The Town of Creighton
Basic Planning Statement 1987
THE TOWN OF CREIGHTON

BYLAW NO. 2-87

A Bylaw of the Town of Creighton to adopt a Basic Planning Statement.

Whereas the Council of the Town of Creighton has, prepared a Basic Planning Statement in accordance with Section 227 of the Planning and Development Act, 1983;

And whereas the said Planning and Development Act provides in Section 44 that the Council may by Bylaw adopt a Basic Planning Statement;

The Council of the Town of Creighton in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This Bylaw may be cited as the "Town of Creighton Basic Planning Statement Bylaw".

2. The Basic Planning Statement for the Town of Creighton is set forth in Schedule "A" which is attached to, and forms part of this Bylaw.

3. Bylaw No. 7-80, known as the Development Plan Bylaw is hereby repealed.

4. This Bylaw shall come into force on the date of final approval by the Minister of Urban Affairs.

Introduced and read a first time this 21 day of January, 1987.
Read a second time this 21 day of January, 1987.
Read a third time and passed this 25 day of February, 1987.

Seal

"R. Carnegie" Mayor

"Therese Wheeler" Administrator

"Certified a True Copy of Bylaw No. 2-87 of the Town of Creighton."

Therese Wheeler
Administrator

Approved by the Minister of Urban Affairs for the Province of Saskatchewan this 6 day of April, 1987.

Exhibit A
SCHEDULE "A"

BASIC PLANNING STATEMENT

FOR THE

TOWN OF CREIGHTON

1987

This is the Schedule "A" which accompanies the Town of Creighton Basic Planning Statement Bylaw.

"R. Carnegie"
Mayor

"Theoese Wheeler"
Administrator
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1.0 INTRODUCTION

1.1 Purpose of the Basic Planning Statement

As a result of the passing of The Planning and Development Act, 1983, a municipality with an existing Municipal Development Plan must adopt a new Development Plan or Basic Planning Statement that is in accordance with the requirements of the new Act.

In response to this requirement, as well the need to review and update their existing Development Plan, the Creighton Town Council has prepared this Basic Planning Statement.

The purpose of a Basic Planning Statement is to set down policy statements that are formulated by the Council to guide future growth and development in the community. The Statement outlines the municipality's objectives for the management and development of land within its boundaries.

The Basic Planning Statement is adopted as a prerequisite to a Zoning Bylaw which establishes the land use controls. The Basic Planning Statement and the Zoning Bylaw work hand-in-hand: The Statement needs the Zoning Bylaw to implement the intent of the policies through specific land use regulations, and the zoning regulations and maps must be in conformity with the policies in the Basic Planning Statement. The policy statements serve as a frame-work to guide the Council in making decisions regarding any applications for amendments to the Zoning Bylaw.

The Basic Planning Statement provides a reference for the Council to follow in its day-to-day decisions regarding land use, zoning, subdivisions and development in general. Adherence to the Basic Planning Statement and Zoning Bylaw will ensure that development occurs in an orderly manner following the direction set by Council.

The general goals of this Basic Planning Statement can therefore be summarized as follows:

1. To protect the health, safety and general welfare of the residents of Creighton.
2. To create a more pleasant, efficient, appropriate and convenient community.
3. To provide for the orderly development of Creighton.
4. To promote development while minimizing the detrimental, social, environmental and economic impact.
5. Anticipate and set out future land requirements for a variety of uses.
1.0 INTRODUCTION

1.2 Policy Basis

The policy statements contained herein were developed through discussions with the Creighton Council Property Committee, and the general public through a public meeting.

Other information was taken from the 1978 Creighton Development Plan Study, Census Canada Data and Saskatchewan Hospital Services Plan Population Information. Existing land use data was prepared by staff from the Community Planning Branch, Dept. of Urban Affairs.

1.3 Format

The policy statements in the Sections that follow are grouped under the following headings: Residential Development; Institutional and Public Service; General Commercial Land Use; Highway Commercial Land Use; Industrial Land Use; Parks, Recreation, Open Space, Transportation and Communication and Municipal Facilities and Services.

1.4 Scope

No development shall be carried out in the municipality that is contrary to the Basic Planning Statement. The Basic Planning Statement is binding on the municipality and all other persons, associations or organizations. However, the Basic Planning Statement does not commit the municipality or the Province to undertake any of the projects outlined or proposed in the Statement.

1.5 Legal Basis

Section 39 of The Planning and Development Act, 1983 gives the municipality authority to prepare a Basic Planning Statement. The content of a Basic Planning Statement is set out in Section 42 of the Act as follows:

"A basic planning statement is required to:

a) contain a statement of the objectives for the future development of the municipality;
b) contain a statement of the objectives to be accomplished by a zoning bylaw;
c) incorporate, insofar as is practical, any applicable provincial land use policies;
d) be based on any studies and surveys that the Minister may require or that may otherwise be appropriate; and
e) address any other matter that the Council considers advisable."

The Basic Planning Statement is adopted as a bylaw by the Council and has no effect until it is approved by the Minister of Urban Affairs. In conjunction with a Basic Planning Statement, the Council must prepare and adopt a separate Zoning Bylaw.
1.0 INTRODUCTION

1.6 Review and Amendments

As new issues and concerns arise in the municipality, the Basic Planning Statement can be revised to meet these changing needs. Council should carry out a review process of the Basic Planning Statement from time to time to identify changes in background information or community concerns, determine whether the stated objectives are still relevant, and decide if the policies are effective in addressing the current development issues. If changes are required, the Basic Planning Statement may be amended by Council.

A specific land use or development proposal may require an amendment to the Zoning Bylaw which would not be in conformity with the Basic Planning Statement. Any part of the Zoning Bylaw that is inconsistent with the Basic Planning Statement has no effect. Council may wish to amend the Basic Planning Statement to allow the proposed development to proceed. When considering an amendment, Council should determine if the proposed change is in the interest of the future development of the municipality as a whole.

An amendment to the Basic Planning Statement may be prepared by the authorization of the Council or the requirement of the Minister. Any amendment is adopted by bylaw and approved by the Minister.

2.0 IMPLEMENTATION MEASURES

There are a number of mechanisms available to the Council to implement the policy statements in the Basic Planning Statement. The main method of implementing the policies is through the Zoning Bylaw. Other methods include the capital works program, the subdivision approval process, land assembly programs, Council support and other measures such as municipal bylaws. A brief description of each of these follows.

2.1 Zoning Bylaw

a) Description

A Zoning Bylaw establishes separate zoning districts for different land uses such as residential or commercial. These zoning districts are outlined on the zoning district maps that are included as part of the bylaw. Each zoning district has a detailed list of permitted uses as well as discretionary uses which are decided upon by Council on an individual basis. Development standards and regulations are set down for each zoning district regarding such things as minimum lot dimensions, building set-backs and off-street parking requirements. The effect of zoning controls is to separate land uses, such as residential and industrial, which are not compatible.
Occasionally, situations arise where a specific land use is not normally allowed in a particular zoning district, but would be acceptable under certain conditions. These are known as discretionary uses.

Council will consider the discretionary uses in the zoning bylaw on the following basis:

a) Should the use of the site be changed
b) Is the proposed use suitable for the site
c) Is there some other site more suitable for the proposed use
d) Could the site be better utilized by a use permitted in the bylaw
e) To what degree does the use affect the surrounding area

A development permit system is usually established through the Zoning Bylaw. Under this system, a development permit is required before any person can carry out development within the municipality. The meaning of the term "development" includes the construction of a building or addition as well as the change in the use of the land. Development permits are issued by the municipality if the proposed development is in accordance with the Basic Planning Statement and Zoning Bylaw.

b) Objectives to be Accomplished by the Zoning Bylaw

1. To establish control by the Council over development in the community.

2. To implement the land use recommendations contained within the Basic Planning Statement.

3. To designate and reserve sufficient land to meet the expansion requirements of various uses.

4. To ensure that incompatible land uses are separated and conflicts avoided.

5. To direct development onto sites that are best suited for the purposes.

6. To prevent development from occurring on land that is incapable of supporting the development due to physical constraints or flooding hazards.

7. To maintain quality development through the application of regulations on minimum requirements such as site area, setbacks or parking.

8. To protect property value.
2.2 Capital Works Program

The capital works program identifies the capital projects such as water and sewer extensions, that the municipality plans to undertake over the next five years. The Council may review and revise the capital works program on an annual basis in order to maintain a forecast for at least five years in advance. When used with a Basic Planning Statement, the capital works program is not required to be a separate bylaw but functions as an informal guideline.

The purpose of the capital works program is to provide a decision-making tool by which the Council can make realistic choices about the priority, timing and level of capital expenditures in the community. The forecast provides a schedule against which progress can be measured. It estimates the dollar figures for capital expenditures so that available sources of funding can be matched with the projects.

The capital works program is a useful mechanism for implementation because it assists the Council in planning specific capital projects and relating these to the Basic Planning Statement and Zoning Bylaw. The proposed projects and improvements can carry out some of the development policies and correct the facility deficiencies that are noted in the background study.

2.3 Subdivision Approval Process

Subdivision is the process whereby land is divided into smaller legal units of lots and/or streets. When land is subdivided, a separate title may be granted for each of the new lots.

By allowing the subdivision of land for different land uses to occur only according to the policies and concept maps of the Basic Planning Statement, the municipality is able to ensure that the desired type and direction of growth takes place within the community. Because land in the expansion areas is generally Town owned land, the municipality has the responsibility of initiating the subdivision process. Plans of proposed subdivision can be prepared by a contracted planner or surveyor, or with the assistance of Community Planning Branch, Department of Urban Affairs. Whether initiated by the municipality, government agencies or private applicants, the Council has the opportunity to comment on all proposed subdivisions within its corporate boundaries or within five kilometers of its boundaries.

The Director of Community Planning, Department of Urban Affairs, is the approving authority for subdivisions in northern communities. A proposal to subdivide land is required to conform to the provisions of The Planning and Development Act, 1983 and with the local Basic Planning Statement and Zoning Bylaw. For example, the Zoning Bylaw can establish requirements for minimum lot dimensions. Since a subdivision cannot be approved unless it conforms to the Zoning Bylaw, Council has the power to directly influence subdivision and development.
2.3 Subdivision Approval Process continued

If the proposed subdivision is initiated by a private owner, the municipality may require that a servicing agreement be entered into as a condition for subdivision approval. The servicing agreement may require that the private developer bear the total or partial costs of on-site services such as water and sewer extensions, as well as off-site improvements to municipal utilities and facilities. This allows the Council to ensure that the proposed development does not impose any unnecessary costs on the municipality.

2.4 Land Assembly Programs

In addition to the subdivision approval process, lots need to be serviced and available for development in order to meet the expansion requirements of various uses and implement the policies. A land assembly program is the procedure of changing land from its raw state into fully serviced and developed lots while having the land ownership and funding sources co-ordinated.

In the pre-development stage, geotechnical investigations are often required whereby soil testing and elevation checks are able to identify problems in the proposed subdivision area. Then remedial measures such as landfill, levelling or drainage can be undertaken to correct the site problems. After the lots are surveyed, municipal services can be extended into the area including water and sewer lines, roads, power and telephone. Constructing the water and sewer extensions requires the largest expenditure in the land assembly program.

By virtue of its ownership, the Town of Creighton is responsible for development of new lots in the municipality. Normally, larger subdivisions are undertaken in co-operation with the Saskatchewan Housing Corporation, however small groups of lots can be brought to market by the municipality directly.

2.5 Council Support

A number of policies, such as those on economic development, state that the Council will "support and encourage" certain actions, programs or efforts. How does the Council do this? The best strategy will vary with the policy, but there are two basic approaches which are useful.

i) Direct lobbying with senior government through letters, resolutions and meetings may be the most effective means of implementing a policy.

ii) Designating a person or establishing a committee to spearhead a project, investigate funding sources and prepare proposals could be the best way to proceed. Such a person could be a member of the Council or the administration. Alternatively, the Council could employ a community development worker to work towards implementing the proposals of the Basic Planning Statement.
2.6 Other Measures

In some situations, it would be suitable to use other municipal by-laws to implement the policy statements. Under the Northern Municipalities Act, the Council is empowered to enact a variety of by-laws in addition to the Zoning Bylaw. Some examples of other by-laws which would relate to the Basic Planning Statement are a building bylaw, a maintenance and an occupancy bylaw and a street and property numbering bylaw.

Other methods are available to Council to implement particular policy statements. For example, the Council may pursue annexation procedures to enlarge corporate boundaries. As well, Council may purchase or lease lands, re-develop a parcel or undertake new initiatives.

3. Community Overview

The Town of Creighton is located on the eastern boundary of Saskatchewan adjacent to the City of Flin Flon, Manitoba. It owes its existence to the nearby mine operated by the Hudson Bay Mining and Smelting Company. The main employer in the Town is still the mine though in recent years the economy has diversified somewhat through Creighton's increasing role as a government and tourist centre.

The mine commenced operations in 1928. Creighton was originally settled as an alternative to Flin Flon because the residents could purchase larger lots there at relatively low cost. The first survey occurred in 1940 with the settlement becoming incorporated as a Village in 1952 and a Town in 1957.

According to Canada Census, Creighton's population in 1981 was 1636. In past years, the population has been slightly higher, though more recently the population has stabilized around this level (See Figure 1). In spite of the population decline there has been a continued demand for increased services and more building lots. This has resulted from greater citizen expectations of municipal government and a decrease in household size over the past number of years. Based on the growth rate of other similar sized towns it is expected Creighton could grow at a rate of 1% per annum.

It is difficult to predict the future of Creighton because of its heavy dependence on employment from the mine. It is well known that the mining industry can be unstable and subject to fluctuations in the world economy. Creighton is more fortunate than most mining towns though because its mine produces several metals and has large proven ore reserves. Government spending and tourist visitations are less volatile, but they too are subject to policy changes and the national economic situation.
CREIGHTON POPULATION
June 30, 1986

Includes persons living in Flin Flon, Saskatchewan

- 1936 State, Canada
- 1982 Municipal Census

2192 S.H.S.P
4. RESIDENTIAL DEVELOPMENT DISCUSSIONS

Like all communities in Saskatchewan, the predominant housing form in Creighton is single family dwellings. In fact, of the 505 dwellings in town, 390 of them are single detached houses. The next most common type is mobile homes with apartments and duplexes making up only 8% of the total. (Source: 1981 Canada Census)

In view of the obvious preference for single detached dwellings in Creighton, the Town will continue to ensure that an adequate supply of single family residential lots is available for future development.

At the present rate of consumption the Town's supply of lots should last for several years. Furthermore, the Town can extend the Collin's street subdivision westerly for some distance without the need for a lift station. There are also a few private vacant or redevelopable lots available in the Town.

As noted above, apartments and duplexes house only a small portion of Creighton's population. It is difficult to discern if this is due to lack of demand because the local residents prefer single family dwellings or alternatively because developers are not willing to risk building an apartment building in a mining community. In any event though, the Council will make provision for apartments or multi-family dwellings. Appropriate restrictions will be placed on their location to ensure they are an asset to the neighbourhood.

Mobile homes are a significant housing type in Creighton. In addition to a trailer court at the south end of Town, several are dispersed throughout the community. Council will restrict this practice by designating specific areas in the community for a mixture of mobile homes and conventional housing.

There does not appear to be much demand for rural residential development in Creighton. As such, there are no larger lots available within the community for this purpose. There are a few "acreages" in the Creighton area, however they are limited in number. If the demand for this type of development were to increase, and the Council wished to accommodate it, the Town's boundaries would have to expand to take in a suitable area.

A fair portion of the most recent housing development in Creighton has been "social housing" sponsored by the Saskatchewan Housing Corporation and its federal counterpart, the Canada Mortgage and Housing Corporation. This type of housing is subsidized and is available to low income families and senior citizens.
4. Residential Development Discussions: continued...

Since all of the vacant serviced residential lots in Creighton are situated on the Town's west side, this type of development has tended to concentrate in that area.

4.1 Residential Objectives

- To maintain an inventory of suitable lots for residential use.
- To provide land for the various types of residential land use that might occur in Creighton.
- To minimize conflicting land uses within residential areas in order to provide a safe and quiet environment.
- To provide residential lots at the lowest possible price.

4.2 Residential Policies

- Residential development will be restricted to existing residential areas or expansion of existing residential areas.
- Multi-family dwellings will be allowed in residential districts as long as they adhere to regulations which are designed to minimize their impact.
- Non-residential development will not be allowed in residential areas except for limited commercial uses which will only be permitted under special conditions.

5. INSTITUTIONAL AND PUBLIC SERVICE DISCUSSION

Creighton's most significant institutional land use is the school and school grounds on the corner of Main Street and Creighton Avenue. Though not ideally located, the site has been the focus of the community since its inception. A well utilized sports field is located adjacent to the school yard. A senior citizens activity centre is located on the south west corner of the school parcel (through a lease) while a childrens play park with a paddling pool is situated on the south east corner.

The Town office (with attached firehall) has recently located from the downtown area to a site on the eastern side of the community. A provincial government office building was built on an adjacent site soon after. Other types of institutional land use (eg. the correctional centre) are situated throughout the Town.

In general, institutional land uses are similar to commercial uses in that they must be centrally located for easy access. However, they usually do not generate as much traffic as commercial land uses and are therefore more compatible with residential areas. Cars must be taken though to ensure a particular location is suitable for a use in light of the size of a building, its site and the amount of use it will get.
5.1 Institutional Objectives

- Although developable land is scarce in Creighton, Council will ensure that future Institutional uses locate in appropriate sites.

- To recognize the inherent requirements of different institutional land use with regard to their proximity to other land uses, their land requirements and their need for access.

5.2 Institutional Policies

- All existing Institutional land uses will be permitted to remain where they are located.

- Future Institutional land uses will be located so as not to adversely or be adversely affected by adjoining land uses.

6. GENERAL COMMERCIAL LAND USE DISCUSSION

As a result of its proximity to the City of Flin Flon, Creighton only has a limited number of commercial services available. Presently, downtown commercial uses are limited to a grocery store, the liquor store, a hardware, a confectionary, a Canada-Employment-Centre, two insurance offices and a hotel. A confectionary/restaurant is also located on Creighton Avenue near the downtown area.

Good planning practice requires that commercial land uses be easily accessible, in a central location and clustered so that they can be utilized on the same trip.

All the commercial uses are fairly well consolidated and suitable for their location. There is also land available for re-development in the downtown core.

Since land that is more easily developed (or re-developed) or less expensive is available elsewhere in the community, there is often pressure to locate commercial uses away from major Creighton Avenue and Main Street. Except in the case of malls (which have their own requirements) this is undesirable because it disperses in the community and may generate extra traffic in areas that are not suited to it.

6.1 General Commercial Objectives

- To maintain and expand the commercial services now available in Creighton.

- To concentrate commercial land uses and reduce their impact on adjacent residential areas.
6.2 General Commercial Policies

- Commercial development (except for malls) will only be allowed in the areas zoned for the purpose on main arteries. However, limited commercial development will be permitted in residential areas when in Council's opinion they will not be detrimental to the neighbourhood.
- The Town will actively promote new commercial development in the community.
- Existing general commercial development will be recognized in the Zoning Bylaw.

7. HIGHWAY COMMERCIAL LAND USE DISCUSSION

At present, the Town has an inventory of Highway Commercial lots available for development. There are also several residences situated on land that is better suited to commercial development in light of their location on Creighton Avenue. Council will therefore zone these lots for highway commercial use. Since this will make them non-conforming the dwellings on them will not be able to be rebuilt in the event they are destroyed.

To ensure that this action does not cause hardship to people suffering losses, the municipality will purchase the lots in accordance with the Town's lot pricing formula where a non-conforming house is destroyed or alternatively provide an equally valuable Town-owned lot in trade.

7.1 Highway Commercial Objectives

- To accommodate existing and proposed Highway Commercial development in Creighton.
- That new Highway Commercial development not adversely affect surrounding lands.

7.2 Highway Commercial Policies

- That all Highway Commercial development be restricted to suitable locations on Creighton Avenue and Main Street (Highways 106 & 167). Land will be zoned for this purpose. Non-conforming land owners will be offered alternative land or the Town will purchase their land in the event of a loss in accordance with the Town's lot pricing formula.
- Council will encourage and promote quality Highway Commercial development in the community.

8. INDUSTRIAL LAND USE DISCUSSION

Industrial land uses are normally separated from other types of land use because of the noise, dust, or odor problems. They may also be unsightly because of their physical nature or requirements for storage or stockpile of materials.
8. Industrial Land Use Discussion: continued...

Industrial land uses in Creighton are predominantly located at the north and south ends of the community. A few light industrial uses are dispersed within the Town though they do not appear to cause any problems for adjacent land owners.

Outside the built up area of the community, the mine and mill operation of the Hudson Bay Mining and Smelting is the largest consumer of industrial land within the Town's boundaries. In fact over two sections of land are utilized by the mill for dumping of spoil material.

Because of the special land requirements of the mining industry, care must be taken to ensure that land uses located near the mine are compatible with it. In co-operation with SEDCO, the Town developed a serviced industrial park at the extreme south end of the Town to attract new industrial development to the community.

In view of the availability of lots in the Industrial Park, light industrial development will be encouraged to locate in this area. Also, since many of the lots have good access and visibility from the highway, certain types of Highway Commercial uses may be accepted in the industrial subdivision as long as they won't be adversely affected by the adjacent industrial development.

8.1 Objectives

- To promote and accommodate industrial development in Creighton.
- To ensure that industrial development does not adversely affect land uses.
- To make maximum use of the serviced industrial land available in Creighton.

8.2 Policies

- Council will ensure there is an adequate supply of land available for industrial land uses.
- New industrial development (except mining) will only be allowed in the industrial park or other suitable areas.
- Commercial development will be allowed in the industrial park.

9. PARKS, RECREATION AND OPEN SPACE DISCUSSION

The residents of Creighton are fortunate to have access to a wide range of recreational activities both in Creighton and the city of Flin Flon as well as the surrounding area. The facilities in Creighton centre around the Sportex ice arena and the school yard and ball diamonds which lie adjacent to it.
9. Parks, Recreation & Open Space Discussion: continued...

Aside from the school grounds most of the Public Reserve land available in Creighton is bedrock and therefore not suitable for large scale recreational development. However, the Town has made the best of this situation by providing some "tot lots" throughout the community to provide recreational opportunities for small children without having to travel far from their homes.

There is a proposal to develop a sports field behind the new Town office. The area is well suited for this purpose because it is near the Sportex and is relatively low lying and unable to support other types of development. The Town should pursue this project as soon as funds become available.

The Public Reserves that are too rocky for recreational use may in some cases be of some value to adjacent land owners. In these cases Council may consider the sale of these lands. The proceeds from the land sale can be utilized for the purchase or development of other Public Reserve land in the community.

9.1 Objectives

- To provide a broad range of recreational opportunities to the residents of Creighton.

9.2 Policies

- Council will appropriate funds to develop and improve the existing Public Reserve in the Town.

- Council will provide areas for recreational purposes throughout the community.

10. TRANSPORTATION AND COMMUNICATION DISCUSSION

Being so closely linked to Flin Flon, and so distant from major Saskatchewan centres, Creighton obtains most of its information through Manitoba sources. The local newspaper, radio, television and telephone system used are Flin Flon, Manitoba based, though some Saskatchewan radio stations and newspapers are available.

Road access to Creighton is through Highway 106 (Hanson Lake Road) from Saskatchewan and Highway 10 from Manitoba. The closest major Saskatchewan centre, Prince Albert is 450 kilometres away. Scheduled jet air service is available from the airport at Baker's Narrows while charter service is available through the smaller airport at Channing.

The Hanson Lake Road has been substantially upgraded in the past few years. If Creighton is to improve its commercial links with Saskatchewan and take maximum advantage of the tourist dollar, the road will have to be further upgraded.
10. Transportation & Communication Discussion: continued...

The traffic and pedestrian circulation within the community does not appear to have any difficulties. An opportunity may exist in certain situations whereby the Council could utilize existing drainage courses as routing for pedestrian walkways. The walkways would become an amenity for the community either as a transportation aid or a recreational pursuit.

10.1 Objectives

- To improve Creighton's communication links with the rest of Saskatchewan.
- To have a good traffic and pedestrian circulation system within the community.

10.2 Policies

- The Council will continue to lobby the provincial government for upgrading of the Hanson Lake Road.
- Council will endeavor to increase its media link with Saskatchewan by obtaining Saskatchewan television service.
- Where possible the Town of Creighton will obtain service from Saskatchewan based operations.
- Council will examine the potential for developing a pedestrian walkway system in the community.

11. MUNICIPAL FACILITIES AND SERVICES DISCUSSION

The Town of Creighton has all the municipal services and facilities that one would expect in a similar sized community in the southern half of the province.

The sewer and water services consist of a conventional piped water system (lake intake) and gravity sewer system. Sewage is treated through a two cell lagoon at the south end of the Town. Current government regulations require that new development not occur within 300 metres of a sewage lagoon.

Creighton does not have its own cemetery. It has an agreement with the City of Flin Flon to use its cemetery. The Council is hopeful this agreement will continue as it is unknown if Creighton does have sufficient suitable land in its boundary for this purpose nor is it desirable for expending the necessary development funding. Nevertheless Council will set aside land for a cemetery if possible.

Most of the streets in Creighton are paved.

11.1 Objectives

- To replace the Town's sewage lagoons as soon as practical.
- To continue to upgrade the quality of Creighton's streets.
- To consider the need for providing a cemetery.
11.2 Policies

- Council will set aside funds and seek senior government assistance for replacement of the sewage lagoons.
- Council will pave Town streets as funds permit.
- The municipality will look at possible sites for a new cemetery.

12. PROPOSED LAND USE MAP

The following map reflects the recommended future land use for Creighton. The map is intended to be general in nature. Minor amendments may be made to the accompanying Zoning Bylaw as long as they don't contravene the policies noted earlier in the Basic Planning Statement.

(See Back Pocket for Map)
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<td>Amend BPS.</td>
<td>June 4, 93</td>
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<td>03-93</td>
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<td>8-95</td>
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<td>Oct 24, 95</td>
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