to promote the area as a place to do business and will work with the Provincial Government to try to promote local and regional commercial initiatives;

7.3.4. To ensure home based businesses will work harmoniously with other uses and allow for the use to serve the community without negatively affecting any other residential or commercial property through its location;

7.3.5. To promote home based businesses only in areas where they are appropriate and will not cause problems for the community in that they:

- i. will not create noise or nuisance that could cause a negative effect on the value of any business, residence or property of any kind;
- ii. will not create any smells or waste issues that would cause undesired consequences for others in the area;
- iii. the building must be suited to the kind of home-based business proposed and able to handle both the commercial and residential uses in a way that protects the health, safety and prosperity of the community.

7.3.6. Council will work with, and at the very least contact, interested commercial parties, such as Chambers of Commerce for the Village or RM;

7.3.7. The Council and Administration of the Village of Paradise Hill will support new Commercial Development with tax breaks and financial incentives whenever, in Council's opinion, it will benefit the Village;

7.3.8. Council will support rezoning of areas adjacent to the current C1 District to the C1 District if, in the eyes of Council, it will be appropriate and beneficial for the Village;

7.3.9. Council will support rezoning to the C2 Highway Commercial District any areas marked on **the Future Land Use Map in Appendix A** as "Highway Commercial" if, in the opinion of Council, it will be beneficial to the Village.

7.3.10. Live up, work down mixed use developments will be allowed in the C1 District as long as the street level remains used for commercial purposes and the residential use is secondary and subordinate to the commercial use;

7.3.11. The Council and administration of the Village of Paradise Hill will support new high density residential developments with tax breaks and financial incentives whenever, in Council's opinion, it will benefit the Village, even if these developments are within the C1 Commercial District.



8. INDUSTRIAL DEVELOPMENT

8.1 Discussion

The Village of Paradise Hill supports industrial development and is willing to help support new industrial development in the Village. It is in the interest of everyone in the Municipality to find ways in which to integrate industry into the Village in a way that minimizes conflict and maximizes economic gain. The Municipality will look for innovative ways in which to support new development on the industrial sector.

8.2 Goals

- 8.2.1. To support existing industrial development and to allow for new industrial development that will allow for the diversification of the local economy;
- 8.2.2. To create new ways for existing industries to thrive in Paradise Hill by allowing for billboards and advertising;
- 8.2.3. To ensure industrial uses exist harmoniously with other uses in the Village of Paradise Hill;
- 8.2.4. To allow for industrial activities that respects the economic and environmental health of the Village of Paradise Hill and surrounding area;
- 8.2.5. To designate areas suitable for orderly and economical industrial development;
- 8.2.6. To work to find ways to make it financially sustainable for industry to locate in the Village.

8.3 Policies

- 8.3.1. When necessary the Village may acquire land for industrial development through purchase or exchange;
- 8.3.2. Infill of vacant industrial land or expansion of developed areas will be encouraged;
- 8.3.3. Billboards and other forms of advertising will be accommodated subject to rules in the Zoning Bylaw;
- 8.3.4. A broad range of industrial uses will be accommodated in the Zoning Bylaw, uses that are potentially noxious or hazardous will be discretionary uses;
- 8.3.5. Development standards will be established in the Zoning Bylaw for land designated for industrial use along the highway in order to promote aesthetically pleasing development and ensure the continued success of the Village.



9. COMMUNITY SERVICES

9.1. Discussion

The Village of Paradise Hill is committed to providing community services to its residents. The Village is already a wonderful place to live with many opportunities to enjoy the community, however, the Village realizes that there are always new services that could be offered or new ways that existing services can be provided to the public. The Village will remain open to reusing public buildings for new purposes and will look to reuse existing private buildings when and if it is appropriate.

9.2. Goals

- 9.2.1. To increase the accessibility of community services to the public;
- 9.2.2. To work to connect public buildings, public parks and the Downtown Core to residential areas through walking paths that will respect the safety and comfort of pedestrians;
- 9.2.3. To support community service delivery agencies in the provision of services and where appropriate, to assist in programming of services to the public;
- 9.2.4. To provide parks and green spaces that may be used by the public and accessible from residential areas via walking trails and pedestrian pathways;
- 9.2.5. To look for new opportunities to take advantage of spaces that may be unused such as abandoned railway lines and old commercial or industrial properties in order to create new community spaces and services.

9.3. Policies

- 9.3.1. The Village will work to maintain and improve parks, playgrounds and green space in order to create green pathways for pedestrians and improve the quality of life in the community;
- 9.3.2. Community Beautification will be a focus in developing and maintaining aesthetically pleasing views in the Village;
- 9.3.3. Strategies will be developed for the conservation of water in maintaining parks and open spaces, including but not limited to:
 - i. hard landscaping, xeriscaping and controlled water techniques to control water consumption;
 - ii. using indigenous vegetation and drought resistant trees whenever possible;
 - iii. dedication of land in naturally low areas for the purpose of retention as drainage swales, drainage ponds and other water retention features.



9.3.4. When there is subdivision of land, any area that is determined to be hazard lands will be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*. This will not count towards the Municipal Reserve requirement unless it is agreed that the area will be used for a park or public space that will be maintained and used by the public.

9.3.5. The following factors will be considered in making decisions on the provision of dedicated lands in the form of municipal reserve and environmental reserve:

- i. in new residential developments, developers will meet the requirements for the designation of lands in the form of Municipal Reserve areas for park spaces and the designation of lands for Environmental Reserve;
- ii. where cash-in-lieu is taken to fulfill the designated lands requirement, decision makers will examine whether or not there is land in the area that could be used for stormwater management or for expansion and development of Public Reserve or Environmental Reserve in nearby areas;
- iii. in commercial or industrial subdivisions, developers should consider that dedicated lands can provide an extension to residential area parks and pedestrian connections to these parks and extensions to Environmental Reserve areas.

9.3.5. The Village will work with the Board of Education supporting:

- i. park space adjacent to the school sites
- ii. the joint use of school and community facilities as a means of providing cost efficient services to the public
- iii. the delivery and development of enhanced educational services to the community and area residents in response to growth
- iv. public awareness of local educational opportunities
- v. potential joint funding of community and recreational projects on a regional basis.

9.3.6. The Village may look at developing parks spaces on the NE Section 33-52-24-W3M, encompassing Parcel A and the area west of it as it is within an area that has restricted development due to adjacency regulations of the lagoon specified in section 15(1) in the *Subdivision Regulations*.



10. HERITAGE RESOURCES

10.1 Discussion

Paradise Hill has many heritage resources that are part of the identity of the Village. Landmarks such as Our Lady of Sorrows Roman Catholic Church and the iconic Giant Ox and Cart are a part of the history of the Village and need to be preserved. The Village is committed to identifying and protecting heritage resources in order to maintain the character and soul of the area.

10.2 Goals

- 10.2.1. To identify, retain and enhance the historic buildings and features of the Village;
- 10.2.2. To promote the use of historic buildings and cultural features through awareness and community events;
- 10.2.3. To recognize historical places in the Village of Paradise Hill through placing markers, signs, plaques and other features.

10.3 Policies

- 10.3.1. The Village supports the preservation of historical buildings and sites, and where appropriate will designate such properties under *The Heritage Property Act*.
- 10.3.2. The Village will designate properties under *The Heritage Property Act* where:
 - i. clear and documented historical significance is provided to Council;
 - ii. the building is of architectural significance or interest;
 - iii. the building is economically capable of refurbishment and of adaptive reuse in its preserved state;
 - iv. potentially, with the involvement of the Village of Paradise Hill or other agencies or groups in the area, the use will be sustainable over time.
- 10.3.3. Council will consult the public when designating properties under *The Heritage Property Act*;
- 10.3.4. Council will protect what it considers to be municipal heritage sites by requiring that any changes to these sites be reviewed and decided on by Council. Council will make their decisions on changes to a heritage site based on the principles within *The Heritage Property Act*, treating the site as they would any site designated a Heritage Site by the Province.



10.4 Municipal Heritage Sites

10.4.1 – Teepee Grounds

The Village will respect its history and ties to the First Nations and Aboriginal Peoples of the area through protection of the Teepee and grounds, through naming it a Municipal Heritage Site, and commemorating the long and complex history of the area.



Photo Courtesy the Village of Paradise Hill

10.4.2 – Twice Life Sized Ox and Cart

In 1993, the twice life sized ox and cart was placed at the entrance of the Village to commemorate the Carlton Trail. The trail passed through the Village in the exact spot where the ox and cart now stand. This site has become a welcome sign to residents returning home and an important part of the Village that reminds travellers of the history of the area.⁷



Photo Courtesy the Village of Paradise Hill

10.4.3 – Our Lady of Sorrows

The Our Lady of Sorrows Roman Catholic Church was decorated by the internationally renowned artist Count Berthold Von Imhoff in 1929. The bordering decorations were done by his son, Carl. The Church was moved into the Village in 1973 and has served as both an artistic and historic place of interest for the community. The church has been a site of civic pride that is a part of the heritage and character of the Village.⁸



Photo Courtesy the Village of Paradise Hill

⁷ Village of Paradise Hill Community Attractions Page 2, The Village of Paradise Hill Website, <http://www.paradisehill.ca/id28.htm> (accessed March 20th, 2012)

⁸ Village of Paradise Hill Community Attractions, The Village of Paradise Hill Website, <http://www.paradisehill.ca/id20.htm> (accessed March 20th, 2012)



11. ENVIRONMENTAL, RESOURCE AND FLOOD PLAIN MANAGEMENT

11.1 Discussion

Environmental and resource management is essential to all sectors of the community. It is essential that everyone understands where important resources are located and where potentially dangerous areas for development exist, so that investments in the Village can be successful and so residents and developers are protected from environmental issues such as flooding. Council will work with the members of the community to help ensure the development of the community takes place in a safe, efficient and sustainable manner. Paradise Hill's unique geography provides a wonderful view but also presents drainage concerns that the Village has always taken into account when developing. The Village will work to continue the successful stewardship of the land so that the Village will continue to be a successful and vibrant community into the future.

11.2 Goals

- 11.2.1. To protect the environment in and around the Village of Paradise Hill;
- 11.2.2. To assist developers in order to avoid development on potentially hazardous lands;
- 11.2.4. To ensure sound management of land and water resources;
- 11.2.5. To improve on the efficiency of water use and drainage in the municipality.

11.3 Policies

- 11.3.1. No development or subdivision shall allow for development on Hazard Lands, on lands in a known flood plain, flood way or on lands below the 1:500 year flood level. Development in a flood fringe shall be proofed in the flood fringe of the 1:500 year flood elevation.
- 11.3.2. Proposed public service developments will be evaluated based on:
 - i. location, site layout and proper vehicular access
 - ii. the compatibility of land use
 - iii. the provision of adequate municipal services
 - iv. development standards provided by the Zoning Bylaw.
- 11.3.3. Any area marked as undevelopable / hazard lands on any land use map may be developed but only if the developer can prove to Council that the area is suitable for development and is not at risk of flooding.



11.4 Source Water Protection Policies

Water in the Village is currently taken from municipal water wells located to the south of the Village limits on the Southwest $\frac{1}{4}$ of 34-52-24-W3M shown below in Figure 11.4.1 Paradise Hill Planning Area Water Resource Map. The Village will work with the RM to ensure development near the wells is done in a way that protects the water used by the Village. This will entail requesting that appropriate professional studies be completed in order to protect the long term health and sustainability of water supplies for the Village. The Village will work with the RM to protect these aquifers in any way Council believes is necessary.

Figure 11.4.1: Paradise Hill Planning Area Water Resource Map

PARADISE HILL PLANNING AREA - WATER RESOURCE MAP RURAL MUNICIPALITY OF FRENCHMAN BUTTE NO. 501

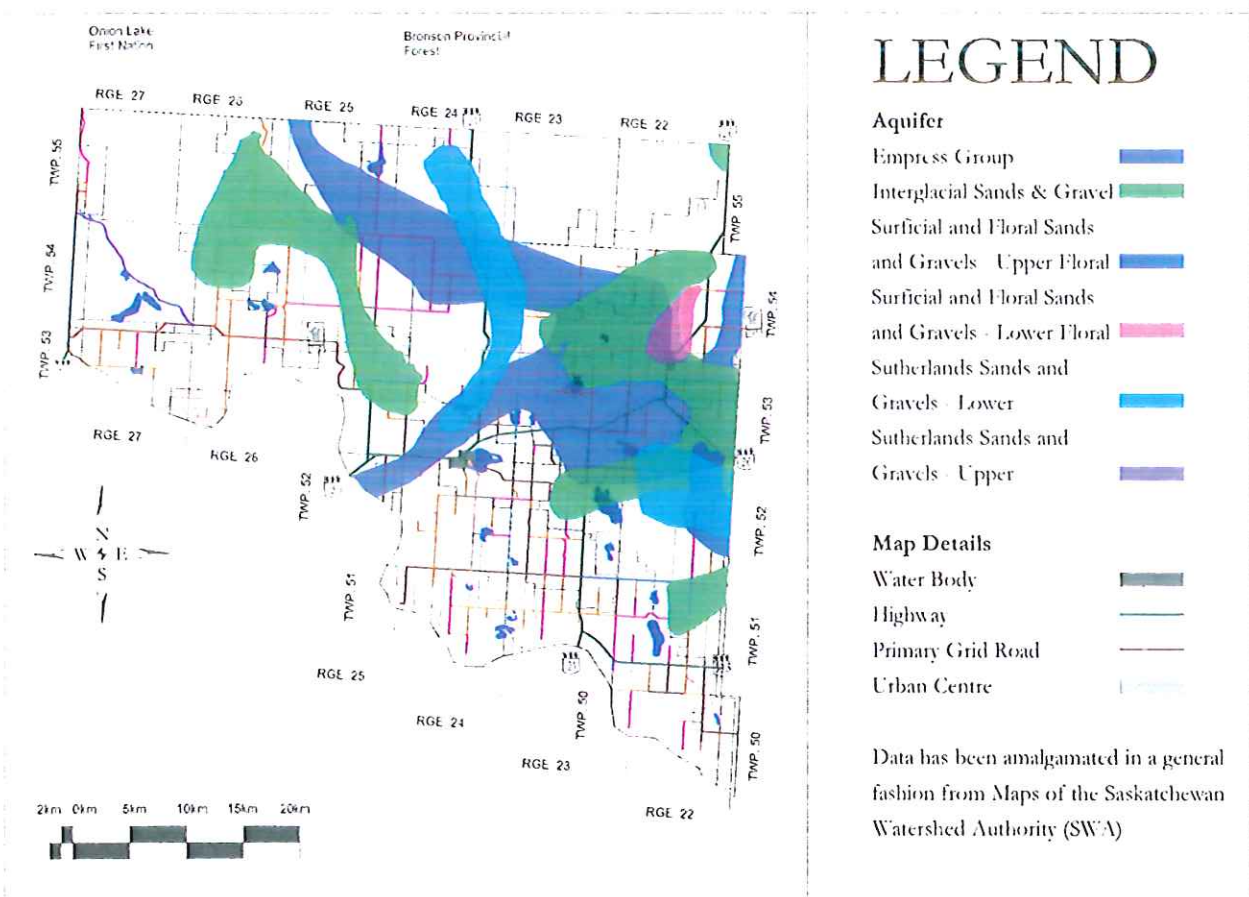


Figure 11.4.2: The Rural Municipality of Frenchman Butte Aquifer Map



The Major Aquifers in the immediate Paradise Hill Area are the Empress Group Aquifers and the Lower Sutherland Sands and Gravels. The RM Aquifer Map above shows how these aquifers are linked to bodies of water in the area and the Village will work with the RM in order to protect groundwater resources. The area around the Village water wells will be protected using measures identified in the Zoning Bylaw.

11.5 Natural Recreational Protection Areas

The Village is committed to protecting natural areas for wildlife habitat and for the benefit of Village residents, in order to ensure that access to natural resources remains for those living in the Village and area.

Areas such as the marsh, pictured to the left, will be listed as 'Undevelopable or Hazard Lands' on The Future Land Use Maps, as they provide the Village with a resource that cannot be manufactured if it is lost.



Photo courtesy the Village of Paradise Hill

The marsh shown in the photo to the right is an example of the kinds of natural recreation areas the Village will work to protect. The Village will review applications to protect natural lands in their Village limits based on whether, in Council's opinion, the area is used by the public, environmentally sensitive and threatened by development. This will help to increase tourism in the area while protecting the quality of life of residents.



November 13, 2012

THE VILLAGE OF PARADISE HILL OFFICIAL COMMUNITY PLAN



12. PUBLIC UTILITIES

12.1 Discussion

Public Utilities will be allowed in all districts and areas of the municipality in order to ensure the municipality is able to properly serve the development needs of the community. Utilities will be planned out in a way that allows for the efficient development of new services for the community.

12.2 Goals

- 12.2.1. To promote the orderly and efficient provision of public services;
- 12.2.2. To develop utilities in phases where appropriate to help development move in a balanced and orderly fashion;
- 12.2.3. To allow for public utilities to service the municipality when it is economically and environmentally viable;
- 12.2.4. To guide development into areas where servicing is logical, efficient and safe.

12.3 Policies

- 12.3.1. Easements for public utilities, or other public services will be permitted in every district in the zoning bylaw;
- 12.3.2. Where pipelines, utility lines or other transportation facilities cross municipal roads, the Village of Paradise Hill may apply special standards for their construction that are necessary to protect the municipal interest;
- 12.3.3. Solid or liquid waste disposal facilities shall be located in conformity with applicable minimum separation distances established within the zoning bylaw for specific land uses. The above shall not apply to any facility solely for the disposal of domestic wastes of a development located on the same site;
- 12.3.4. Where subdivision of land will require the installation or improvement of municipal services, such as roads or streets, utilities, or sewage disposal facilities, the developer will be required to enter into a servicing agreement with the Village of Paradise Hill pursuant to sections 172-176 of *The Planning and Development Act, 2007*, requiring these installations or improvements be completed. The Village of Paradise Hill may consider sharing in the costs of a service where the proposed service is of benefit to the public;
- 12.3.5. The Village may work with its regional partners to expand its current Lagoon capacity in order to facilitate growth.



13. TRANSPORTATION

13.1 Discussion

The Village of Paradise Hill will capitalize on its access to business, natural resources and recreational opportunities. The Village will work to attract the many travellers that pass through the area. It is essential that the Municipality constantly work to find ways to capitalize on the positives created by this traffic, while working to mitigate the negative effects of highway traffic.

13.2 Goals

- 13.2.1. To capitalize on the highway traffic that passes through the Village of Paradise Hill;
- 13.2.2. To find ways in which to allow for pedestrian traffic to be protected from the highway traffic that passes through the Village;
- 13.2.3. To improve the aesthetics of Highway 3 through the Village in order to attract more people to Paradise Hill and improve the life of residents.
- 13.2.4. To increase the quality of the pedestrian experience in and around Paradise Hill in order to promote the Village, while respecting the need of traffic to pass through the Village with relative ease;
- 13.2.5. To allow for businesses and services targeting highway travellers to have safe and convenient access from the highway, whenever possible;
- 13.2.6. To promote proper access for those with reduced mobility or mobility issues to community services and sidewalks.

13.3 Policies

- 13.3.1. In the appropriate sections of the Village of Paradise Hill Zoning Bylaw, the Village will allow for highway signs containing advertisements, in areas such as the current Sign Corridor, in order to promote local businesses, ensuring they remain aesthetically pleasing;
- 13.3.2. The Village will work to find ways to capitalize on highway traffic, without alienating pedestrians, through the use of speed bumps, traffic signs, crosswalks, lower speed limits and other tools;
- 13.3.3. The planting and removal of trees on a median, sidewalk, traffic feature or any public land will be allowed in every district at the discretion of council.



14. REGIONAL COOPERATION

14.1 A Combined Vision

The Village of Paradise Hill is willing to work with the Rural Municipality of Frenchman Butte, and all of its municipal partners in the area, to create a forward looking plan to deal with the growth of the Village. Issues regarding water, sewage, power, roads and development affect the entire community, not just the Village, and the municipality will look for new ways in which to cooperate and coordinate government actions in order to provide the best possible outcomes for the entire community.

Fostering positive relationships between the Village and the different communities that surround is important. The Village will look to find ways in which to accommodate the needs of different groups in the area and will look to consult them in different ways to ensure their needs are being met.

It is the intention of the Village of Paradise Hill to work to improve its status as an accessible, beautiful and sustainable Village through developing within its boundaries first and foremost. The Paradise Hill Area Future Land Use Maps is intended to communicate to decision makers in the RM where the Village wants to expand and what land it needs to do this.

Policies within the RM of Frenchman Butte's Official Community Plan, Section 7.4 will reference the Community Plan and Future Land Use Maps of the Village of Paradise Hill in order to allow for the Village and RM to plan collaboratively in a way that allows for both community plans to adapt without the constant need to coordinate bylaw changes with both Councils. Communication and consultation mechanisms will be built into this plan in order to ensure both Councils are aware of any changes in Planning Documents, so that they may act accordingly.

Changes to any part of section 7.4 of the RM bylaw will require the RM to notify the Village of Paradise Hill after they are read in Council, at least 21 days before the changes will be read for a second and third time in Council, and at the same time that council notifies the rest of the public if a public hearing is required (at least 28 days before the public hearing). This will allow for proper feedback in order to create a cooperative planning atmosphere that benefits all parties.



14.2. The Paradise Hill Planning Area Future Land Use Map Policies

- 14.2.1 – New development and rezoning applications in any area shown on the Future Land Use Maps will be sent to the Village of Paradise Hill for comment.
- 14.2.2 – The areas marked as Lagoon 600m expansion area designated on Map 1: Future Land Use Map will be protected from development, in order to ensure that the eventual expansion of the Paradise Hill Lagoon can occur. Developments that will not jeopardize the expansion of the Lagoon will be allowed on lands in the area.
- 14.2.3 – The areas marked for future industrial development will be looked on favourably for new industrial developments and any subdivision for residential developments in this area will not be supported by council. Development that will disqualify eventual industrial development in the area will not be supported.
- 14.2.4 – The areas marked for future residential use will be saved for future higher density, urban style, residential subdivisions. This area will not be supported for large acre residential development or any other type of development that will disqualify the area for future residential subdivision, with the exception of commercial development that will allow for residential development alongside it in the areas marked for both commercial and residential future development.
- 14.2.5 – The areas marked for future commercial development will be looked on favourably for new commercial developments. When applications for new commercial developments are received by the RM, the development plans will be shared and the RM and Village will work to ensure the commercial developments will use land efficiently and take into account the need for other commercial developments in the area. This area will not be supported for large acre residential development or any other type of development that will disqualify the area for future commercial development, with the exception of residential development that will allow for commercial development alongside it in the areas marked for both commercial and residential future development.

14.3 Goals

- 14.3.1 – To create a positive relationship with other Municipalities and First Nations Communities in order to promote cooperative ventures in a variety of areas.
- 14.3.2 – To promote a continuing dialogue in order to continually assess the needs of neighbouring communities.
- 14.3.3 – To increase efficiency of service delivery and infrastructure through increased cooperation with other groups in the community.



14.4 Policies

- 14.4.1 – The Village will encourage joint planning initiatives with the RM of Frenchman Butte;
- 14.4.2 – The Village will consult the RM of Frenchman Butte on areas zoned for future growth and on any proposed development;
- 14.4.3 – The Village will work with the RM to identify heritage sites and other resources, including but not limited to: environmental resources, important community service buildings and other assets that the Village wants to be protected from certain kinds of development;
- 14.4.4 – The Village will work to find ways to share the costs of infrastructure, professional services and equipment with other municipalities, including the RM, including but not limited to: legal services, medical services and facilities, engineering services, planning services, sewage lagoons, water treatment facilities, roads, recreation facilities, education facilities, graders, gravel trucks, equipment for road and infrastructure maintenance, culverts and other kinds of infrastructure that Council deems necessary.
- 14.4.5 – The Village will work with First Nations' groups to provide for their needs within the Village whenever possible.
- 14.4.6 – The Village will consider cooperative solutions to infrastructure services needed by both the Village and any First Nation when Council considers it to be mutually beneficial for all parties.

14.5 Joint Infrastructure Planning

The Village of Paradise Hill may work with the RM of Frenchman Butte and any other interested governmental or municipal partners to look for economical and ecologically beneficial solutions for water treatment, sewage treatment, power generation and other infrastructure needs.

14.6 Current Agreements between Paradise Hill and the RM

The municipality will look to strengthen its relationship with the RM of Frenchman Butte through consultation and cooperation. The municipality will look for opportunities to cooperate with the RM of Frenchman Butte whenever possible.



15. MOBILE HOMES AND TRAILERS

15.1 Discussion

The Village of Paradise Hill wants to support a wide range of housing options including spaces for mobile homes and trailers, in order to ensure that mobile homes and trailers fit in harmoniously with the rest of the Village.

15.2 Goals

- 15.2.1. To clearly communicate where the Village will support the placement of mobile homes;
- 15.2.2. To ensure that the placement of mobile homes and trailers allows them to be viable while ensuring they work harmoniously with other land uses in the Village;
- 15.2.3. To ensure that mobile homes and trailers in the Village are, in the opinion of Council and the administration, of an acceptable age and quality;
- 15.2.4. To place mobile homes and trailers in areas not immediately visible when entering the Village.

15.3 Policies

- 15.3.1. The Village may require that mobile homes or trailers be under a certain age, or subject to a quality review so that, in the eyes of Council, they will be acceptable and beneficial for the Village;
- 15.3.2. The Village may require skirting permanent foundations and any other necessary measures that, in Council's opinion, are necessary in order to ensure that mobile homes and trailers contribute and become a valuable part of the community which offers housing to all who desire it;
- 15.3.3. The Village may look at rezoning areas to the Mobile Home district if Council believes current residential housing stocks to be suitable for other housing options and the land would not be better used for another purpose.



16. PLAN IMPLEMENTATION

16.1 Future Land Use Designations

The following land use designations will be contained in the zoning bylaw.

- (i) R1 – Residential
- (ii) C 1 – Commercial District
- (iii) C 2 – Commercial District
- (iv) UR – Urban Reserve District
- (v) P – Parks District
- (vi) M – Industrial District
- (vii) MH – Mobile Home District

16.2 Zoning Bylaw

The zoning bylaw will be the principal method of implementing the objectives and policies contained in this Official Community Plan.

16.2.1 Content and Objectives

- (i) R1 – Residential

The purpose of this district is to provide sites for low density residential development, and additional uses compatible with a residential area. This district will also allow for denser residential development in situations where it is needed to serve the community and will be open to different housing types in order to support different groups in and around the area looking for a residence. Different options may be entertained including, but not limited to, bare land condominiums, apartment buildings, group homes and other residential options.

- (ii) C 1 – Commercial District

This area is intended to allow for commercial use that serves the street in order to allow for a lively and healthy commercial core. This area must stay primarily commercial in order to serve the community and act as a meeting place for those in the community. Some residential or complementary uses may be considered, only if they will serve the overall commercial nature of the area.

- (iii) C 2 – Commercial District



The C2 or Highway Commercial District is intended to provide sites for commercial developments requiring larger sites or highway access and will be included in the Village's current municipal servicing structure.

(iv) UR – Urban Reserve District

The objective of this district is to regulate those areas not immediately required for urban development, but which in the future will be further subdivided or developed. Uses allowed in this area will include public works and existing uses. Subdivision will only be allowed to accommodate existing or non-intensive developments. Rezoning of an area from UR to any other district will be based on an overall concept plan for subdivision of the entire area.

(v) P – Parks District

The object of this district will be to preserve areas of open space for recreation or park areas. A wide list of recreational uses shall be allowed in this area in order to serve the needs of the community.

(vi) M – Industrial District

This district is meant to provide sites for the development of manufacturing, processing, storage and warehousing within the community. These uses may produce negative effects and therefore need to be setback from the rest of the community.

(vii) MH – Mobile Home District

This District is meant to provide for lots for mobile homes in courts or in subdivisions. Areas where there are existing concentrations of mobile home development may be considered for rezoning to the MH district.

16.2.2 Additional District Classifications

Council may consider adding any other Zoning Districts to carry out the objectives of this plan, or to provide for a greater density of development than initially considered in this plan.

16.3 Other Implementation Tools

16.3.1 Future Growth Areas

Future growth areas are designated, in agreement with the RM of Frenchman Butte, and development will be allowed, only in compliance with the rules for the corresponding district in the RM of Frenchman Butte's Zoning bylaw. The purpose of this district is to protect areas for the future expansion of the Village of Paradise Hill while allowing for the greatest amount of freedom for those users surrounding the Village.



16.3.2 Undevelopable or Hazard Lands

Hazard Lands will be defined in the Zoning Bylaw and will be areas where land is not suitable for development. Non-developable/hazard lands may also be listed on the Land Use Maps in this bylaw in order to designate areas as not being suitable for development.

16.3.3 Inter-Municipal Cooperation

Council will cultivate positive, mutually beneficial relationships with neighbouring rural and/or urban municipalities to develop joint service programs where such arrangements will be of benefit to both municipalities and the region.

16.3.3 First Nations

The Municipality will follow the policies and procedures outlined in this plan and the Zoning Bylaw when dealing with First Nations groups such as the Onion Lake First Nation.

16.3.4 Provincial Land Use Policies/Statements of Provincial Interest

- (1) This Plan shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes and regulations and in cooperation with provincial agencies.
- (2) Council will review this Plan and the Zoning Bylaw for consistency with any new provincial land use policies or statements of provincial interest adopted pursuant to *The Planning and Development Act, 2007*, whenever possible.
- (3) Wherever feasible and in the municipal interest, Council will avoid duplication of regulation of activity and development governed by provincial agency controls.

16.3.5 Development Levy Bylaws

- (1) The Village may allow for the creation of Development Levy Bylaws if Council desires.

16.3.7 Annexation

- (1) The Village may work to annex lands for any purpose outlined in this plan including lands for purposes outlined in the Future Land Use Maps.



16.4 Administration

- (1) This plan is binding on Council and all development in the Municipality.
- (2) The interpretation of words as contained in the Zoning Bylaw shall apply to the words in this plan.
- (3) If any part of this Plan is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, Section or provision of this Plan.

16.5 Monitoring

Council will review this plan at least once every five years, and every time there is a new member of Council, in order to ensure this plan and the accompanying Zoning Bylaw is current and functioning.



17. APPENDIX A



Map 1: Village of Paradise Hill - Future

