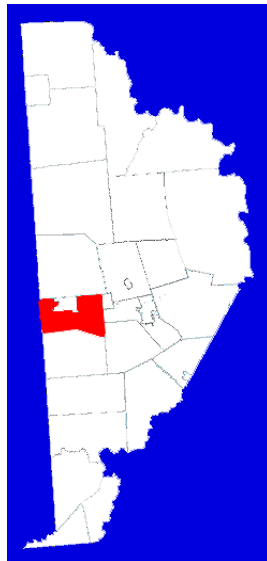


**CANAAN TOWNSHIP**  
**Wayne County, Pennsylvania**

**Comprehensive Plan**



**Adopted October 2, 2002**

**Prepared by:**

**Canaan Township Board of Supervisors  
Canaan Township Planning Commission**

# **Canaan Township, Wayne County Comprehensive Plan 2002**

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## **Foreword**

This Plan was prepared by the Canaan Township Planning Commission with the support of the Board of Supervisors. We were also assisted by the Wayne County Planning Commission, Shepstone Management Company and many individuals who took the time to attend meetings and offer comments.

This Comprehensive Plan is intended to offer a concise description of Canaan Township and its needs as of 2001. It is designed to provide a policy framework for the Township as it looks forward over the next decade. The Township is a relatively small but is also the site of several facilities with major impacts on the County and the region. Among the purposes of this Plan is taking a long range view of this activity as it affects Canaan Township and the surrounding region.

### **Canaan Township Planning Commission**

*Paul Yander - Chairman  
Linda Harwitt - Secretary  
Al Bucconear - Member  
Michael Cavage - Member  
Wendell Hunt - Member*

### **Canaan Township Board of Supervisors**

*Lewis Henshaw - Chairman  
James LaBar - Secretary  
Chester O'Connell - Supervisor*

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## **1.0 Background Studies**

### **1.1 Regional Relationships.**

Canaan Township is located in the central western portion of Wayne County. It borders the Townships of Cherry Ridge, Clinton, South Canaan and Texas in Wayne County and Carbondale and Fell Townships in Lackawanna County. It also surrounds most of Waymart Borough and adjoins Prompton Borough in Wayne County.

Three State Highways (Routes 6, 296 and 3028 - the Owego Turnpike) link the Township to other portions of Wayne County and to the Lackawanna Valley area. Its proximity to the State Correctional Institution at Waymart and crossroads position midway between Carbondale and Honesdale have made it a connecting link between northern and southern Wayne County and the Lackawanna Valley urban area.

The availability of water and sewage treatment services from Waymart Borough's system, the Lackawanna Valley Industrial Highway (recently renamed the "Robert P. Casey Highway") terminating at nearby White's Crossing and the new Federal Prison on Canaan Road, a \$130,000,000 project now under construction, suggest the role of the Waymart area in the development of the region will expand in the future.

### **1.2 Natural and Historic Features.**

#### **1.2.1 Geology**

The terrain of the Township was formed by glaciers and is, therefore, characterized by both steep slopes and depressions. The glacial deposits of stone and debris contribute the great variety of soils present in the area and account for their often limited suitability for on-site sewage disposal. The primary geologic formation is the Devonian Catskill, which includes sandstones, shales, and conglomerates, the first of these being a good water producer.

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## 1.2.2 Terrain

The greatest local relief in the Township is found along the western border and High Knob (elevation 2291) is located within Canaan along the Moosic Mountain ridges. The ridges form a half circle coming from the western border and curving in a southeasterly direction. These steep slopes created a barrier to road construction causing Route 6 to be constructed around the ledges.

Topography is, of course, always an important element in determining suitability for road construction, recreation and building construction, because of the increased potential for soil erosion where land is developed. The Township has a number of steep slope areas, also found mostly along the Moosic Mountain ridges.

## 1.2.3 Water Resources

The major water body within the Township is Lake Ladore (which is also partly within Waymart Borough). The Township is located mostly within the Lackawaxen River and Middle Creek watershed's, the latter eventually joining the former before winding its way to the Delaware River. Both streams and various tributaries are classified as a "high quality" (as are most other streams in Wayne County) and the Lackawaxen is part of a major stormwater management planning area for which the Township has adopted implementing regulations. A small portion of the Township also drains into the Lackawanna River basin where similar standards are in effect.

## 1.2.4 Soils

An analysis of soil conditions is found in the Township's recently completed Official Wastewater Facilities Plan. It includes a Soil Suitability Map which indicates that less than 50% of the Township is suitable for on lot sewage systems. Generally, the better soils are located in the eastern and southern portions of the Township. Fortunately, many of the poorer soils are located in the general area where the Waymart Municipal Authority collection and treatment system can be employed to

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remedy malfunctions or accommodate new development. This is essentially what is taking place with the new Federal Prison as the Borough system is expanded and upgraded to serve this facility and the State Correctional Institution (replacing a separate older system on that property).

## **1.2.5 Vegetation and Wildlife**

The Township is heavily forested and additional reforestation plantings have been accomplished by at least one major lumber company with holdings in the Township. There are a number of timber harvesting operations throughout the area and numerous hunting clubs that depend on these forested areas for wildlife habitat. The wide variety of deciduous trees constitutes a recreational asset for the entire county and is of no small aesthetic value to local facilities such as the Salvation Army and Spojnia Manor.

## **1.2.6 Wetlands**

There are significant areas of wetlands in the Township, the most important of which are located between Canaan Road and Route 296 south of the Owego Turnpike (Route 3028). There are additional wetlands located in and around Waymart Borough and adjacent to some of the major water bodies in the Township, including the Farview reservoirs, Lake Ladore, Keen's Pond and Hoadley Pond. These are important aquifer recharge areas for water supply as well as open space assets to the Township.

## **1.2.7 Unique Natural Features**

The Moosic Mountain includes several "barrens." These are unique natural areas recognized by the Nature Conservancy and the Department of Conservation and Natural Resources as special resources. These barrens are rare and sensitive lands that the Department indicates contain "fire-adapted plants like scrub oak and pitch pines and low-growing heaths such as huckleberries, blueberries, rhodora and other acid-loving plants that do well in the cold, windy environment."

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Approximately 1,500 acres at the summit of Moosic Mountain along the Township border has been recently designated as the Panther Bluffs Sanctuary through the efforts of the Wildlands Conservancy. It includes a globally rare type of mesic heath barrens, some endangered species and various bog and wetland areas.

## 1.2.8 Historical Resources

Colonel Asa Stanton was the first settler in in the area. He came from New London, Connecticut, in 1790, and built a log cabin which became a stopping place for travelers. He also built the first sawmill in this section of the county, at what is known as Lake Ladore, in 1805.

Captain Matthias Keen, another early settler, came to Canaan in 1815. He first lived on Orchard Hill, and made a dam at the mouth of Keen's Pond, then called "Canoe Pond," and built a frame for a gristmill. He also erected the first carding-machine in the region and a wool-picker was attached.

Canaan was one of the original Wayne County townships established in 1798. Waymart Borough was taken from the northwestern corner of the Township in 1851.

Public roads were laid out early, including from Keen's Pond to Canaan. The Belmont and Easton Turnpike Company was chartered in 1812. This Turnpike for a number of years had immense travel and is now generally known as Belmont Street in and around the Borough. Prior to the completion of the Gravity Railroad, these early roads provided a relatively easy means of moving people and goods and led to the development of the hamlet that became Waymart Borough.

During the early 1800's the Lackawanna Valley anthracite coal industry developed under the leadership of William and Maurice Wurts, who were hauling the product to New York City.

In 1826 they decided to build a railroad over the Moosic Mountains to

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their Delaware and Hudson Canal facility which terminated in Honesdale. Beginning at an elevation of 1,200 feet at Carbondale, the "Gravity" rose to an elevation of 1,907 feet at Dix's Gap (Farview) through a series of five planes. The road then descended the east side of the Moosic Mountains by three planes to an elevation of 985 feet at Honesdale. Stationary steam engines were located at the summit of each of the first five planes in order to pull the coal cars uphill.

From the opening of the Gravity Railroad in 1829 up to 1863, the Delaware and Hudson Canal Company piled the coal at Waymart that was run from their mines after the close of the canal navigation in the fall. As high as 100,000 tons were stored there, then reloaded and run to the canal at Honesdale in the spring. It is thought that Waymart received its name from the Weigh-Mart of the Gravity Railroad. This operation gave employment to a large number of men.

With the inauguration of passenger service in 1877 from Honesdale to Carbondale, this portion of the line quickly gained fame because of its novel construction and scenic beauty. In 1857 a Gravity Railroad Depot was built to accommodate freight and passenger service. The depot was sold to the Borough of Waymart and is now the only Gravity Depot remaining today.

The Gravity continued until 1899 when it was replaced by steam locomotives and changed Waymart from a farming to a railroad town. Business was in its prime during the Gravity and steam days. Lake Ladore became a tourist attraction during this era with a great grove scattered with refreshment stands, summer kitchens, swings, seats, and facilities for a boat and canoe launch. Farview developed into a popular tourist and picnic spot.

Historic resources that contribute to the character of the Township are found in the railroad structures that remain (e.g. the stone bridge at Keen's Pond), the original Farview Hospital buildings and the magnificent Carousel building at Camp Ladore, among others.

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## 1.3 Existing Land Use

Canaan Township is the seventeenth largest municipality in Wayne County with 12,504 acres or 2.6% of the total land area. The following table and chart provide a breakdown of land use within the Township from 1980 to 2000, by acreage and percentages in each class.

**Table 1.3.1 - Existing Land Use, 1980 to 2000**

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>%</u>
Residential	5,143	5,968	6,363	51.0%
Agriculture	3,355	2,989	2,742	22.0%
Public/Semi-Public	2,484	2,014	1,853	14.9%
Recreation	961	1,199	1,413	11.3%
Commercial	349	55	18	0.1%
Other or Unused Space	<u>180</u>	<u>247</u>	<u>83</u>	<u>0.7%</u>
<b>Totals</b>	<b>12,472</b>	<b>12,472</b>	<b>12,472</b>	<b>100.0%</b>

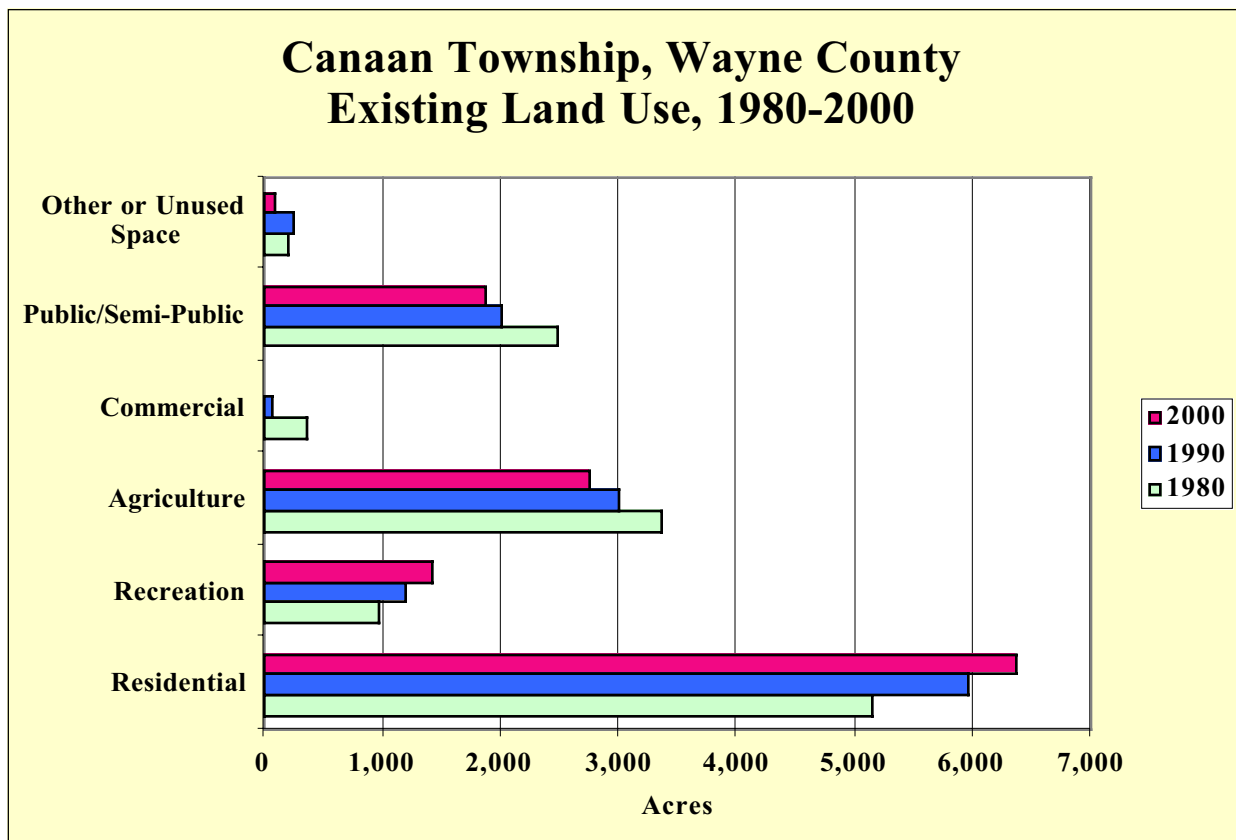
Residential land use grew the most in absolute terms over the last 20 years, gaining some 1,220 acres and expanding by 23.7%. Most of that growth, however, took place in the 1980's.

Recreation had the second largest gain in acreage in Canaan Township but grew the most in relative terms. It grew by 452 acres or 47% over the two decades and most of this occurred during the 1990's.

Agriculture experienced a decline with a lost of 613 acres over the period from 1980 to 2000, an 18.3% drop. Public and semi-public space declined by a similar amount (631 acres) as the Commonwealth sold off some Farview properties but the recent acquisition of some of those for the Federal Prison will reverse the trend. Commercial and other land uses represent very small acreages and have been declining overall.

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Single-family dwellings were the largest land use subcategory under residential land use in 2000 with 3,509 acres. Other residential uses included seasonal dwellings occupying 349 acres, multi-family units situated on 5 acres and miscellaneous housing totaling 387 acres. Vacant lots accounted for 361 acres and vacant acreage represented 1,757 acres. Residential land uses in total equaled 51% of Township land area. Some 2,819 acres or 44% of the Township's residential land was owned by nonresidents.



Dairy and other operating farms represented 1,131 acres in 1990 but now account for 801 acres. Non-operating farms include 369 acres with vacant agriculture land representing 649 acres and forest reserves and tree farms providing for 480 acres. Other agricultural land use acreage totaled 444 acres. Total agriculture land covered 22% of the Township.

Recreational land use was split between mountain cabins at 1,070 acres and camps, camp sites and resorts providing the remaining 344 acres. These uses represented

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11% of the land in the Township.

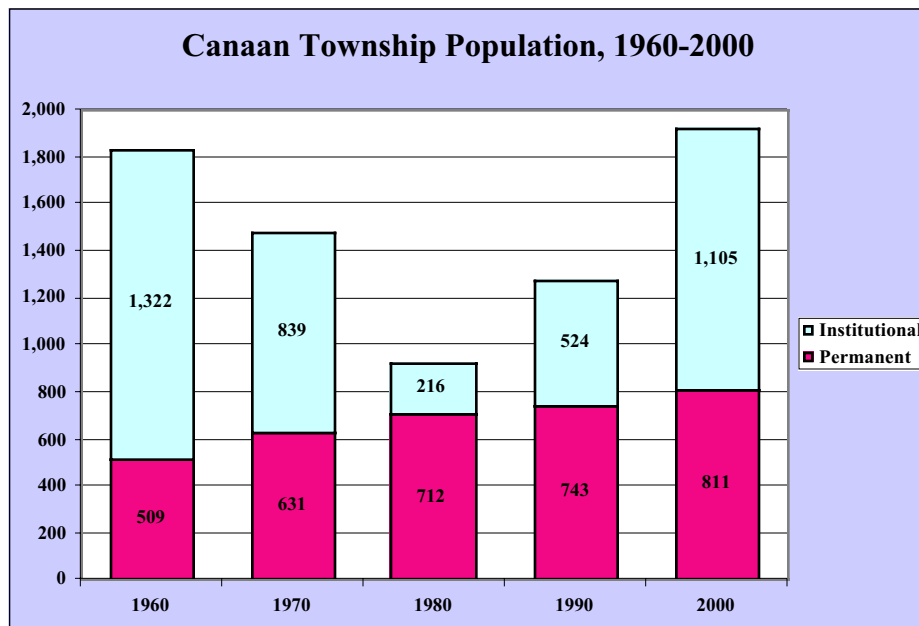
Commercial land uses, comprising only 0.1% of the Township, were limited to a few enterprises with the largest subcategory being motel/hotel uses at 7 acres.

Public and semi-public use included 1,283 acres controlled by the Commonwealth of Pennsylvania (Farview), 253 acres of Salvation Army property and 317 acres of other public or tax-exempt land, encompassing, altogether, 15% of the land area of Canaan Township. Altogether, some 7,816 acres or 63% of the land area was owned by residents of Wayne County in 2000.

## 1.4 Population and Economic Base.

### 1.4.1 Population Trends.

The U.S. Census indicates 1,916 people lived in Canaan Township in 2000, an increase of 51.2% over 1990. However, this mostly reflects growth in the institutional population at the State Correctional Institution (former Farview State Mental Hospital for the Criminally Insane) rather than gains in permanent population, as the table and chart below illustrate:



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**Table 1.4.1 - Population Trends**

	<u>1970</u>	<u>1980</u>	<u>1990</u>	<b>80-90 % Chg</b>	<u>2000</u>	<b>90-00 % Chg</b>
<b>Institutional</b>	839	216	524	142.6%	1,105	110.9%
<b>Permanent</b>	<u>631</u>	<u>712</u>	<u>743</u>	<u>4.4%</u>	<u>811</u>	<u>9.2%</u>
<b>Canaan Total</b>	<b>1,470</b>	<b>928</b>	<b>1,267</b>	<b>36.5%</b>	<b>1,916</b>	<b>51.2%</b>
<b>Cherry Ridge</b>	890	1,362	1,600	17.5%	1,817	13.6%
<b>Clinton</b>	1,105	1,399	1,582	13.1%	1,926	21.7%
<b>Prompton</b>	224	249	238	-4.4%	243	2.1%
<b>South Canaan</b>	1,106	1,345	1,320	-1.9%	1,666	26.2%
<b>Texas</b>	2,003	2,250	2,570	14.2%	2,501	-2.7%
<b>Waymart</b>	<u>1,122</u>	<u>1,248</u>	<u>1,337</u>	<u>7.1%</u>	<u>1,429</u>	<u>6.9%</u>
<b>Sub-Total</b>	<b>6,450</b>	<b>7,853</b>	<b>8,647</b>	<b>10.1%</b>	<b>9,582</b>	<b>10.8%</b>
<b>Carbondale (T)</b>	974	1,032	907	-12.1%	1,008	11.1%
<b>Fell</b>	<u>2,953</u>	<u>2,817</u>	<u>2,426</u>	<u>-13.9%</u>	<u>2,331</u>	<u>-3.9%</u>
<b>Sub-Total</b>	<b>3,927</b>	<b>3,849</b>	<b>3,333</b>	<b>-13.4%</b>	<b>3,339</b>	<b>0.2%</b>
<b>Wayne County</b>	<b>29,581</b>	<b>35,237</b>	<b>39,944</b>	<b>13.4%</b>	<b>47,722</b>	<b>19.5%</b>

Source: 2000 Census.<sup>1</sup>

The 68 person gain in population in households represented a 9.2% increase between 1990 and 2000, less than half of the increasing County rate of growth (19.5%). The Canaan Township experience is roughly comparable to that of adjoining Carbondale Township in Lackawanna County (11.1% gain) and Cherry Ridge Township in Wayne County (13.6% increase). Growth is somewhat greater than Waymart Borough (6.9%) but considerably less than Clinton (21.7%) or South Canaan

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<sup>1</sup> The institutional population for 1970 is estimated, assuming the sex ratio for that year is comparable to the average sex ratio for 1980-2000.

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(26.2%).<sup>2</sup> Neighboring Fell Township in Lackawanna County, Texas Township in Wayne County and Prompton Borough all had relatively stable populations.

Given this history and the recent rebound in the economies of adjacent New Jersey and New York State from which Canaan derives its growth, it is reasonable to expect the current trend to continue at about the same level. The Township's permanent population can be expected to grow to some 900 persons by 2010 if one extends this rate of growth forward. The institutional population should, however, at least double with the construction of the Federal Prison to perhaps 2,300 to 2,500 persons. There should also be some additional growth in permanent population as a result of staff relocations to the new prison, taking total population to as much as 3,500 persons.

Certainly growth will continue at some level and the Pocono area, of which Canaan Township is a somewhat remote part, has gained population at an overall rate that it is nothing short of phenomenal when compared against the pattern of the Commonwealth as a whole. The Poconos are, indeed, unlike the rest of Pennsylvania and quite different from the rest of the Northeast. They represent not only a vacation area, but also the advancing edge of the New York metropolitan area.

## 1.4.2 Age of Household Members.

Canaan Township's population distribution by age is very different from Wayne County as a whole due to the impact of the prison and it is very difficult to isolate those effects. As an example, the 149 persons over 65 years of age represented 7.8% of all Canaan Township residents compared with 17.5% for the County, but if one compares this cohort to the permanent population, assuming there are relatively few prisoners of this age, the ratio is 18.3%, suggesting the Township is actually very similar to the County in its age structure.

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2 Waymart Borough's population has grown primarily as a result of new senior housing, assisted living and nursing home residents along South and Belmont Streets. The Borough included 169 persons living in group quarters in 2000, up from only 48 in 1990. Absent this new activity, the Borough population would have actually decreased by 29 persons between 1990 and 2000.

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Likewise, the population under 25 years of age (279 persons) accounts for 14.5% of the total population but 34.4% of the permanent population, reasonably close to the 30.1% for the County as a whole. Significantly, the prison population has grown in both numbers and age, with a higher proportion of inmates in the 45-54 years age category.

**Table 1.4.2 - Canaan Township  
Population by Age, 2000**

<u>Age Cohort</u>	<u>Canaan Township</u>				<u>Wayne County</u>	
	<u>1990</u>	<u>%</u>	<u>2000</u>	<u>%</u>	<u>2000</u>	<u>%</u>
0-24 Years	369	29.1%	279	14.5%	14,365	30.1%
25-44 Years	573	45.2%	928	48.4%	12,805	26.8%
45-54 Years	127	10.0%	365	19.1%	6,889	14.4%
55-64 Years	95	7.5%	195	10.1%	5,311	11.1%
65-74 Years	62	4.9%	101	5.3%	4,547	9.5%
75+ Years	41	3.2%	48	2.5%	3,805	8.0%
<b>Median Age</b>	<b>32.5 Years</b>		<b>40.2 Years</b>		<b>40.8 Years</b>	

### 1.4.3 Population by Sex.

The male gender makes up the overwhelming majority of the population in Canaan Township with 79.5% (1,523 persons) in 2000 as compared to 20.5% (393 persons) for the females. When the prison population is deducted, however, the ratio is 418 males (51.5%) to 393 females (48.5%).

### 1.4.4 Income.

Census data gathered in 2000 indicates per capita income for Canaan Township was only \$15,460 compared to \$16,977 for the County as a whole, again reflecting the prison population. Median household income in the Township, moreover, was \$37,614 compared to only \$34,082 Countywide, a substantial variation indicating that Township households

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are significantly wealthier than those of the County as a whole. This is also true of family households and may reflect the presence of prison staff residing in the Township who enjoy higher incomes.

**Table 1.4.3 - Canaan Township Incomes, 1990**

	<u>Canaan Township</u>	<u>Wayne County</u>
Per Capita	\$15,460	\$16,977
Median Household	\$37,614	\$34,082
Median Family	\$41,750	\$40,589

### **1.4.5 Employment Status.**

Canaan Township had 419 employed persons over 16 years of age in 2000 and 198 or 47.3% of these persons were females. The unemployment rate as a whole was only 1.1% in 1989 and for females it was only 2.0%.

There were 44 females, with children under 6 years of age, in the labor force. These persons generally do not enter the labor force without jobs and need to maintain them to support families. Moreover, they are employed mostly in year-round positions which do not experience seasonal layoffs. Unemployment, therefore, is low by definition.

### **1.4.6 Employment by Occupation.**

The table below provides a breakdown of the employed Township population aged 16 years or more in 1990 by occupation.

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**Table 1.4.4 - Canaan Township  
Employment by Occupation, 2000**

<u>Industry</u>	<u>Employed Persons 16+</u>
Managerial, Professional & Related	23.4%
Production, Transportation & Material Handling	22.4%
Sales and Office	21.7%
Service Occupations	18.4%
Construction, Extraction & Maintenance	11.2%
Farming and Forestry	2.9%

The large share of managers and professionals reflects the presence of the State Correctional Institution in the Township.

Agriculture has considerably more importance than its job numbers might indicate because of the number of self-employed owner-operators involved in farming. Also, agriculture produces much higher economic multipliers for the community than other industries, generating far greater impact overall than jobs alone indicate. Farmers typically purchase most of their goods and services from within a 20-25 mile range of the farm, while their product is marketed outside the region. This export of product and import of dollars puts them on the high side of multiplier scales according to a Cornell University study.<sup>3</sup>

### **1.4.7 Place of Employment.**

The majority of jobs are outside the Township. The average travel time to work in 2000 was only 19.3 minutes, however. The proximity of Canaan to Carbondale and Scranton areas contributes to this. The economic future of the Township is linked to that urban area to a large extent, particularly with the completion of the Robert P. Casey Highway.

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<sup>3</sup> A report entitled "Economic Multipliers and the New York State Economy," (Policy Issues in Rural Land Use, Cornell Cooperative Extension, December 1996) indicates dairy production, for example, enjoys a 2.29 income multiplier compared to 1.66 for construction, 1.48 for services, 1.41 for manufacturing and 1.40 for retail and wholesale trade.

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## 2.0 Community Development Goals and Objectives

Community goals are the foundation upon which a comprehensive plan is built and those listed below were developed from workshop discussions with local officials. These goals, viewed in the context of Township characteristics described above, lead to the specific objectives and plans that follow.

### **2.1 Maintain Canaan Township's character as a rural and agricultural community.**

2.1.1 Through the use of land use regulations, direct development toward areas of the Township that possess adequate services and good access (e.g. adjacent to Waymart Borough and Steene) and away from areas difficult to develop because of natural limitations.

2.1.2 Develop and enforce regulations to control the proliferation of signs and billboards.

2.1.3 Employ zoning standards to improve and protect community appearances.

2.1.4 Complement the Township's designation of an Agricultural Security Area with appropriate zoning protection for agriculture.

### **2.2 Promote the Township's public health, safety and general welfare, minimizing and, if possible, preventing the loss of health, life, or property due to fire, floods, or other natural disasters.**

2.2.1 Control common-law nuisances attributable to noise from barking dogs or industrial operations, odors, and unsightly uses (farming under best management practices excepted).

2.2.2 Strictly enforce the Federal Flood Plain Program.

2.2.3 Incorporate industry and basic health and safety standards particular to various land uses in supplementary zoning regulations.

2.2.4 Coordinate disaster preparedness planning with the operators of the

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Federal and State prisons and other large institutions such as the Salvation Army, establishing on-going working relationships with these entities through regular meetings and creating on-going working relationships with local emergency service providers in Waymart, Prompton, Seelyville, Lake Ariel and Browndale.

## **2.3 Preserve existing historical and natural landmarks and geographic land formations.**

2.3.1 Pursue the identification of historic buildings or other areas of cultural value by working with state agencies and funds and encouraging participation by knowledgeable local persons and groups.

2.3.2 Encourage the adaptive reuse and rehabilitation of these sites, where economically feasible, through regulatory and other positive incentives.

## **2.4 Minimize existing and future pollution of Township land, water and air.**

2.4.1 Maintain an up-to-date sewage facilities plan and encourage the upgrade of existing on-lot systems wherever possible, particularly older systems, through the use of a Sewage Facilities Ordinance.

2.4.2 Require developers to address stormwater and erosion sedimentation concerns through incorporation of planning criteria in land use regulations and strictly enforce the regulations applicable to the Lackawaxen and Lackawanna River watersheds.

2.4.3 Explore the potential for a joint recycling program with Waymart Borough.

## **2.5 Provide for coordination of policies, plans, or programs of various levels of government within the Township to accommodate the needs of the Township citizenry.**

2.5.1 Maintain a working relationship with County, regional and other organizations which can help the Township in meeting various needs.

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- 2.5.2 Work with adjacent municipalities such as Waymart Borough to coordinate and spread the cost of mandated activities.
- 2.5.3 If the Township should be unable to use existing community facilities for municipal purposes and require more space of its own, then study the costs and benefits of developing a shared municipal meeting and secure record storage facility, establishing a capital budget line item for this purpose and applying for State financial assistance if such a solution is cost-effective.
- 2.6 Provide and improve public services where required, such as fire protection, highway maintenance, and similar services.**
- 2.6.1 Identify other capital improvements needed by residents and to accommodate desirable development including but not limited to emergency services, recreation facilities, library services, roads, etc. and budget for them on a long-term basis.
- 2.6.2 Seek community facilities grant and loan funds, working with Waymart Borough where appropriate to enhance the financial leverage of each, to supplement local revenues and hasten the provision of essential improvements.
- 2.6.3 Encourage community use of public school and private non-profit facilities for recreation, using the Robert Wilson School and Wayne Woodlands Manor library as models, working with service groups such as the Lions Club to maximize the potential for shared use and cooperation.
- 2.6.4 Work with the Federal Prison project managers to attempt to secure the donation or loan, following completion of construction, of excess properties for municipal purposes.
- 2.7 Improve the road system and control water runoff in close coordination with land owners.**
- 2.7.1 Develop a highway improvement and maintenance plan and a highway capital improvements program, to be coordinated with PennDOT

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activities, giving priority to paving of roads close to streams as the Township is now doing.

- 2.7.2 Maintain an up-to-date road ordinance setting standards for new road construction as well as roads to be dedicated to the Township.
- 2.7.3 Identify accident-prone areas, document these and pursue measures to remedy any problems found.
- 2.7.4 Control street encroachments and access to Township highways with a new Street Encroachment Ordinance.
- 2.7.5 Control the creation of new driving hazards by applying access, parking, setback, and road standards to evaluate new subdivisions, commercial developments or other projects.
- 2.7.6 Establish a cooperative program with PennDOT to address safety issues on Route 296 and other State routes.
- 2.7.7 Incorporate Lackawaxen and Lackawanna River watershed stormwater regulations into zoning and subdivision procedures.
- 2.8 Ensure that varying land uses will complement one another and ensure the primary goal of a rural and agricultural community.**
- 2.8.1 Provide for commercial and industrial development giving consideration to land capability, proximity to the transportation network, and compatibility with adjoining uses, particularly the State Correctional Institution and new Federal Prison.
- 2.8.2 Evaluate land use regulations with a view toward making affordable housing more readily achievable through use of positive incentives and streamlining of procedures but without compromising density standards.
- 2.8.3 Provide for all types of housing, such as multi-family and manufactured housing, using appropriate land use regulations to ensure such housing is built to standards which preserve rural character.

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2.8.4 Maintain a low density environment (one dwelling unit per two acres average) within the Township's designated Agricultural Security Area.

**2.9 Acquire and use the most current information about geology, hydrology, topography, and soils to help determine the type and location of future land development.**

2.9.1 Structure land use regulations and zoning to limit development in areas of steep slopes, poor soils, and other limiting factors which are not mitigated by the provisions of central sewage services or other similar factors.

2.9.2 Use the Township's Subdivision and Land Development Ordinance to require larger lot sizes on land with high water table, steep slopes or other unique natural features that may require a larger land area to accommodate on lot sewage disposal system.

**2.10 Preserve the natural environment and Township open space.**

2.10.1 Encourage practices such as the conservation subdivision option in the Township's Subdivision and Land Development Ordinance and planned unit development to preserve as much open space as much as possible and take advantage of existing services.

2.10.2 Apply land use regulations that require developers to preserve as much open space and forest cover as possible in the layout of new projects, demanding landscape buffering of adjoining residences.

2.10.3 Apply land use regulations that require developers to provide recreation areas and open spaces in conjunction with new projects.

### **3.0 Canaan Township Plans**

#### **3.1 Natural and Historic Resources Plan.**

##### **3.1.1 Types of Resources That Should Be Protected.**

The following specific types of natural and historic resources should be protected to the maximum extent practical in the course of Canaan Township's development:

- a) Lands in active agricultural or managed forest use.
- b) Important scenic views, particularly along Routes 6 and 296.
- c) Steep slopes, wetlands, streams and waterways.
- d) The Moosic Mountain mesic heath barrens.

##### **3.1.2 Methods of Protection.**

The following are recommended methods of protecting natural and historic resources within Canaan Township:

- a) The Township should use its land use regulations to reinforce its Agricultural Security Area designation. The designation must be renewed every 7 years and farm participation should be encouraged as a means of highlighting the interests of the farm community.

Farming is an essential enterprise and an important industry that enhances the economic base, natural environment and quality of life in the Township. The Township should encourage agriculture and foster understanding by all residents of the necessary day to day operations involved in farming so as to encourage cooperation with those practices.

## **Canaan Township, Wayne County Comprehensive Plan Update 2002**

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It is, therefore, also recommended that the Township Zoning Ordinance (see Section 3.2 for this recommendation) permit the continuation of agricultural practices, protect the existence and operation of farms and encourage the initiation and expansion of farms and agri-businesses. The Zoning Ordinance should limit the circumstances under which farming may be deemed to be nuisance and allow agricultural practices necessary for the business of farming to be undertaken free of unwarranted interference or restriction.

The Zoning Ordinance should specifically reinforce the Agricultural Security Area by stating that, farmers, as well as those employed, retained, or otherwise authorized to act on behalf of farmers, may lawfully engage in sound agricultural practices within the Township's Agricultural Security Areas at all times as are reasonably necessary to conduct the business of agriculture. Agricultural practices conducted on farmland should be exempted from being declared public or private nuisances if such agricultural practices are:

- (1) Reasonable and necessary to the particular farm or farm operation,
- (2) Conducted in a manner which is not negligent or reckless,
- (3) Conducted in conformity with generally accepted and sound agricultural practices,
- (4) Conducted in conformity with all local, state, and federal laws and regulations,
- (5) Conducted in a manner which does not constitute a threat to public health and safety or cause injury to health or safety of any person, and

The Board of Supervisors should also, in acting upon any Conditional Use applications within or adjacent to Canaan

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Township's approved Agricultural Security Area, attach such conditions as may be required to protect the integrity of the Agricultural Security Area and achieve the purposes connected with their formal designation by the Township.

- b) The Zoning Ordinance should also include Conditional Use review criteria regarding building design and location to help protect scenic views. These should require that major new structures be suitable for the use intended and compatible with natural and man-made surroundings. New buildings, for example, should generally be placed along the edges and not in the middle of open fields. They should also be sited so as to not protrude above treetops or the crestlines of hills seen from public places and busy highways. Building color, materials and design should be adapted to surroundings as opposed to adaptation of the site to the building or the building to an arbitrary national franchise concept.

Trees, shrubs and other landscaping should be used to buffer or soften a use in terms of visual or other impacts on adjoining property owners. Impacts on other Township residents and visitors, on whom the local economy often depends, should also be considered. Existing landscape features such as stone walls, hedgerows, tree borders and individual large trees should be retained for this purpose and removal should be limited to the area of building or driveway construction unless additional sight-distance is required.

Sites of telecommunications towers and similar structures should afford the opportunity to construct the lowest height towers possible, taking into consideration all lands available within a reasonable distance including those which may lie within adjoining municipalities. Existing trees on such sites that serve to provide a natural buffer should be preserved unless absolutely required to be removed for purposes of access or safety. Applicants should be required to provide visual depictions or studies to indicate how the communications facility will appear once constructed in relation to the surrounding natural

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environment and from the perspective of adjacent or nearby residents as well as travelers.

- c) The Township Subdivision and Land Development and Zoning Ordinances should, in addition, include development standards and Conditional Use review criteria regarding steep slopes, wetlands, unique environmental resources and historic sites. Care should be taken with all land developments to preserve natural features such as trees, water courses, views, and historical features that will add attractiveness and value to the remainder of the land. Where a land development is proposed on a site that has a slope of more than 15% the Township should reserve the right to require larger lot sizes than the minimum standards. Section 125-12.G of the proposed Zoning Ordinance (Appendix A) pertaining to waterfront yards is also important.

These resources should also be identified on subdivision, land development and conditional use site plans. Conservation subdivision techniques should be encouraged as a means of creatively incorporating these resources into site plans. The crossing of steep slopes with roads and driveways should be minimized and building which does take place on slopes should be multistoried with entrances at different levels as opposed to regrading the site flat.

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## 3.2 Land Use Plan.

### 3.2.1 Land Use Development Trends.

Canaan Township's land use patterns have changed relatively little over the last 20 years excepting as to the following trends:

- Loss of some active farmland.
- Scattered new commercial development along Route 6.
- Establishment of a few new uses such as cellular communications towers.
- Reconstruction of the Farview facility as a new State Correctional Institution with associated impacts on jobs and other economic activity.
- Development of the Salvation Army facilities on South Street.
- Development of a moderate income Habitat for Humanity project on the T-467 (Szostowski Road) known as "Canaan Meadows."

The new Federal Prison now under construction is resulting in some major changes, however. Highway and sewer infrastructure are both being affected. Additional residential and commercial growth can be expected in the future as a result of this \$130,000,000 public investment.

### 3.2.2. Existing Land Use Controls.

There are a few land use controls now in place to guide development within the Township, but they are limited. The following are the existing regulations governing land use:

- **Junkyard Ordinance**

Adopted in 1969, this ordinance defines junkyards so as to include

# Canaan Township, Wayne County Comprehensive Plan Update 2002

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accumulation of 2 or more unlicensed vehicles and requires licenses of such facilities as well as setbacks. It also provides for screening. The ordinance needs updating, however.

- **Building Permit/Floodplain Development Ordinance**

This ordinance requires building permits for new construction and limits development in floodplain areas pursuant to the requirements of the National Flood Insurance Program. There are no other building standards in the ordinance.

- **Stormwater Management Ordinance**

This ordinance follows the model recommended for the Lackawaxen River watershed in establishing complex and comprehensive standards relating to stormwater management. The Board of Supervisors also applies the same ordinance to the Lackawanna River watershed portion of the Township.

- **Planning Commission Ordinance**

This 1999 ordinance creates the Township Planning Commission and mandates that it prepare a comprehensive plan and a zoning ordinance for consideration by the Canaan Township Board of Supervisors. It is also authorized, upon request or designation by the Township Board of Supervisors, to exercise such other powers and duties as are enumerated in § 209.1 of the Pennsylvania Municipalities Planning Code, including administration of subdivision and land development regulations of the Township.

- **Dog Ordinance**

This 2000 ordinance provides for the control of nuisances and the restraining of dogs from running at large within the Township limits. It makes it unlawful to keep more than six (6) dogs of six (6) months of age or more on any property, regardless of the number of owners, unless there is minimum of 10,000 square feet

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of lot area per dog and a license has been obtained from Canaan Township to operate a kennel. It also requires that kennels be located a minimum of three-hundred (300) feet from any adjoining property line and authorizes the Supervisors to impose special setbacks, buffers and other measures to limit noise, odor, water pollution and other impacts on adjacent properties.

- **Subdivision and Land Development Ordinance**

The Township enacted its first Subdivision and Land Development Ordinance in 2000. It was, until then, one of relatively few communities in Wayne County to lack local regulations, having relied instead upon the County Planning Commission and Department to handle this function. The Ordinance establishes procedures and standards applicable to subdivision of land and land development in Canaan Township. Land development includes the improvement of parcels of land for various residential and non-residential purposes. The new Ordinance is comprehensive and includes standards for conservation subdivisions, multi-family development, mobile home parks, recreational vehicle parks, commercial and industrial development, telecommunications structures and various other activities.

### **3.2.3 Future Land Use.**

Future land use within the Township is likely to be strongly influenced by Route 6 and Route 296 traffic as well as the new Federal Prison on Canaan Road and associated infrastructure improvements (primarily the sewage treatment facility changes). Some expansion of Waymart north, south and east can be expected and some additional growth in and around Steene and Prompton will also probably occur. Few, if any, other areas of the Township warrant or would support commercial and industrial development except on an isolated scattered basis.

The types of industrial uses likely to be attracted to the Township are generally unobtrusive. A tool and die shop is an example and, because

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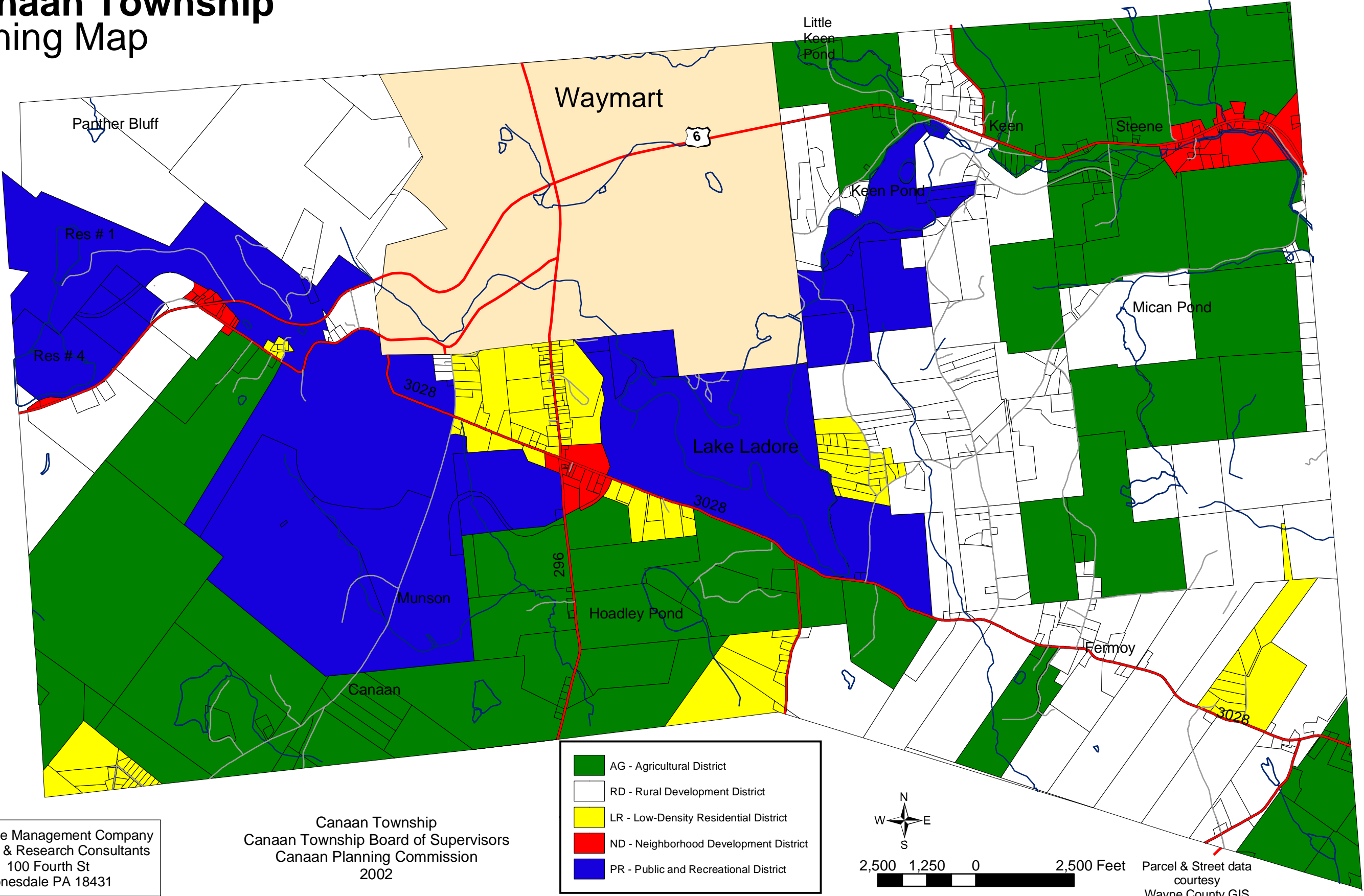
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these uses employ relatively small numbers of people (typically 10-30 persons) and take place inside enclosed structures, they could be located anywhere in the Township with little impact.

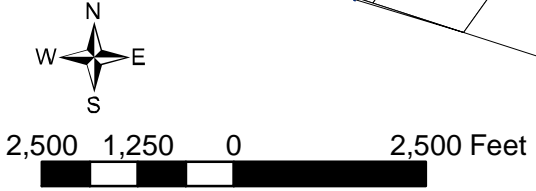
Residential development is most likely to spread out from Waymart and take place on a scattered basis throughout the Township. It appears there is interest in expanding some of the mobile home park areas, but large-lot subdivision activity is likely to continue throughout the Township.

The Township's land use challenges are most likely to come from dealing with the impacts of this slow but steady residential growth and specific commercial uses proposed on Routes 6 and 296 at locations where traffic conditions may present a hazard and the impact on rural character will be most pronounced. Accordingly, the Proposed Land Use Plan must provide flexibility to accommodate development in a number of areas but in a manner which allows the Township to exercise reasonable control to deal with the impacts of that development. Zoning districting should follow the Proposed Land Use Plan following and district regulations should provide for extensive use of the conditional use technique as a means of providing, simultaneously, for both flexibility and control.

# Canaan Township Zoning Map



	AG - Agricultural District
	RD - Rural Development District
	LR - Low-Density Residential District
	ND - Neighborhood Development District
	PR - Public and Recreational District



Parcel & Street data  
courtesy  
Wayne County GIS

Shepstone Management Company  
Planning & Research Consultants  
100 Fourth St  
Honesdale PA 18431

Canaan Township  
Canaan Township Board of Supervisors  
Canaan Planning Commission  
2002

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## 3.2.4 Proposed Zoning Ordinance.

Overall, the Township's land use regulations are lacking in several respects and, accordingly, the Planning Commission has drafted a Zoning Ordinance that would correct these deficiencies. It is recommended for adoption. The Ordinance should also incorporate and update junkyard regulations, kennel standards and several aspects of the Subdivision and Land Development Ordinance.

The proposed ordinance, attached hereto as an Appendix, consists of a Zoning Map dividing the Township into several districts or zones and a set of regulations governing certain uses of lands within those districts. The Ordinance itself involves a statement of purposes linked to this Plan, definitions of the key terms used in the Ordinance and various forms of regulations.

These include a set of allowable uses, some of which are permitted as a matter of right and others which are permitted only after review by local authorities. The allowable uses are detailed for each district on a "Schedule of District Regulations" contained in Article III. Also contained on the Schedule are listings of development standards (e.g. minimum lot size, minimum height, yard requirements, etc.) that apply to each district. Article III also details how Conditional Uses work.

There are, in addition to the use regulations and general development standards, supplementary standards applicable to certain specific uses and some aspects of all uses. These include parking regulations, and special restrictions on various uses. Those labeled "General Supplementary Regulations" apply to all uses and may be found in Article IV of the Ordinance.

Those applicable only to specific uses, the "Supplementary Regulations Applicable to Specific Uses," may be found in Article V. These include standards for multi-family dwellings, mobile homes, recreational land developments, conservation subdivisions, kennels, adult oriented uses, Agricultural Security Areas, telecommunication structures and storage and warehouse uses.

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The remainder of the Ordinance deals with procedures. Article VI details how non-conforming uses, structures and lots (those which are existing and do not meet the standards of the Ordinance) will be treated. Article VII provides for how various types of permit applications will be handled, and the functions of the Zoning Officer. The Zoning Hearing Board is also created to act as a local court in interpretation of the Ordinance. The procedures for its operation are also outlined in Article VII.

Continuing training of local officials in the application of this Zoning Ordinance is critical.

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## **3.3 Housing Plan.**

### **3.3.1 Number of Persons Per Household.**

The U.S. Census Bureau indicates the average number of people living in each Canaan Township household was 2.62 persons in 2000, down slightly from 2.69 persons in 1990. This was, nevertheless, significantly higher than the County average of 2.50 persons in 2000.

### **3.3.2 Housing Growth.**

The 2000 Census indicates Canaan Township had 369 housing units, an increase of 11 units from 1990, but 101 more than the 268 units found in 1980. This represented a gain of 37.7% over 1980 and, overall, there was an average increase of about 5 new housing units each year from 1980 through 2000. The twenty year span is appropriate for examining trends because the 1980's were unusually robust and the 1990's represented a real estate recession period.

### **3.3.3 Housing Values.**

The Census count for 2000 revealed a median housing value of \$102,400 for the Township. Countywide, the median was a very comparable \$102,100 for these owner-occupied units.

### **3.3.4 Housing Tenure and Vacancy.**

There were 309 occupied units in 2000. Some 272 were owner occupied and 37 were renter occupied. There were also 60 vacant units in the Township, 37 of which were utilized for seasonal, recreational or occasional occupancies. Some 10.0% of the housing stock, therefore, consists of second-homes. Assuming 3.3 persons per second home household, this represents a potential additional peak seasonal population of 122 persons.<sup>4</sup>

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<sup>4</sup> Previous studies in which project consultants have participated have indicated the average second-home household size in the Poconos (and Wayne County, in particular) is 3.1 to 3.3 persons.

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### **3.3.5 Housing Type and Ownership.**

Single family homes in 2000 accounted for 288 units and comprised 78.0% of the housing stock in Canaan Township. Mobile homes represented 63 units or 17.3% of the housing stock.

### **3.3.6 Contract Rents.**

Rents within the Township were relatively low in 2000 compared to other areas of the County, the median Township rent having been \$383 compared to a median rent of \$81 Countywide.

### **3.3.7 Recommendations.**

The Canaan Township area is already well served with low and moderate income housing opportunities. Habitat for Humanity is developing a single-family community, "Canaan Meadows," along the Szostowski Road. The Wayne County Housing Authority is located in Waymart Borough and operates a project known as "Gravity Planes" that offers subsidized rental housing for families. Finally, a private senior housing project known as "Laurel Place" is located on South Street in the Borough, across from the Wayne Memorial Health System's "Wayne Woodlands Manor" nursing home facility. Additional such housing is not needed.

The Township, nonetheless, needs to ensure that its land use regulations do not unnecessarily raise the cost of moderate income housing by requiring excessive lot sizes or adding too many regulatory oversight costs. This can be accomplished by encouraging the cost-effective Conservation Subdivision design recommended in the Land Use Plan.

The Township should continue, as well, to provide for mobile homes and multi-family dwellings as lower cost housing options. It should subject these types of housing to high quality standards, however. Regulations for this purpose are included in the Township's recently adopted Subdivision and Land Development Ordinance and, by reference, in the proposed Zoning Ordinance. It is proposed to provide for mobile home parks in the

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RD Rural Development District and multi-family dwellings in the ND Neighborhood Development, LR Low Density Residential and PR Public Institutional and Recreational Districts.

The Township should, too, keep minimum lot sizes at reasonable levels to both reduce land costs and avoid unnecessarily increasing infrastructure expense. Avoiding excessive requirements with respect to curbing, sidewalks and large setbacks, is equally important.

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## **3.4 Community Facilities Plan.**

Canaan Township's population has been slowly growing and the Township is experiencing some significant new development with the construction of the new Federal Prison and the continuing upgrade of the State Correctional Institution. Providing its present and future residents with essential public services and facilities is the subject of this section. The following recommendations are offered for meeting these community facility and service needs:

### **3.4.1 Schools.**

The educational needs of the Township are met by the Western Wayne School District. District facilities serving the Township include the Robert Wilson Elementary School on the south side of the Borough. Middle and High School students go to District facilities in Varden, in adjoining South Canaan Township. The Wilson School recreation facilities are heavily used by the community and the School is also used for Township meetings.

The School District and Township should continue to work together to maximize the utilization of school recreational facilities by keeping them open to general public use during those times when schools are not in session. The continued use of the school as the site for Township meetings is also highly cost-effective and appropriate.

### **3.4.2 Parks and Recreation.**

The recreational facilities at the Wilson School are jointly owned and managed by Waymart Borough and the Western Wayne School District. They include 6.8 acres of land developed for baseball, soccer, tennis and other sports. The School facilities are also used for passive recreational activities such as walking. These facilities fall short of the recommended amounts of parkland under the National Recreation and Park Association's original standards for municipal and county facilities (8 acres per 1,000 persons population) but Township residents are also able to use Western Wayne High School facilities and Prompton State Park is relatively close.

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The NRPA has also moved away from such simple formulas as a basis for evaluating adequacy of facilities, recommending more subjective approaches based on each community's unique needs. Therefore, there are no serious unmet needs in this regard.

### **3.4.3 Township Building.**

Canaan Township has a maintenance building for its equipment, uses the Robert Wilson School for municipal meetings and the Township Secretary works from his home office. This is an arrangement that works very well except for record storage, a need that can and should be addressed by creating or renting a small storage area in an existing facility. A Township office is, to some degree, becoming less necessary as copies of permits and ordinances are able to be made available over the Internet. A comprehensive and professional website would do much to make Township government more accessible. This Plan and accompanying land use regulations are already being made available in this way. Office space can also be rented, if necessary.

If the Township should be unable to use existing facilities for such purposes or requires more space, then it is recommended that it study the costs and benefits of developing a shared municipal meeting and secure record storage facility with Waymart Borough, establishing a capital budget line item for this purpose and applying for State financial assistance. Such an approach should only be pursued if cost-effective, however. The existing arrangement is highly cost-effective and should be continued as long as feasible, as it maximizes the use of existing facilities. It may also be possible to secure the donation of one of the Federal Prison construction offices following completion of that project.

### **3.4.4 Emergency Services.**

The Township is well-served with volunteer fire protection and ambulance services out of Waymart, South Canaan (Lake Ariel Fire Company) and Prompton as well as the Wayne County Office of Emergency Services. There do not appear to any serious physical needs in this regard at the present time but there is a serious problem nationwide in recruiting

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volunteers for such emergency services and funding increasingly complex equipment. These problems may demand some increased public funding over the long-term. Some consideration should also be given to providing financial or other incentives to maintain volunteer levels and ensure the financial solvency of these organizations.

### **3.4.5 Sewage Facilities.**

Canaan Township's Act 537 Plan has recently been updated to accommodate the expansion of the Waymart Borough wastewater treatment facility to serve the new Federal Prison and the State Correctional Institution (replacing an older system there). The construction is proceeding and some small additional areas of the Township will gain access to the system, primarily areas adjoining the Borough.

Township representation has been added to the Borough's Municipal Authority (system owner) and that organization is essentially now operating as a joint authority. The availability of sewer capacity will complement the Proposed Land Use Plan in encouraging further development around the Borough.

### **3.4.6 Library Service.**

There are no public libraries in Canaan Township or adjoining communities, except for the small facility within the Wayne Woodlands Manor nursing home, which is open to the general public. The School District has extensive libraries. These do not serve the general public particularly well, however. It is recommended the Township support the library at Wayne Woodlands Manor.

### **3.4.7 Solid Wastes.**

The Township relies upon private trash haulers who takes the solid wastes to approved landfill facilities outside the Township. There are no unmet needs in this regard.

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## **3.4.8 Water Supplies.**

Most of the Township is served by on-site wells with excellent groundwater supplies. Small portions of the Township are served by the Waymart Water Company. The Pennsylvania American Water Company's Brownell Water Purification Plant and water sources adjoin the Township. The Pennsylvania State Water Plan for the Upper Delaware River Subbasin addresses most of the Canaan Township area. It recommends residential water conservation programs and metering. Nothing recommended herein conflicts with the State Water Plan and, therefore, the two documents are generally consistent.

It is also hereby acknowledged that lawful activities such as the extraction of minerals may impact water supply sources and such activities are governed by Commonwealth of Pennsylvania statutes regarding mineral extraction that specify replacement and restoration of water supplies affected by such activities. It is further understood that commercial agricultural production may impact water supply sources.

## **3.4.9 Police Services.**

Police services are not provided by the Township due to the extraordinarily high cost. Waymart Borough does offer service and the Township's needs are adequately met by the State Police.

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## 3.5 Transportation Plan.

The capacity to move people and goods is instrumental in influencing land development. Canaan Township's growth has been heavily shaped by Routes 6, 296 and 3028. The Casey Highway will have major impacts on growth in the future. This plan addresses the needs of the Township with respect to this highway system and other modes of transportation.

### 3.5.1 Functional Road Classifications.

The following table identifies roads through the Township by the functions they must play in the future to achieve an efficient flow of traffic.

<b>Canaan Township Functional Highway System</b>		
<b>ROAD CLASS</b>	<b>FUNCTION</b>	<b>ROADS</b>
<b>ARTERIAL</b>	Carries medium-to-heavy volumes of traffic at moderately high speeds and provides access to major traffic generators	Route 6 Route 296 Route 3028
<b>COLLECTOR</b>	Provides connections between Arterials and Local Roads at comparatively slower speeds and carries moderate volumes of traffic	Carbondale Road Honesdale Road Route 3018 Route 3026 Route 4001
<b>LOCAL</b>	Provides direct access to abutting properties and channels Local traffic to Collector Roads	All other existing roads

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This Plan is designed to be integrated with local and state reconstruction programs as well as maintenance efforts to bring about a functional system. The County, it should be noted, can substantially influence Commonwealth Department of Transportation decisions regarding project priorities in the County. This Plan should be used as a basis, in turn, for influencing the County. The following actions are recommended:

- a) **Standards for development need to incorporate reasonably large front setbacks that will accommodate future highway widenings.** This is particular true in the case of Routes 296 and 3028 and should be accomplished by allowing property owners to maintain relatively small rear setbacks as an offset, so as not to unnecessarily take away from the potential value of the parcels and creating a taking issue. Subdivision standards should also incorporate requirements to provide additional right-of-way where the existing right-of-way is likely to be too narrow for future road use. This should be done by reserving highway easements rather than fee simple dedications so as to preserve maximum flexibility. Again, property owners providing such easements should be given compensating adjustments in regards to other building standards to avoid taking issues.
  
- b) **Route 296 is increasingly used as a north-south route through western Wayne County and needs various safety improvements such as wider shoulders while Route 3028 is an alternative to Route 6 for east-west traffic and needs both widening and straightening.** The Township needs to work with PennDOT in getting these projects into priority positions on the 12-year Transportation Improvement Program.
  
- c) **Township roads will need to be continually upgraded to deal with growing populations and a capital improvements budget for this purpose should be used to plan and finance those improvements.** Not every road needs paving and the schedule can be long-term but there should be a long-term plan to increase the capacity of these highways with appropriate improvements. A

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capital budget is the best way to accomplish this.

## **3.5.2 Other Observations and Recommendations.**

- a) There is little public transportation in the Township except that provided by the Wayne County Office of the Aging. However, this appears adequate for the foreseeable future.
- b) Railroad freight service is not available to the Township but is available in both Honesdale and Carbondale.
- c) Air service is available for smaller planes at the Cherry Ridge Airport. Air freight and commuter service is available at the Wilkes-Barre-Scranton International Airport.

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## **3.6 Coordination with Regional and County Planning.**

### **3.6.1 Coordination with Wayne County Comprehensive Plan**

Wayne County, in 1995, completed a five-year comprehensive planning process. The Wayne County Comprehensive Plan includes a thorough demographic and economic analysis, a set of goals and a recommended program of actions to deal with the County's growth. The Plan recommends multi-based economic development, including tourism as well as industrial and commercial development. Zoning is recommended as a means of buffering the land uses and ensuring compatibility with residential development. Performance standards combined with flexible location criteria are recommended as planning tools.

The County Comprehensive Plan states that minimum lot sizes should typically be one acre and clustering should be used to preserve open space and lower development costs. Multi-family housing and mobile home park standards are also recommended and maintaining an adequate supply of affordable housing for existing residents is identified as a priority.

Another major priority identified is the creation of more and better paying jobs to raise the standard of living, while maintaining and improving property values. Conservation of natural resources, too, is recommended.

Route 3028, from Waymart to Hawley, is identified as a road that is evolving as a minor arterial highway. Routes 196/296 are, likewise, listed as a north/south arterial along western Wayne County. County recommended highway improvements include widening and realignment of Route 3028, studying of Route 6 for safety hazards and needs related to the new Casey Highway and correction of the dangerous curves and blind intersections along Routes 196/296 from Waymart to Hamlin.

This Canaan Township Comprehensive Plan is entirely consistent with these recommendations and they are further incorporated herein by reference.

### **3.6.2 Coordination with Regional Planning**

The proposals of this Plan relate to existing and proposed development and plans

# Canaan Township, Wayne County Comprehensive Plan Update 2002

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in contiguous portions of neighboring municipalities as follows:

- **Carbondale and Fell Townships, Lackawanna County, Pennsylvania**

Canaan borders essentially unoccupied portions of Carbondale and Fell Townships along its western border on top of the Moosic Mountain. There is little or no opportunity for land use conflicts except as they may relate to special uses such as the proposed wind farm but these appear to be extremely limited and innocuous.

- **Clinton Township**

Clinton Township is unzoned but presently working to develop some basic land use regulations. Most of the border is agricultural or forested and no particular conflicts occur although, again, the wind farm could be a shared use. In this case, there were some conflicts of a procedural nature over the extent to which the County standards used in Clinton Township were applicable. However, there are no substantive differences in land use policies.

- **Prompton Borough**

Prompton Borough, too, is unzoned and has almost no development activity being very tiny in nature. The Canaan Township Proposed Land Use Plan, however, provides for extension of this small center toward Steene so there is no land use conflict.

- **Cherry Ridge Township**

Cherry Ridge Township does have a zoning ordinance and the border area between the Townships is, again, mostly farm and forested in nature with both municipalities zoning the area in a rural or agricultural designation that is compatible between the two, assuming Canaan incorporates the Proposed Land Use Plan into a new Zoning Ordinance as recommended.

# Canaan Township, Wayne County Comprehensive Plan Update 2002

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- **South Canaan Township**

South Canaan Township, like Clinton, lacks any significant land use regulations except for the County Subdivision and Land Development Ordinance in effect there. The border area is farm and forested in nature and there are no inherent land use conflicts.

Given the above, the existing and proposed development of Canaan Township is generally consistent with the objectives and plans of the Wayne County Comprehensive Plan and compatible with the existing and proposed development and plans of contiguous municipalities.

# Canaan Township, Wayne County Comprehensive Plan Update 2002

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## 4.0 Implementation Strategies.

This Comprehensive Plan should be consistently applied in Township policy decisions pertaining to land use, transportation, housing and community facilities. Major municipal actions should be reviewed for conformance with the Plan. It should also be reviewed periodically and updated to reflect new problems and concerns.

It will be beneficial to Canaan Township to develop informal partnerships with adjoining municipalities on planning and development matters. The Township will also be well-served by a close working relationship with the Wayne County Planning Department. Assistance from specialists in law, planning, engineering and other areas will continue to be required in implementing this Plan.

The Plan is itself an implementation tool. It provides policies for guiding the future development and preservation of Canaan Township and has certain legal authority under the Pennsylvania Municipalities Planning Code. With the adoption of the Plan no building activity can be undertaken by a public entity without there first being a review of the project by the Township Planning Commission for conformance with the Comprehensive Plan.

The zoning ordinance, however, will be the major tool for regulating the use of land in the Township and implementing this Plan. It may permit, prohibit, regulate, restrict, and determine any of the following:

- uses of land and bodies of water
- structure size, height, bulk, location, erection, construction, repair, maintenance, alteration, raising, removal and use
- density of population and development

The Zoning Ordinance, too, will need to be continually reviewed in the context of ensuring the ability of the Township to economically develop, accommodate needed services and produce housing affordable to local residents. Performance standards should be expanded upon when necessary to provide maximum flexibility to accommodate development while also protecting health and safety.

# Canaan Township, Wayne County Comprehensive Plan Update 2002

The following is a summary of major Comprehensive Plan recommendations:

<b>Canaan Township Comprehensive Plan - Major Recommendations</b>				
<b>No.</b>	<b>Recommendation</b>	<b>Priority</b>	<b>Resources Required</b>	<b>Responsibility</b>
<b>1</b>	The Township should, in the context of its land use regulations and infrastructure improvement decisions, reinforce its Agricultural Security Area designation and protect the rights of farmers to use sound agricultural practices. (§3.1.2.a)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
<b>2</b>	The Zoning Ordinance should also include Conditional Use review criteria and buffer requirements regarding building design and location to help protect scenic views, including standards for telecommunications structures and similar uses. (§3.1.2.b)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
<b>3</b>	The Township Subdivision and Land Development and Zoning Ordinances should, in addition, include development standards and Conditional Use review criteria regarding steep slopes, wetlands, unique environmental resources and historic sites. (§3.1.2.c)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
<b>4</b>	Adopt a Township Zoning Ordinance incorporating the above and dividing the Township several districts or zones with a set of regulations governing certain uses of lands within those districts. (§3.2.4)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
<b>5</b>	Conduct training sessions for new elected officials and planning commission members. (§3.2.4)	Long-term	Technical Assistance with Seminars	Supervisors & Planning Commission

# Canaan Township, Wayne County Comprehensive Plan Update 2002

<b>Canaan Township Comprehensive Plan - Major Recommendations</b>				
<b>No.</b>	<b>Recommendation</b>	<b>Priority</b>	<b>Resources Required</b>	<b>Responsibility</b>
<b>6</b>	Encourage use of Conservation Subdivision as a way of lowering housing costs and preserving open space. (§3.3.7)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors & Planning Commission
<b>7</b>	Provide for mobile homes and multi-family dwellings as lower cost housing options, subject to high quality standards. (§3.3.7)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors, Planning Commission
<b>8</b>	Work with the Western Wayne School District to maximize the utilization of school recreational facilities by opening them to general public use during those times when schools are not in session. (§3.4.1)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors, Planning Commission & Western Wayne School District
<b>9</b>	Continue the highly cost-effective arrangement of using the Wilson School for Township meetings as long as feasible, as it maximizes the use of existing facilities. (§3.4.3)	Long-term	Meeting Space	Supervisors, Planning Commission & Western Wayne School District
<b>10</b>	Consider providing financial or other incentives to maintain volunteer levels and ensure the financial solvency of emergency services organizations. (§3.4.5)	Short-term	Annual Funding Allocation	Supervisors & Fire Companies
<b>11</b>	Support the Wayne Woodlands Manor Library. (§3.4.6)	Long-term	Maintenance Funding	Supervisors & Wayne Woodlands Manor

# Canaan Township, Wayne County Comprehensive Plan Update 2002

<b>Canaan Township Comprehensive Plan - Major Recommendations</b>				
<b>No.</b>	<b>Recommendation</b>	<b>Priority</b>	<b>Resources Required</b>	<b>Responsibility</b>
12	Establish setback standards along major highways to ensure ability to widen in the future. (§3.5.1.a)	Immediate	Technical Assistance in Ordinance Drafting	Supervisors, Planning Commission & PennDOT
13	Work with PennDOT to include upgrade of Routes 296 and 3028 on the PennDOT 12-Year Plan. (§3.5.1.b)	Long-term	Technical Assistance in Ordinance Drafting	Supervisors, Planning Commission and PennDOT
14	Use a capital improvements budget to plan and finance Township road improvements. (§3.5.1.c)	Long-term	PennDOT Transportation Enhancement Grants	Supervisors, Planning Commission and PennDOT

# **Canaan Township, Wayne County Comprehensive Plan Update 2001**

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## **5.0 Assessment of Plan Impacts.**

The various plans provided above are intended to complement and serve one another such that the transportation recommendations also facilitate the future land use recommendations, for example. It is further intended that the adoption of the measures recommended minimize any negative environmental, energy conservation, fiscal, economic development and social consequences on the community from future development. The environmental impacts associated with recommended actions were an integral part of the considerations in developing those recommendations and no further discussion is warranted.

# **Canaan Township, Wayne County Comprehensive Plan Update 2002**

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## **6.0 Appendices.**

The following are offered under separate cover as Comprehensive Plan Appendices:

**A - Recommended Zoning Ordinance**

**B - Canaan Township Subdivision and Land Development Ordinance**