

TOWN OF LEROY

BYLAW NO. 1/15

A BYLAW TO AMEND BYLAW NO. 2-2014 KNOWN AS THE OFFICIAL COMMUNITY PLAN.

The Council of the Town of LeRoy in the Province of Saskatchewan, enacts to amend Bylaw No. 2-2014 as follows:

1. Block D, Plan AG449; Block/Parcel B, Plan 101719010 will be rezoned from Urban Reserve to Commercial.
2. Parcel B/P A, Plan 101718648; will be rezoned from Residential to Public & Institutional.
3. That this bylaw shall come into force when adopted by Council.

Read a First Time the 16 day of March, 2015

Mayor, Brian Thoen

(S E A L)

Administrator, Connie Porten

Read a Second Time the 20th day of April, 2015

Read a Third Time the 20th day of April, 2015

Adoption of this Bylaw this 20th day of April, 2015

Mayor, Brian Thoen

(S E A L)

Administrator, Connie Porten.

TOWN OF LEROY

BYLAW NO. 2/14

A BYLAW TO PROVIDE FOR THE TOWN OF LEROY TO ADOPT THE OFFICIAL COMMUNITY PLAN.

A Bylaw of the Town of LeRoy to adopt an Official Community Plan.

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

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

Read a First Time the 13 day of February, 2014

Mayor, Brian Thoen

(S E A L)

Administrator, Connie Porten

Read a Second Time the 14th day of April, 2014

Read a Third Time the 14th day of April, 2014

Adoption of this Bylaw this 14th day of April, 2014

Mayor, Brian Thoen

(S E A L)

Administrator, Connie Porten

TOWN OF LEROY
OFFICIAL COMMUNITY PLAN

Being Schedule "A" to Bylaw No. 2/14

(S E A L)

Mayor, Brian Thoen

Administrator, Connie Porten.

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A. INTRODUCTION

This schedule of the District Plan is adopted by The Town of LeRoy, in accordance with sections 29 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 Town limits. This Plan is designed to assist decision makers in securing the future and current goals of the community while evaluating the future effects of decisions regarding land use planning.

The District Plan includes policy recommendations that promote a collective approach through the efforts of the Mid Saskatchewan Municipal Alliance (MSMA) to achieve goals for both the District and its individual municipalities. The Town's OCP reflects these policy recommendations through its municipal policies which complement and support the District document and at the same time, respond to the needs and aspirations of the residents of the Town of LeRoy.

B. PRINCIPLES

The principles that form the Vision, Mission and Values were developed by the municipal members of the Mid Sask Municipal Alliance (MSMA). Though these principles may differ somewhat from one community to the next, they are meant to embrace the collective view of all of the MSMA’s municipalities. The vision, mission and values, apply equally therefore, to the Town of LeRoy and the MSMA as a whole.

B.1 Vision, Mission, and Values

B.1.1 The Town of LeRoy Vision

LeRoy is a progressive community in a rural setting committed to working together with the MSMA for the long term betterment of the area. Our richness in agriculture, potash and manufacturing creates a strong economy for the region and the province. The area supports a variety and abundance of wildlife and numerous tourist sites and opportunities. Our region contains cooperative and ambitious community spirits that create a unique quality of life for everyone.

B.1.2 The Town of LeRoy Mission

LeRoy is working with the MSMA to sustain, build, and grow the communities in the region. By sharing information and resources, and identifying our strengths and opportunities, we are finding solutions to common problems and improving the quality of life in the region. We believe that progress is important to enhance the communities and strengthen the region. Our co-operative efforts are intended to preserve the past while improving the lifestyle and quality of life for present and future generations.

B.1.3 The Town of LeRoy Values

Honesty, Transparency and Integrity

Our town will move forward with transparent agendas and will portray itself honestly to residents, ratepayers, newcomers to the area, to governing bodies and to other members of the MSMA.

Dedication and Commitment

Our town is dedicated to working with the MSMA and fulfilling responsibilities to reach common goals. The town is committed to promoting the shared interests of MSMA communities.

Preservation

The town will strive to help preserve the quality of life in the region and to keep LeRoy healthy, vibrant and thriving. The town will also work to continue the strong partnership between the rural and urban communities in the region.

Unification

The town is dedicated to working with the MSMA as a whole towards common goals. The town believes that the pursuit of common interests with MSMA municipalities will create a stronger voice and better opportunities for the town and the area as a whole.

Tolerance and Open-mindedness

The town is committed to be tolerant of differing ideas and opinions and to be open to change. The town will work to promote acceptance of newcomers and diversity of culture and ethnicity. The town will ensure that everyone is heard around the table and will keep an open mind to all ideas.

Logical Thinking

The town will work toward realistic and achievable goals.

Co-operative, Sharing and Equitability

The town is dedicated to exhibit true co-operation with MSMA municipalities, trusting each other, listening and working together in making equitable decisions.

B.2 Public Engagement Vision Statements

During the course of the public consultation processes in the spring and summer of 2011 the participants developed a number of vision statements. These statements complement the principles that were established by the MSMA and represent the public's collective perspective of each municipal vision.

Environmental Vision

The MSMA Region balances the desire and need for a vibrant community with a commitment to protect its natural features, particularly the valuable agriculture land that is an integral part of the region's roots and future.

Social Vision

The MSMA is an area with a long tradition of solid family and rural values. It welcomes new residents of all ages to become part of its diverse and vibrant community. The region offers

an enhanced quality of life by providing its residents a safe and affordable place to live with convenient access to health care, education and recreation services.

Economic Vision

The municipalities of the MSMA Region co-operate to promote, facilitate and support a diverse economy. The Region provides the capacity for new economic growth in industries which enhance or complement the area's traditional pillars of agriculture and mining as well as the establishment of new unrelated industries.

C. THE TOWN OF LEROY

C.1 The Site and Situation of the Town of LeRoy

The Town of LeRoy is one of five towns within the 12-member Mid Saskatchewan Municipal Alliance (MSMA). The Town is located approximately 159 kilometers east of Saskatoon and 191 kilometers north of Regina. LeRoy is situated near the center of the Rural Municipality of LeRoy #339, and approximately 29 km southwest of the Town of Watson. It covers an area of 1.55 square kilometers and in 2011 had a population of 427.

C.1.1 Resources

The Town is surrounded by excellent agricultural land. The Canada Land Inventory's land capability for agriculture survey indicates that the majority of the area is comprised of the highly rated classes 1-3 capability for agriculture. The Town also has important recreation and wildlife habitat resources in the vicinity. Leisureland, a regional park and golf course located 6.4 km west of LeRoy, serves the recreational needs of residents as well as tourists to the area.

C.1.2 Accessibility

The Town of LeRoy is located on grid road #761, 13 km west of Provincial Highway #6 and in between Provincial Highways #5 and #16. Grid road #667 connects the Town to Saskatoon via TransCanada Highway #16 or Highway #5, and with Regina via Provincial Highway #6.

The CPR branch line runs through the south side of LeRoy. The branch line connects to the main line to the south and is operational depending on freight pickup.

C.1.3 The Economy

LeRoy's economic strengths are grain farming, specialty agriculture, agriculture equipment manufacturing, potash mining, and construction. It is expected that these factors will help LeRoy to attract new residents and additional economic development as the Jansen mine project moves forward.

The 2006 census noted that approximately 26 percent of the labour force was involved in agriculture and other resource based industry, which is very high for towns, and reflective of the role of the town as a home for those employed in agriculture and mining.

C.1.4 Health Services/Education

Schools

The Town of LeRoy has a K-12 school which serves the town and surrounding area. There are 78 students (2011) in the school, while the capacity is approximately 140 students.

Health Services

The Town of LeRoy has a medical clinic that operates 2 days per week. The town also has an ambulance and qualified personnel operating the ambulance, rescue van, and extrication equipment. Residents of LeRoy use the Humboldt hospital for additional medical needs.

C.1.5 Population and Housing Accommodation

The Town of LeRoy saw a minor population decline between the Census years 2001 and 2006, however, the population increased by 3.6% to 427 people from 2006 to 2011.

D. ISSUES, CHALLENGES AND OPPORTUNITIES

The issues, challenges and opportunities of the Town of LeRoy are addressed in this section of the OCP schedule. These are consistent with **Section D – “Issues, Challenges and Opportunities”** of the District Plan. Additionally, a number of issues that are specific to the Town of LeRoy are also itemized in this section.

D.1 Public Consultation: Issues, Challenges and Opportunities

A public consultation process was carried out in April and June of 2011 with a series of meetings taking place in the various communities of the MSMA. On June 15th, 2011, a meeting was held in LeRoy in order to seek comments and suggestions from residents of the town and the RM of LeRoy #339 on the issues, challenges and opportunities that each community could face as well as offer. In considering these matters, the participants were asked to take into account the potential impact of the proposed new Jansen mine being developed by BHP Billiton and expected to be operating at full capacity in 2015. Fourteen residents from the Town attended the meeting.

The format for the consultation process entailed dividing the participants into small groups and discussing the following:

- a. Key characteristics of community;
- b. What we expect to happen;
- c. What we want to happen;
- d. What we want to avoid; and
- e. Methods/Strategies.

From these group sessions and discussion of themes, a variety of issues, challenges and opportunities were derived. These reflect the issues and challenges and opportunities of the District as a whole and, as noted, are described fully in **Section D** of the DP.

D.1.1 Issues, Challenges and Opportunities

In addition to those in the DP, the following issues, challenges and opportunities have been identified as specific to the Town of LeRoy:

Population

- A need to welcome newcomers
- A need to attract young people and more families
- A need to bring more students to the school as it has unused capacity
- LeRoy can expect some operational mine workers to live in the town

- A need to serve the young crowd with recreational opportunities
- A need to create community groups
- LeRoy would like to see a recreation coordinator
- A need to avoid losing the school

Housing

- A need for affordable housing units
- LeRoy would like attractive new subdivisions
- A need for more rental units and senior housing
- A need to avoid over-priced homes
- An immediate need for a mix of housing units

Economy

- A need to promote employment opportunities
- A need to work with and attract developers/investors to the community

Health

- A need for more in-town clinic days
- LeRoy has 24 hour fire service, first responders, and medicine delivery
- A need to attract daycare facilities
- A need to avoid crime

Environment

- LeRoy currently has good water
- A need to maintain a clean community

Infrastructure

- A need for street improvements (repaving)
- A need for power lines to be transitioned to underground
- A need for downtown to be revitalized with a gathering place, street furniture, improved facades, etc.

E. GOALS, OBJECTIVES, POLICIES

Section E of this OCP schedule addresses the goals, objectives and policies for the Town of LeRoy. These are consistent with **Section E. “Goals, Objectives, Policies”** of the District Official Plan. Objectives and policies that are specifically related to the Town of LeRoy are also noted in this part of the OCP schedule. These objectives and policies are organized on the basis of recurring “themes” derived from the evaluation of issues and challenges identified in **Section D of the DP– “Issues, Challenges and Opportunities”**.

The “themes” developed in the DP and which are also applicable to the Town of LeRoy are: Infrastructure, Housing, Health Care/Education, Development and the Economy, Population Growth and Quality of Life. The objectives and policies relating to these are addressed later in this chapter.

E.1 Goals

The Goals of the Town of LeRoy are consistent with **Section E. “Goals, Objectives, Policies”** of the *District Plan*”

E.2 Objectives and Policies

E.2.1 Infrastructure

E.2.1.1 Infrastructure Overview

The imminent development of a new potash mine by Jansen Lake has the potential to stimulate unprecedented growth in the Town of LeRoy. As the town is located 6 miles north of the proposed mine site, there is much potential to accommodate a substantial share of mine-related growth due to its attractive range of amenities, services and housing choices. This has created a need to examine the existing transportation and utility infrastructure capabilities of the town – water service, sewage disposal, landfill, and roadways.

The Town of LeRoy is served by #761 (paved) which connects to #667 (paved) as well as Provincial Highway #6. At the public consultation process attendees from LeRoy indicated that road improvements and maintenance were high priorities. Other important infrastructure issues included the need for improved access roads, providing underground power, and consideration to using regional approaches to providing infrastructure services.

The CPR mainline runs through the south part of LeRoy. Potential industrial expansion abutting the rail to serve BHP’s needs or other growing demands may have an impact on the roadway system. e.g. rail crossings, drainage issues.

Currently, the Town of LeRoy uses REACT for garbage disposal. Future landfill needs may require assessment in light of potential accelerated growth in the town.

Water service in the town is provided via a well system with reverse osmosis treatment. The water system has capacity for up to a population of 1000 people.

Sewer service in the town is a gravity system with capacity for up to a population of 700–750 people. The sewer service is complimented by a three cell lagoon system.

Water and sewer services are currently seen as adequate, however, annual reviews should be conducted as the population grows closer to the water and sewer capacities.

E.2.1.2 Infrastructure Objectives

The Infrastructure Objectives of the Town of LeRoy are consistent with **Section “E.2.1.2. Infrastructure Objectives”** of the *District Plan*.

E.2.1.3 Infrastructure Policies

The Infrastructure Policies of the Town of LeRoy are consistent with **Section “E.2.1.2 Infrastructure Objectives”** of the *District Plan*.

E.2.2 Housing

E.2.2.1 Housing Overview

Demand for new housing and development forms is likely to occur when the Jansen mine becomes operational. As noted in D.1.1 above (Town of LeRoy, Issues, Challenges and Opportunities) comments from the public consultation process expressed concern that LeRoy not become a bedroom community (i.e. that residents live in town but primarily work elsewhere) and that a permanent population should be fostered.

Existing housing in the Town of LeRoy consists of a variety of unit types, from single-family houses to apartments. The majority of housing is owner-occupied, though approximately 14% of units are rental. Housing costs are moderately low compared to the rest of the MSMA, and there is an expressed need for additional rental and seniors accommodation and more affordable single-family units.

The creation of new employment in the region is anticipated to create a demand for rental accommodation, particularly to meet the needs of a young labour force that may initially be inclined to rent rather than buy.

Housing needs in LeRoy will vary according to age, lifestyle, income, family size, etc. Both a growing and an aging population will therefore need to be provided with accommodation opportunities that offer choice in price, location, style, and lot size.

An aging population requires special housing needs. This may include affordable rental units, “aging in place” opportunities, seniors housing complexes with support facilities, proximity to amenities, etc. This important sector of the housing market will need to be addressed, and has been identified as an area where LeRoy has existing demand.

E.2.2.2 Housing Objectives

The housing objectives of the Town of LeRoy are consistent with **Section E.2.2.2 “Housing Objectives”** of the *District Plan*.

E.2.2.3 Housing Policies

The housing policies of the Town of LeRoy are consistent with **Section E.2.2.3 “Housing Policies”** of the *District Plan*.

E.2.3 Health Care/Education

E.2.3.1 Health Care/Education Overview

The Horizon School Division No. 205 operates 7 elementary schools in the MSMA region, one of which is located in LeRoy. The regional campus of the Carlton Trail Regional College in Watrous is seen as a potential “beachhead” for expanding technical programs that could serve the needs of high school graduates seeking post-secondary education.

The Saskatoon Health Region (SHR) has responsibility for providing health services to the Town of LeRoy. Residents have expressed satisfaction with the quality of LeRoy health facilities, but concern with the ongoing availability of health professionals. Objectives and policies respecting health are included in the DP. These respond to the points that have been identified by the residents of the Town through the public engagement process.

E.2.3.2 Health Care/Education Objectives

The Health Care/ Education objectives of the Town of LeRoy are consistent with **Section E.2.3.2 “Health Care/Education Objectives”** of the *District Plan*.

E.2.3.3 Health Care/Education Policies

The Health Care/Education Policies of the Town are consistent with Section E.2.3.3 “Health Care/Education Policies” of the *District Plan*.

E.2.4 Development and the Economy

E.2.4.1 Development and the Economy Overview

Agriculture is an important sector of the Town of LeRoy’s economy. It not only offers direct employment opportunities – raising crops and livestock – but also offers excellent opportunities

for creating spinoff commercial business. Protecting the land that supports this economic activity, using it wisely, and encouraging and supporting farming operations are therefore, fundamental principles of the Town's OCP.

The presence of major potash deposits in this area of east central Saskatchewan has created an industry that has emerged as a key economic player in the region around LeRoy. It has not only been a significant creator of jobs, but it has helped to diversify the economy. One major potash mine – run by PotashCorp – already operates near Lanigan. BHP Billiton's Jansen project is anticipated to be in production in 2015 and have an estimated life span of 70 years. The company has estimated a workforce of nearly 2000 during the construction phase and approximately 1000 operational employees once full capacity is reached. If captured, the potential economic rewards to LeRoy and the region can be immense.

Tourism and recreation also have significant possibilities for contributing to the economic vitality of the Town of LeRoy. Hunting and fishing are among the activities that can (and do) draw visitors and residents alike to the Town. Attractions such as the Quill Lakes, Leisureland Regional Park, and a countryside that attracts a variety of game, are among the features that lend themselves to capturing a larger segment of the tourist trade. To tap the full potential of these tourist and recreation resources, the Town, in collaboration with its regional neighbours (MSMA) will need to consider a promotional effort that highlights these attractions.

E.2.4.2 Development and the Economy Objectives

The Development and the Economy Objectives of the Town of LeRoy are consistent with **Section E.2.4.2 "Development and the Economy Objectives"** of the District Plan.

E.2.4.3 Development and the Economy Policies

The Development and Economy Policies of the Town of LeRoy are consistent with **Section E.2.4.3 "Development and the Economy Policies"** of the *District Plan*.

Additionally, The Town will encourage the application of development levies by separate bylaw, where specific engineering studies on servicing requirements and studies on recreational needs by separate bylaw are created. The purpose of which shall be to recover all or part of the municipality's capital costs in providing, altering, expanding or upgrading services and facilities associated directly or indirectly with a proposed development (*Planning and Development Act, 2007*).

E.2.5 Population Growth

E.2.5.1 Population Growth Overview

As the largest urban centre closest to the developing mine at Jansen Lake, the Town of LeRoy offers a variety of employment opportunities and services that support a relatively stable population.

In spite of these factors, the Statistics Canada profiles for 2001 and 2006 show a minor population decline for the Town of LeRoy. This minor decline displays a shift to a more stable population. The population decline phenomenon has been occurring in many rural areas and small towns across North America and beyond. The reasons for this are numerous but generally a result of lack of employment opportunity, an aging population and the younger age groups leaving to seek higher education and work.

The chances and ability to stem loss of population have increased with the employment opportunities that are anticipated with expansion of the potash industry in the region. While seeking to capture some of the growth emanating from potash mining, the Town can also strengthen and diversify additional opportunities through its role as retail, health, education and government service centre and its central location to several tourist destinations in the region. These opportunities can be enhanced by continuing to partner with its neighbouring municipalities of the MSMA.

Population trends have recently reverted for some municipalities in Saskatchewan. This has been the case for LeRoy, as the 2011 Census noted a 3.6% population increase to a total of 427s people.

E.2.5.2 Population Growth Objectives

The Population Growth objectives of the Town of LeRoy are consistent with **Section E.2.5.2 “Population Growth Objectives”** of the *District Plan*.

E.2.5.3 Population Growth Policies

The Population Growth policies of the Town of LeRoy are consistent with **Section E.2.5.3 “Population Growth Policies”** of the *District Plan*.

E.2.6 Quality of Life

E.2.6.1 Quality of Life Overview

The public process determined that the residents of the Town of LeRoy have strong feelings about protecting the values of their community: safety and security, friendliness, a slower pace of life, a “small town” feel, a spirit of cooperation and volunteerism. Low crime and a permanent and committed, rather than fluctuating, population were also important values that were considered as central to sustaining a high quality of life for residents of LeRoy.

Though sometimes difficult to quantify, it is important that efforts be made by the municipality to ensure that these elements of life quality are supported and nurtured. Such elements often represent the things that matter most to people and the things that attract people to choose to live in smaller communities.

E.2.6.2 Quality of Life Objectives

The Quality of Life objectives of the Town of LeRoy are consistent with **Section E.2.6.2 “Quality of Life Objectives”** of the *District Plan*.

E.2.6.3 Quality of Life Policies

The Quality of Life policies of the Town of LeRoy are consistent with **Section E.2.6.3 “Quality of Life Policies”** of the *District Plan*.

E.2.7 Sustainability and the Environment

E.2.7.1 Sustainability and the Environment Overview

The Town of LeRoy is dependent upon good groundwater quality to sustain itself. Drinking water for the town is provided via a well system. For this reason, maintaining high water quality should be a top priority for future development. Aquifers must be protected from contamination or other factors that may affect water quality. In particular, regard should be given to the regulations of **Section E.2.7.3.5** of the *District Plan*, which makes reference to measures to protect aquifer quality.

E.2.7.2 Sustainability and the Environment Objectives

The Sustainability and Environment objectives of the Town of LeRoy are consistent with **Section E.2.7.2 “Sustainability and the Environment Objectives”** of the *District Plan*.

E.2.7.3 Sustainability and Environment Policies

The Sustainability and Environment policies of the Town of LeRoy are consistent with **Section E.2.7.3 “Sustainability and Environment Policies”** of the *District Plan*. In addition the following Sustainability and Environment policies apply to the Town of LeRoy:

1. Policy #3 of the District Plan Sustainability and Environment policies (E.2.7.3) states that the MSMA will assist in identifying wildlife habitats, heritage sites, areas susceptible to flooding, hazard lands and environmentally sensitive areas. Where such areas and sites have been identified and where any developments proposed on or near such sites, the Town Council shall require the proponent(s) to:
 - a. demonstrate why such developments should be considered favourably
 - b. outline the steps that will be taken to protect the resource and
 - c. provide such tests, reports and relevant information as may be deemed necessary to ensure that any such development is appropriate and suitable for the area
2. Policy #7 of the District Plan Sustainability and Environment policies (E.2.7.3) directs that the municipal OCPs specify the limitations and standards for development on lands that are susceptible to flooding and/or deemed to be hazardous lands. The Town of LeRoy will, therefore, in collaboration with the MSMA, work with the Saskatchewan Watershed Authority and other relevant agencies and/or consultants, to set suitable standards, limitations and setback policies, for the developments proposed

near susceptible to flooding or deemed to be hazard lands. These standards, limitations and setbacks shall for part of the Town's zoning bylaw.

F. LAND USE

F.1 Introduction

The Land Use Map depicts the pattern of proposed land uses in the Town of LeRoy. The interpretation of the map should be in tandem with the policies that make up this OCP. Specific implementation regulations and guidelines for these land uses are provided in the Town's zoning bylaw.

F.2 Land Uses

F.2.1 Future Urban Growth

The Town of LeRoy is a community whose livelihood and economy is affected by agriculture. Substantial growth is expected and areas that are logical for future growth should be identified in advance to avoid their conversion to intensive agricultural uses that would be difficult to convert to other uses in future.

The OCPs policies are intended to ensure that agricultural uses are allowed to continue within municipal boundaries, while also protecting the quality of life in urban residential areas from more intensive forms of agricultural activity through development setbacks. One land use district is envisioned to identify and protect areas needed in the near-to-medium term for urban expansion but allowing interim agricultural uses.

1. Urban Reserve

This land use provides for a variety of agriculture and agriculture-related uses, as well as a selection of community and public works facilities, in areas that are anticipated to convert to urban use in the future. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Farm operations, including farm dwellings, accessory buildings, extensive agriculture (field crops, pasture, livestock/field crop operations), related farm activities (irrigation practices, crop dusting, manure spreading, etc.)
- Agritourism and agri-businesses, including home based businesses
- Open space, recreation uses, wildlife habitat areas
- Tourist-related businesses
- Public works

- Community recreational facilities such as sports fields, park, golf courses, curling rinks, skating rinks and other similar uses
- Places of worship and cemeteries
- Radio Towers

F.2.2 Commercial

The Town of LeRoy has a downtown commercial sector and is well-positioned to continue to strengthen its role in this regard. Population growth in the town and the region will increase demand for shopping and services.

Commercial uses are currently of two types in town: downtown commercial uses along Aspen Street and 1st Avenue, and highway commercial uses along #761. In addition to this, shopping centre uses are envisioned as a potential future use. The OCPs policies are intended to allow for expansion of all three of these types of commercial land use as demand warrants.

1. General Commercial

This land use provides for a variety of commercial and commercial-related uses in a form with a pedestrian character and a direct relationship to the street. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Professional and business offices
- Personal service shops
- Retail stores
- Medical clinics
- Hotels
- Restaurants
- Food preparation and sales establishments such as grocery stores, retail bakeries and confectioneries
- Licensed beverage rooms and alcohol sales establishments
- Theatres, assembly halls and commercial recreational establishments
- Dwelling units

2. Highway Commercial

This land use provides for a variety of commercial and commercial-related uses requiring direct vehicular access or directly serving the motoring public. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Agricultural implement and vehicular sales
- Motels
- Restaurants
- Service stations, gas bars and car washes
- Clubs, halls and auditoriums

3. Shopping Centre Commercial

This land use provides for a variety of commercial and commercial-related uses with all vehicular parking contained on-site and developed as a comprehensive shopping facility. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Professional and business offices
- Personal service shops
- Retail stores
- Restaurants
- Food preparation and sales establishments such as grocery stores, retail bakeries and confectioneries
- Licensed beverage rooms and alcohol sales establishments
- Theatres
- Service stations

F.2.3 Industrial

Centrally located with highway and mainline rail access, LeRoy may attract additional industrial development spurred by growth in the region. The OCPs policies are intended to allow for expansion of industrial land use as demand warrants.

1. Industrial

This land use provides for a variety of industrial and industrial-related uses. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Lumber and building supply establishments
- Warehouses and storage yards
- Construction trades
- Industrial equipment storage, sales and maintenance
- Trucking operations
- Wholesale establishments
- Auction markets
- Grain elevators
- Seed cleaning plants, feed mills and flour mills
- Bulk fuel dealerships and storage
- Sand, gravel and cement operations

F.2.4 Residential

The DP has provided estimates for population growth that is expected to occur as a result of potash industry expansion (See DP, F.1.2 Urban and Rural Strategy, *Table 5 Estimated Population Generation for 2015 by MSMA Municipality*). Based on 2 different scenarios, the Town is expected to see an additional 348 to 436 new residents. In order to provide for growth in the municipality several housing options can be considered in the OCP.

A variety of housing choices should be allowed for, recognizing the varied reasons residents will be attracted to LeRoy, from singles or young families employed in the potash industry, to professionals looking to serve the growing population, to seniors moving in from rural areas. There will be demand for both rental and owner-occupied residences.

The majority of demand is expected to continue as single-detached dwellings, but residential land use should allow for semi-detached dwellings, multiple-unit dwellings, and special care homes to address the range of possible housing needs.

1. Single-family Residential

This land use provides for a variety of commercial and commercial-related uses in a form with a pedestrian character and a direct relationship to the street. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Single-detached dwellings
- Semi-detached or duplex dwellings
- Special care homes
- Places of worship
- Daycare centres
- Home occupations

2. Multiple-family Residential

This land use provides for a variety of commercial and commercial-related uses requiring direct vehicular access or directly serving the motoring public. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Single-detached dwellings
- Semi-detached or duplex dwellings
- Multiple-family dwellings
- Special care homes
- Places of worship
- Daycare centres
- Home occupations

F.2.5 Public and Institutional

Municipal and institutional uses must be provided for in the Town of LeRoy, allowing for existing and future schools, hospitals, parks, libraries, public works and other essential facilities.

1. Community Service

This land use provides for a variety of public and institutional uses. A detailed list of permitted and discretionary land uses for this district will be identified in the Town zoning bylaw. Recommended uses include:

- Parks and playgrounds
- Cultural facilities
- Skating rinks
- Curling rinks
- Recreation or sports grounds
- Golf courses
- Government offices
- Schools and educational facilities
- Fire halls
- Police stations
- Public works excluding shops, warehouses, storage yards and sewage lagoons
- Radio Towers

G. PLAN IMPLEMENTATION AND MONITORING

The successful implementation of the OCP will depend on several factors: legislative tools, budgeting decisions, public acceptance of the OCP and the partnership efforts that have been recommended in the DP. As in the case of the DP the OCP will need to be reviewed from time to time to determine if amendments are needed, with a more comprehensive review occurring within five years. Occasionally, amendments may also be initiated as a result of development proposals which will result in changes to the Plan. In all such circumstances – amendments and comprehensive reviews – engaging the public for Plan comment and input will be essential.

G.1 Implementation Through Planning Legislation

Zoning Bylaws

The zoning bylaws are the main implementing tools for the OCPs. They divide the community into districts and prescribe the uses of land and the regulations that govern them.

Subdivision

Applications to subdivide land will need to be reviewed in light of the OCP policies.

G.2 Implementation Through Budgeting

Councils use the budget process to review priorities and provide funding accordingly. In a number of circumstances the Town may need to consider its budgeting process collectively with the other members of the MSMA where matters that benefit the MSMA District as a whole are being reviewed.

G.3 Monitoring and Measuring Success

Monitoring and measuring success are important in establishing the relevance of the OCP to the community. This can be achieved by the Town by a) conducting an annual review of the OCP's policies and b) engaging the public allowing opportunity for comment on the policies.

H. SCHEDULES