

Grand Coulee Official Community Plan 2012

Bylaw 05-2012

Consolidated 2020

(Bylaw 04-2013, Approved 2013) (07-2020, Approved 2020)



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Part 1. Introduction and Background

1.0. Purpose

This Official Community Plan is adopted by The Town of Grand Coulee, in accordance *The Planning and Development Act, 2007*, (the Act) to provide a framework of goals, objectives and policies to guide the management and use of land, along with its future development, within the Town limits. This Plan is designed to assist decision makers in securing the future and current goals of Grand Coulee while ensuring that development takes place in an orderly manner, balancing the environmental, social, physical and economic needs of the community.



1.1. Authority and Mandate

Section 32, of the Act, states that an Official Community Plan must incorporate applicable provincial land use policies and statements of provincial interest, with respect to:

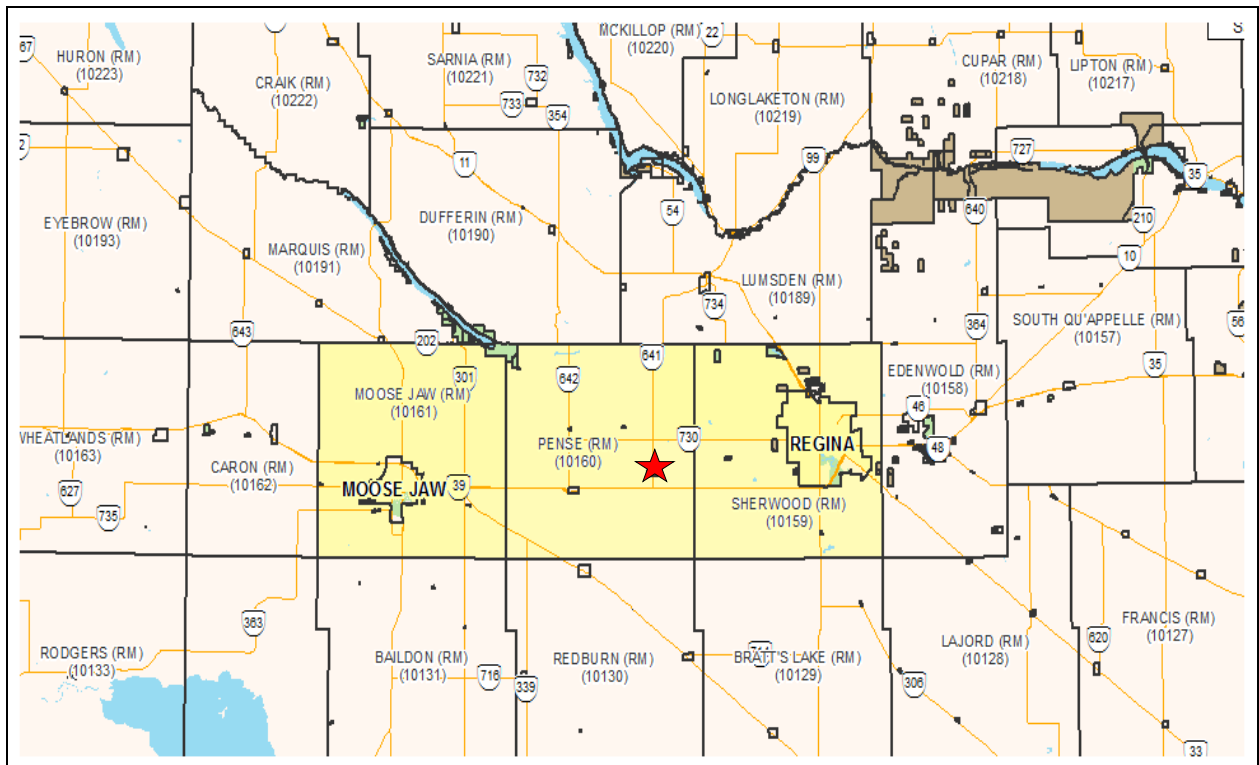
- sustainable current and future land use and development in the Municipality
- current and future economic development
- the general provision of public works
- the management of lands that are subject to natural hazards, including flooding, slumping and slope instability
- the management of environmentally sensitive lands
- source water protection
- the means of implementing the Official Community Plan.

An Official Community Plan may also include:

- statements of policy regarding sustainable current and future land use and development in the Municipality
- policies regarding the coordination of municipal programs relating to development
- policies regarding the use of dedicated lands
- concept plans, pursuant to the Act
- a map or series of maps that denote current or future land use or policy areas

- any other statements of policy relating to the physical, environmental, economic, social or cultural development of the Municipality that Council considers advisable
- policies that address the coordination of land use and development, future growth patterns and public works with adjacent municipalities.

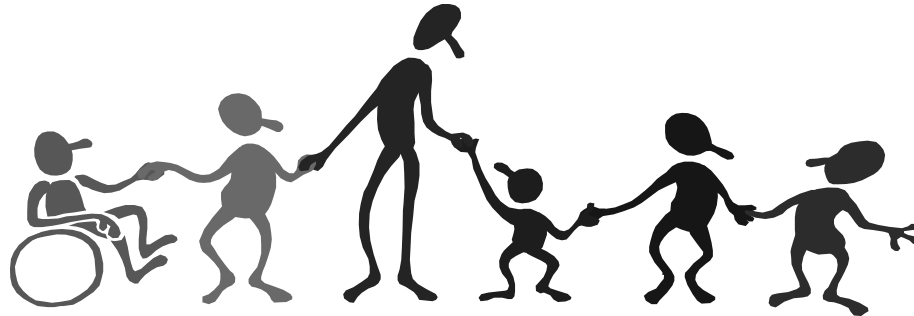
1.2. Location Map of Grand Coulee, Saskatchewan



Part 2. Vision, Goals and Principles

2.0. A Vision for Grand Coulee

Grand Coulee is a community that exemplifies the best of small Town prairie living. Residents enjoy a quiet and safe lifestyle that is built upon a strong community spirit. Grand Coulee is an attractive and family-friendly community with a strong school, excellent recreational opportunities and affordable housing options. The community grows responsibly by ensuring that new development benefits the economic, social and environmental life of Grand Coulee while maintaining the small Town atmosphere that is a cornerstone of living here.



2.1. Goals for the Future of Grand Coulee



To ensure development makes efficient use of land and municipal infrastructure.

To encourage development that creates a safe, livable and strong community.



To make the Town environmentally, socially, culturally and economically healthy and sustainable for future generations.



To encourage and facilitate public participation in the planning process.



To work in cooperation with other groups, agencies, institutions and governments, with continued involvement in the Moose Jaw–Regina Corridor Planning Initiative.

2.2. Guiding Principles

Land use principles are a foundation to guide action. The application of sound land use principles will ensure that the needs and requirements of individual land uses are met while minimizing any adverse impacts upon other land uses, municipal services and the natural environment. These guiding principles are broad statements intended to assist decision makers as they consider the impact of their choices both locally and regionally.

2.3.1 Balance of Interests and Flexibility

Planning decisions should consider and balance the interests of all stakeholders. This will involve understanding the effect of development decisions on the cultural, natural, social and economic environments. There may be situations where one interest outweighs another and tradeoffs may be necessary. Council will apply this flexibility to determine an outcome that is in the best interests of the community, region, and province.

2.3.2 Sustainability

Planning decisions should be enduring. This means that decisions on the management and development of our community will be made with consideration to the requirements of present and future generations ensuring healthy, prosperous, livable communities. Conservation, reclamation, rehabilitation, mitigation and prevention are all tools that could be employed to ensure that growth and development are sustainable.

2.3.3 Mutual Respect

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

2.3.4 Cooperation

Cooperative planning maximizes the use of people and resources. Planning in collaboration with multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibility and wealth, and increases the opportunity for growth and success.

2.3.5 Consultation

Consultation is integral to good development. The Town is committed to providing opportunities for active and meaningful consultation with all segments of the community. The Town will engage the community in the preparation of plans to guide land use and development, and to communicate with the public as development opportunities are considered. Consultation and cooperation in resolving land use issues between municipalities or other jurisdictions is essential to facilitate development.

2.3.6 Initiative and Enterprise

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

Guiding Principles

Balance of Interests and Flexibility
Sustainability
Mutual Respect
Cooperation
Consultation
Initiative and Enterprise
Learning and Innovation
Inter-Municipal Cooperation

2.3.7 Learning and Innovation

Planning involves a process of learning and analysis. The Town accepts responsibility for gathering and understanding information as it relates to development decisions. The application of innovative solutions to planning issues will be carefully considered to provide opportunities for successful development that might not have otherwise occurred.

2.3.8 Inter-Municipal Cooperation

Planning is a shared responsibility among provincial and municipal governments and individuals. Strong communities embrace the principle of shared responsibility, where citizens and decision makers are responsible for stimulating and sustaining the environment and economy and where individuals and governments are accountable for decisions and actions, in a spirit of partnership and open cooperation.

Part 3. Land Use Designations

3.1. Population Projection and Future Land Needs Assessment (Bylaw 07-2020, Approved 2020)

Grand Coulee is in a unique position recognizing their connection and close relationship with the nearby City of Regina. The Town acts as a bedroom community for Regina characterised by limited local commercial activity and high rates of commuting for work. As represented in the table below, Grand Coulee has thrived in this role maintaining positive growth over the past 20 years.

	1996	2001	2006	2011	2016	2020
Population	336	366	435	571	649	662 ¹

Note 1. In order to estimate the current population, building permit data was reviewed since the last census in 2016. The Town approved 4 new single-family dwellings since 2016 and based on an average household size of 3.2 persons per household, represents an additional 13 people resulting in a current estimate of 662 in 2020.

The rate of growth over the past four-year period is much lower than the rate of growth observed over previous census periods as a result of the lagoon approaching its service capacity. The lack of service capacity has recently limited the Town’s ability to approve new development. It is anticipated that the rate of growth would have be much higher and similar to the annual rate of growth observed over the previous census periods if this constraint did not exist. As a result, the growth rates observed in previous census periods (1996 to 2016) were used for this analysis.

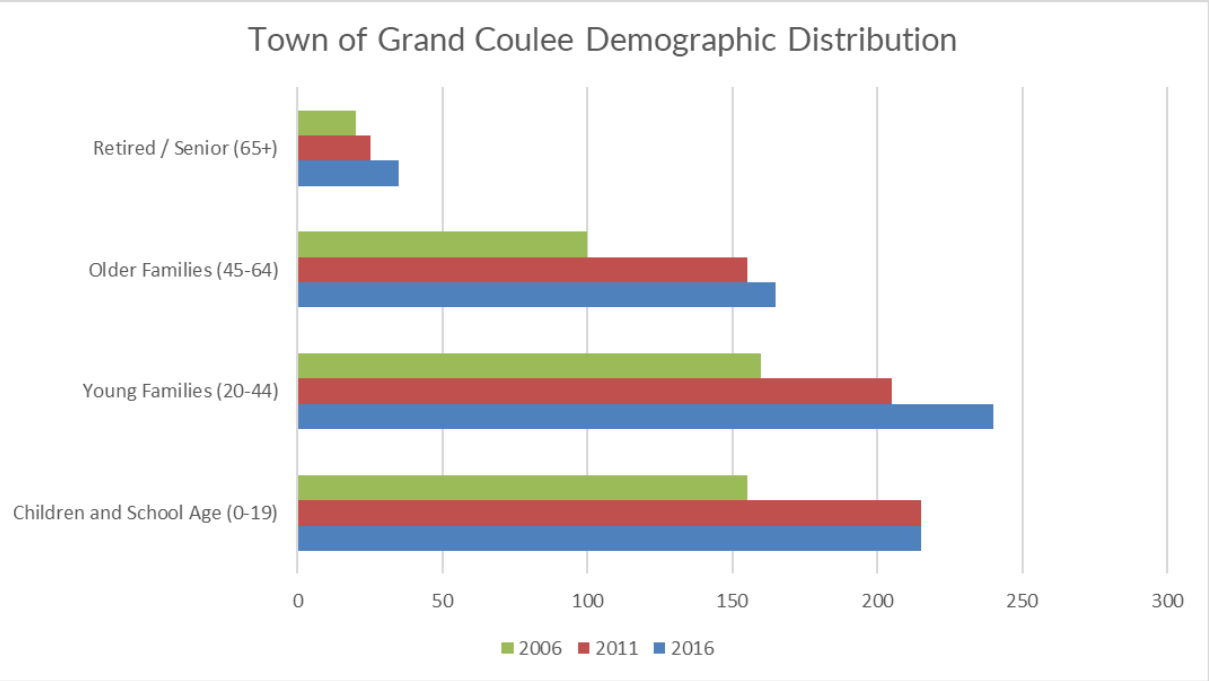
Over the last five census periods, the Town has consistently experienced positive growth at a higher rate than nearby City of Regina.

Growth Rates	Grand Coulee	Regina
20-year Growth Rate	2.4%	0.8%
15-year Growth Rate	2.9%	1.1%
10-year Growth Rate	3.3%	1.7%
5-year Growth Rate	2.4%	2.0%

The data suggests that Grand Coulee has benefited from its proximity to Regina and has shared in the City’s growth. The fact that growth exceeds the rate witnessed in Regina suggests that there is a growing demand for alternative forms of residency.

	Average Housing Values		Median Income	
	Grand Coulee	Regina	Grand Coulee	Regina
2016	446,664	363,071	61,227	42,676

Higher average housing values and median income in Grand Coulee suggests that the Town has attracted a more affluent segment of the population which is consistent with bedroom communities.



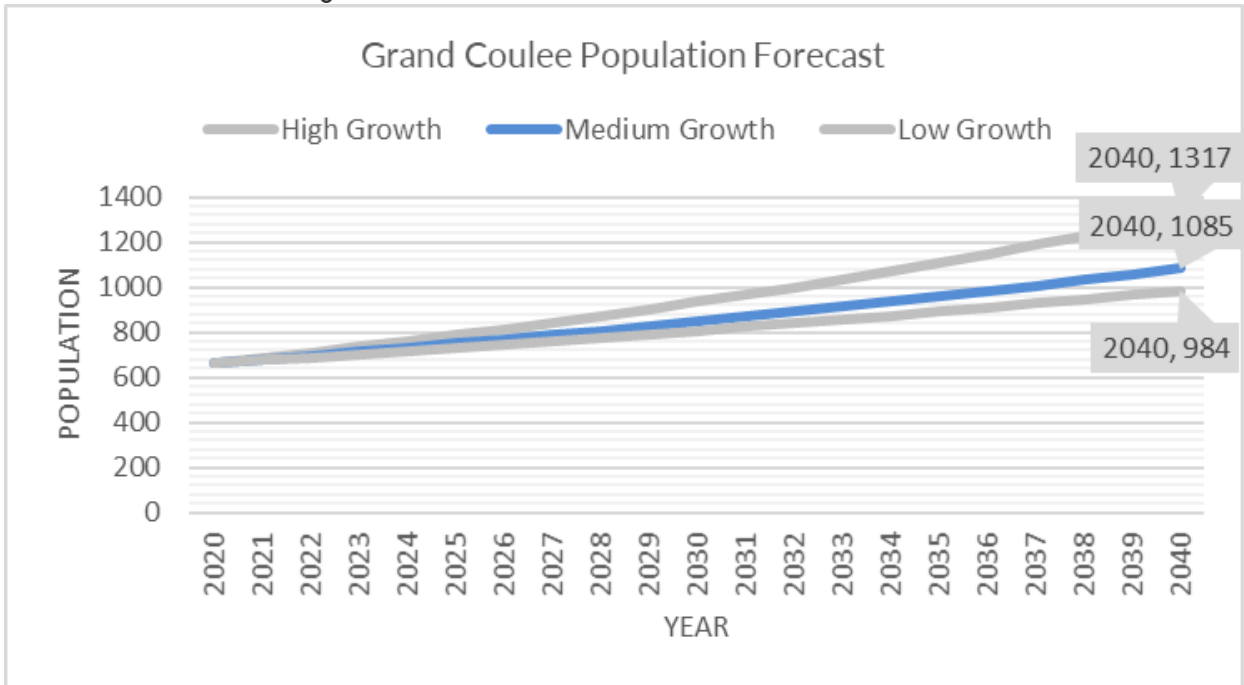
The above noted chart suggests that the Town is attractive to and is comprised primarily of young families. The relatively small retired or senior population maybe attributed to a number of factors including the need for more affordable housing and closer proximity to key community services. It is anticipated that this trend will continue, and Grand Coulee will remain a community that is centred around young families presenting a consistent housing occupancy rate.

The following table presents three potential population growth scenarios based upon historical data over the past 20-year period. The high growth scenario of 3.5% assumes that local and regional economic growth will continue, that the Town’s position relative to surrounding communities will improve and that there are no encumbrances to growth provided by municipal infrastructure capacities. The low growth scenario of 2% assumes a slight contraction in regional economic activity and a higher degree of competition for

attracting new residents will exist between neighbouring communities. All of the scenarios assume that municipal infrastructure capacity is present.

Growth Scenario	High Growth (3.5%)	Medium Growth (2.5%)	Low Growth (2%)
2020	662	662	662
2021	685	679	675
2022	709	696	689
2023	734	713	703
2024	760	731	717
2025	786	749	731
2026	814	768	746
2027	842	787	760
2028	872	807	776
2029	902	827	791
2030	934	847	807
2031	966	869	823
2032	1000	890	840
2033	1035	913	856
2034	1072	935	873
2035	1109	959	891
2036	1148	983	909
2037	1188	1007	927
2038	1230	1032	945
2039	1273	1058	964
2040	1317	1085	984

Selecting a growth scenario has implications to the community which need to be considered. Overestimating the future land needs could result in over taxation of citizens as investment in public facilities are large and funding for these improvements are acquired predominantly through tax rates. Premature investments in construction of new municipal infrastructure that is not necessary also takes away access to public funds that are more imminently required. Underestimating the future land needs may result in an artificial rise in land prices as a result of a lack of availability. This scenario also tends to put increased pressure on municipal finances where the actual demand for services exceeds the Town’s financial plan for providing these services which results in a greater reliance on debt financing.



A medium growth rate of 2.5% was used to assess the future land needed to accommodate projected community growth to minimize the affects of an overestimate or underestimate as defined above. This growth rate is also consistent with the rate experienced over the past 20 years. Based upon the medium growth scenario the Town population is forecasted to increase by 423 people over the next 20 years to a population of 1085 people in 2040.

Residential Forecasting

Based upon the 2016 Census and municipal building permit records, there are currently 206 dwelling units in Grand Coulee, encompassing approximately 16 hectares of land. Based upon the current population and the number of occupied dwellings, the Town has a current dwelling occupancy rate of 3.2 persons per dwelling. According to municipal records there are seven residential sites that are either serviced and undeveloped or vacant and ready for occupancy. These infill lots encompass approximately 0.4 hectares of land.

Forecasted Population	1085
Existing Developed Residential Land (ha)	16.05
Population per Hectare of Residential Land	0.024
Total Future Residential Land Base (ha)	26.30
Less Existing Developed Residential Land (ha)	16.05
Less Infill Land Area (ha)	0.39
Additional Residential Land Needed (ha)	9.86
Plus, Land Needed for Roads and Services (25%)	2.46
Net New Residential Land Needed (ha)	12.32

The Town has designated approximately 66 hectares of land to accommodate future residential development which exceeds the forecasted amount of land required. As a result, future residential expansion is anticipated to be accommodated within the Town's current corporate limits.

Commercial and Industrial Forecasting

There are no commercial or industrial businesses operating within the Town's corporate limits. The Future Land Use Map has designated 3.4 hectares for the purposes of future commercial development along Railway Avenue. A total of 53 hectares of land has been designated for railway industrial and business park development.

To verify the adequacy of these designations, a review of similar sized communities was completed to estimate a typical scale of commercial and industrial development relative to population. Based upon this review a typical community of this size would likely see an average commercial and industrial density of 80 to 120 persons per hectare. Using this density range and considering the future forecasted population of 1085 people, future commercial and industrial development may require between 9 and 13 hectares of land including roads and utility areas and corridors to accommodate projected growth in these sectors.

Community Service Forecast

The Planning and Development Act requires the dedication of 10% of the land proposed for residential subdivision as municipal reserve whereas 5% of land intended to be subdivided for commercial and industrial developments must be dedicated for this same purpose. Community service, parks and recreational developments are typically situated within municipal reserve. The Act also enables the Town to collect cash-in-lieu of municipal reserve dedication where the Town deems that land dedication is less desirable which may be used to purchase land for this purpose or for investment into existing recreational

facilities. The table below summarizes the potential future dedication of municipal reserve for each form of development represented on the Future Land Use Map:

Land Use Designation	Forecasted Land Needs (ha)	Municipal Reserve Estimate (ha)
Residential	12.4	1.24
Commercial	9	0.5
Industrial	9	0.5
Community Service		2.24

The FLUM map currently represents approximately 7.5 hectares of land designated for future community service development.

3.2. Future Land Use (Bylaw 07-2020, Approved 2020)

The future land use section designates land use patterns for the Town and specific policy areas. The Future Land Use Map (Appendix “A”) reflects the pattern of existing land use that originated with subdivision and development, and designates future land use, complemented by specific policies. The designation of land uses reflects the Town's perspective on community development and provides a framework for decision-making. Any development within these areas will be subject to specific zoning controls and site review. The designations and the objective of each are as follows:

- **Residential** – reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.
- **Commercial** – reflects future areas of commercial development.
- **Business Park** – reflects future areas with business and light industrial development potential.
- **Community Service** – reflects existing major institutional uses, recreational uses and public works. This use may occur in any area where it is compatible with adjacent uses. This designation is typically reserved for key Town facilities.
- **Future Land Use** – applies to land that may be developed within the 20-year time horizon of this plan subject to infrastructure expansion and approval by Council. Priority will be given to supporting future development in these designated areas. Existing uses will be provided for; however, no additional development is permitted that may jeopardize the future development of the land for urban uses.
- **Potential Land Use** – applies to land that is likely to be developed beyond the 20-year time horizon of this plan. Council may at its discretion consider development in these designated areas in advance of development in areas designated as Future Land Use subject to the preparation of a concept plan and confirmation of servicing for the area in response to a specific development proposal. Existing uses will be provided for; however, no additional development is permitted that may jeopardize the future development of the land for urban uses.

Part 4. Residential

4.0. Objectives

- To develop new residential areas that offer a quality living environment, meeting the needs of a variety of household types and incomes, in an efficient and environmentally responsible manner.
- To support redevelopment and infill residential development to maximize the use of existing infrastructure and services.
- To ensure that dwellings, accessory buildings and lots are constructed and maintained to acceptable standards.
- To foster entrepreneurship through home based businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment.



4.1. Policies

4.2.1 A variety of housing styles, types of ownership, and choice of lot sizes shall be encouraged to provide greater housing alternatives in Grand Coulee. The Future Land Use Map will guide the development of residential and compatible land uses to accommodate a variety of housing forms.

4.2.2 New residential areas shall be developed and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.

4.2.3 In planning new residential areas or rezoning portions of land for residential use, Council will have regard to:

- a) compatibility of adjacent land uses
- b) the ability of the Town to provide cost effective municipal services
- c) the impact on financial and capital planning by the Town
- d) avoidance of environmentally sensitive and/or hazardous areas
- e) zoning, subdivision design, street layout, and site planning
- f) the ability for service provision (i.e. fire and snow removal)

- g) the use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage
- h) provision of dedicated lands pursuant to *The Planning and Development Act, 2007*.

4.2.4 To encourage infill residential development within already built-up areas that:

- a) helps to meet the housing needs of a diverse population; and
- b) makes efficient use of municipal and community infrastructure.

4.2.5 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion.

4.2.6 New residential developments and sub-divisions will be based upon appropriate planning and engineering studies to ensure proper land use design for engineering infrastructure and economical/functional service delivery (i.e. cul-de-sac widths).

4.2.7 Multi-unit dwellings will be encouraged in locations that are considered to be compatible with adjacent residential development, having regard to suitable street and vehicular access and as regulated by the Zoning Bylaw.

4.2.8 Council will encourage sustainable residential building practices such as energy efficiency and water conservation.

4.2.9 **Home based businesses and occupations** are an important element in enhancing commercial enterprise and overall economic development in Grand Coulee. They will be accommodated wherever possible and will be regulated by the Zoning Bylaw.

4.2.10 In order to maintain the residential character, home based businesses will be evaluated based on the:

- a) potential for increased vehicular and pedestrian traffic in the neighbourhood
- b) compatibility with neighbouring properties and potential for land use conflict
- c) potential for nuisance related to noise, odours, dust or pollutants
- d) appearance of the property resulting from business related use and structures
- e) size of the business related to the area and the number of personnel involved in the business.

Part 5. Commercial

5.0. Objectives

- To welcome new commercial development to the community and to ensure there is sufficient commercial land available for a variety of commercial activities.
- To provide for small-scale retail/commercial development that meets the needs of the Town while ensuring compatibility with adjacent land uses.
- To promote the highway access area for appropriate commercial use.
- To encourage varied choices in the location of mixed-use developments that relate appropriately to surrounding developments.



5.1. Policies

5.2.1 Local commercial enterprises that provide goods and services to Grand Coulee residents and the greater community will be encouraged. The “Future Land Use Map” (Appendix “A”) identifies the potential location of future Commercial development.

5.2.2 A variety of lot sizes shall be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provided with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.

5.2.3 Commercial development will generally include uses serving the local community and the travelling public. Service and retail commercial uses shall be regulated by the Zoning Bylaw.

5.2.4 A mixed use development provides the opportunity for residents to live and work in the same space. Mixed-use developments must include a residential component and may require special consideration when choosing an appropriate location.

5.2.5 A mixed use development should provide a safe, comfortable, and attractive environment to residents, pedestrians, and customers.

5.2.6 Mixed-use businesses that are clearly secondary to the residential use of the property and compatible with the surrounding residential environment shall be accommodated wherever possible and will be regulated by the Zoning Bylaw.

5.2.7 Commercial rezoning applications will be evaluated based on the:

- a) potential for increased vehicular traffic in the community
- b) compatibility with neighbouring properties and potential for land use conflict
- c) potential for nuisance related to noise, odours, dust or pollutants
- d) appearance of the property resulting from business related use and structures
- e) size of the business related to the area and the number of personnel involved in the business.

Part 6. Business Park/Light Industrial

6.0. Objectives

- To identify areas for long range future business park development.
- To provide for industrial development that is compatible with adjacent uses.
- To ensure there is sufficient land available for secondary and service industries.
- To accommodate future business park and industrial development with a planned industrial park to provide a sufficient supply and variety of parcel sizes and servicing levels to attract a diverse range of industry.
- To accommodate railway related industrial uses on Railway lands. (Bylaw 04-2013, Approved 2013)



6.1. Policies

6.2.1 The designation of additional land for industrial use shall take into consideration the following criteria:

- a) The Site shall have direct and approved access to a major public road system.
- b) The development will not generate additional traffic on residential streets.
- c) The development shall not detract from the visual attractiveness of the area.

6.2.2 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations.

6.2.3 Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.

6.2.4 Industrial areas shall be easily and economically serviceable with municipal services or shall be limited to industries that do not require municipal services.

6.2.5 Industrial development shall be adequately buffered between adjacent uses.

6.2.6 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.

6.2.7 Industrial rezoning applications will be evaluated based on the:

- a) potential for increased vehicular traffic in the community
- b) compatibility with neighbouring properties and potential for land use conflict
- c) potential for nuisance related to noise, odours, dust or pollutants
- d) appearance of the property resulting from business related use and structures
- e) size of the business related to the area and the number of personnel involved in the business.
- f) impact on municipal servicing.

6.2.8 Development of lands adjacent to and forming part of the Railway Right of Way will be developed subject to any Railway regulatory requirements and will comply with all provisions of the Plan particularly Section 8.2.13 and the Zoning Bylaw where feasible. (Bylaw 04-20136, Approved 2013).

Part 7. Community Services

7.0. Objectives

- To encourage the coordination and integration of community facilities where appropriate.
- To encourage continued investment in community services that benefits the Town and surrounding area.
- To provide park and outdoor recreation space that meets the needs of the community.
- To work cooperatively with neighbouring municipalities, community based organizations and the private sector to deliver a wide range of community services and amenities.



7.1. Policies

7.2.1 Proposed Community service developments will be evaluated based on:

- a) location, site layout and proper vehicular access;
- b) compatibility with adjacent land use;
- c) provision of adequate municipal services; and
- d) development standards provided by the Zoning Bylaw.

7.2.2 The Town will work with the Prairie Valley School Division supporting:

- a) park space adjacent to the school
- b) the joint use of school and community facilities as a means of providing cost efficient services to the public
- c) potential joint funding of community and recreational projects.

7.2.3 The Town will continue to maintain and improve park, playground and open space development. Community beautification will be a focus in developing and maintaining public spaces.

7.2.5 Strategies will be developed for the conservation of water in maintaining parks and open space, including, but not limited to:

- a) hard landscaping, xeriscaping and controlled water techniques to reduce water consumption
- b) indigenous vegetation and drought resistant trees
- c) dedication of land in natural low areas, and drainage swales.

7.2.6 Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space.

7.2.7 Park space will be provided as required to meet public needs. Equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails shall be encouraged.

7.2.8 Natural areas and park space should be maintained, to the greatest extent possible, as an environmental and educational resource to facilitate understanding and appreciation of the natural environment.

7.2.9 Private sector development and operation of parks and recreation facilities will be encouraged. Designation of lands for parks and recreational purposes indicates suitability of such lands for the purpose and offers opportunity for private/public partnerships or ownership.

7.2.10 Publicly or privately owned recreation and open space may consist of buffer strips, walkways and utility rights-of-way.

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

- a) in new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and the designation of environmental reserve
- b) where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for expansion and development of public reserve and environmental reserve as needed in other areas. Cash-in-lieu funds will be placed in an account separate from other municipal funds
- c) in new developments, developers should consider that dedicated lands provide an extension to residential area parks and pedestrian connections to those parks.

7.2.12 Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.

Part 8. Public Utilities and Infrastructure

8.0. Objectives

- To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- To maintain an appropriate service level of all utilities in order to ensure that the quality of life for existing and future residents is not adversely affected.
- To provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe.
- To provide a system of collector and local roads to accommodate anticipated traffic movements within the Town and provide an effective linkage to the provincial highway system.
- To ensure that road design permits safe and convenient vehicle, pedestrian and bicycle circulation.



8.1. Policies

8.2.1 In accordance with The Municipalities Act, Council will prepare a capital works plan that will be co-ordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.

8.2.2 The planning, phasing, and development of water and sewer services will be based on:

- a) conformance with environmental regulations
- b) the demand for services and the need for upgrading
- c) the financial resources of the Town
- d) the logical extension of existing services.

8.2.3 All subdivision or development within new areas will require an analysis of existing municipal servicing capacity to evaluate the ability for the Town to adequately service new development. The Town shall minimize utility and infrastructure costs to the Town in areas which presents special servicing problems.

8.2.4 For subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services through a servicing agreement. New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements.

8.2.5 The Town will encourage development that effectively utilizes existing utility infrastructure and does not place an excessive burden on Town utility services.

8.2.6 The Town will work towards increasing public awareness of conservation, recycling and reduction of waste through communication with community residents.

8.2.7 Fire-fighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.

8.2.8 A network of pedestrian/bicycle within the community shall be identified. In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas generally intact.

8.2.9 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating: on service roads adjacent to highways, on municipal streets, roads or at existing intersections.

8.2.10 Street classification of local, arterial and collector streets should be established in order to promote orderly and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.

8.2.11 New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property.

8.2.12 Consultation with the Railways shall be required when a potential development is proposed for a:

- a) development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
- b) road and utility Infrastructure works which may affect a rail facility;
- c) transportation plans that incorporate freight transportation issues; and
- d) all new, expanded or modified rail facilities.

8.2.13 The Town should consult with the railways regarding proposed land development and/or infrastructure projects which may have impacts on existing drainage patterns. Similarly, the railways should consult with the Town where facility expansions or changes may impact drainage patterns to adjacent uses.

Part 9. Inter-Municipal Cooperation

9.0. Objectives

- To properly manage land use, development and subdivision along the rural-Town fringe in order to minimize land use conflict with the neighbouring municipality.
- To continue participating with the Moose Jaw-Regina Corridor District Planning Initiative.
- To consult and work with adjacent municipalities on regional land use matters and development proposals.



9.1. Policies

9.2.1 The Town will continue to work in partnership with other jurisdictions and other agencies as a means of providing and sharing services effectively and efficiently.

9.2.2 The Town of Grand Coulee will continue to be involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services (fire protection, recreation, health care, emergency services, and economic development).

9.2.3 The Town will consult with the Rural Municipality of Sherwood, No. 159 on land use planning matters to support orderly development of neighbouring lands. The Town will consult with the adjacent RM on the use of land in future development priority areas identified by the Town. An agreement between the Town and RM to manage development within these identified growth corridors should be explored, in order to prevent the need for early annexation of these lands by the Town.

9.2.4 The Future Urban Development (FUD) District will be applied to lands within Town limits intended for future development. The District will provide development control until such time as the land is required for expansion, at which time the land may be appropriately rezoned in accordance with the Official Community Plan.

9.2.5 The Town may undertake to alter its boundaries to ensure that they are able to retain a 5-year supply of land or for the purposes of accommodating specific development proposals where Town services are required.

9.2.6 Referrals from the RM respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:

- a) the potential for land use conflict and compatibility with adjacent municipal development or planned development
- b) the impact on future land use
- c) the effect on municipal services and inter-municipal agreements for services to the rural area.

Part 10. Implementation

The following instruments will be used to implement the Official Community Plan.

10.0. Zoning Bylaw

In conjunction with the Official Community Plan, the Zoning Bylaw No. 06-2012 will control the use of land. The Zoning Bylaw will establish and prescribe uses for zoning districts and regulations and incorporate flexible zoning techniques.



10.1. Zoning Designations

The objective of each of the zoning districts contained in the Zoning Bylaw is described below:

R - Residential District - to provide an area for residential development comprised of primarily single detached dwellings along with compatible community service and public work uses.

COM - Commercial District - to provide an area for neighbourhood retail commercial uses that meet the needs of the Town.

CS - Community Service District - to provide for and regulate development of institutional, recreational, and other community service uses.

BP – Business Park/Light Industrial District - to provide an area for development of service oriented commercial uses and light industrial activities where separation from other districts may be required.

FUD – Future Urban Development District - to control development in areas that are not immediately required for development, but which have been slated for or may be required in the future. Subdivision will not be permitted except for those uses that may be allowed in the district as established by the Zoning Bylaw.

10.2. Subdivision, Concept Plans and Phasing of Development

10.3.1 The Town directs the subdivision of land through the Official Community Plan and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Official Community Plan and Zoning Bylaw. Council will apply these tools to guide

subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as exercise control over utility easements and leases.

10.3.2 Concept plans will be used to:

- a) provide preliminary plans for proposed development
- b) guide the phasing of development
- c) identify street and lot layouts
- d) identify land uses and density of development
- e) determine the location and design of parks and pathways.

10.3.3 Development will proceed at a rate which meets residential, commercial and industrial land requirements. This will involve phased development that:

- a) occurs in an efficient and cost effective manner taking into consideration the Town's capital works program and financial capability
- b) ensures a choice of location for building sites
- c) is orderly and geographically continuous
- d) provides sufficient land so that market demands for land are met.

10.3.4 Whether there is a concept plan or not, Council may use a holding zone – Urban Holding (UH) – symbol to identify the zoning districts associated with future phases of development. Before removal of the UH symbol to allow the next phases of development, Council will consider:

- a) the degree of completion of the previous phase
- b) the construction of necessary offsite infrastructure
- c) the completion of specified items in a servicing agreement
- d) the current demand for the new development.

10.3. Rezoning of Land

10.4.1 Council will consider the following factors when dealing with applications to rezone, subdivide and develop land:

- a) conformity to the Official Community Plan
- b) suitability of the site for the proposed development
- c) compatibility of existing adjacent land use
- d) provision of dedicated lands as may be required for subdivision
- e) the Town's financial capability to support the development
- f) the adequate provision and timing of development of municipal services
- g) the completion of a servicing agreement for onsite and offsite services.



10.4. Contract Zoning and Direct Control

10.5.1 For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

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

10.5. Servicing Agreement

10.6.1 Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. Council may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.



10.6.2 Where a subdivision of land requires the installation or improvement of municipal services such as water treatment, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

10.6.3 Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

10.6. Development Levy Bylaw

10.7.1 Council may provide for a Development Levy Bylaw. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may by bylaw provide for the recovery of those capital costs.

10.7.2 Council may adopt a bylaw that specifies the circumstances when offsite levies will apply to development based on the additional capital costs for services created by that development. The bylaw will contain a schedule of the unit costs to be applied.

10.7.3 Before adopting the bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision offsite charges.

10.7. Building Bylaw

In accordance with The Uniform Building and Accessibility Standards Act, the Town will ensure that building construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.



Monitoring and Amendment

10.8. Monitoring



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

The Official Community Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Town and the greater community. New

implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Municipality.

10.9. Amendments

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

Part 11. Repeal and Effective Date of Bylaw

Repeal

Bylaw No.20/86 as amended shall be repealed upon Bylaw 05-2012, the Official Community Plan, coming into force and effect.

Ministerial Approval

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs.

Council Readings and Adoption

Read a first time this **3rd** day of **April, 2012**

Read a second time this **5th** day of **June, 2012**

Read a third time and adopted this **3rd** day of **July, 2012**

MAYOR

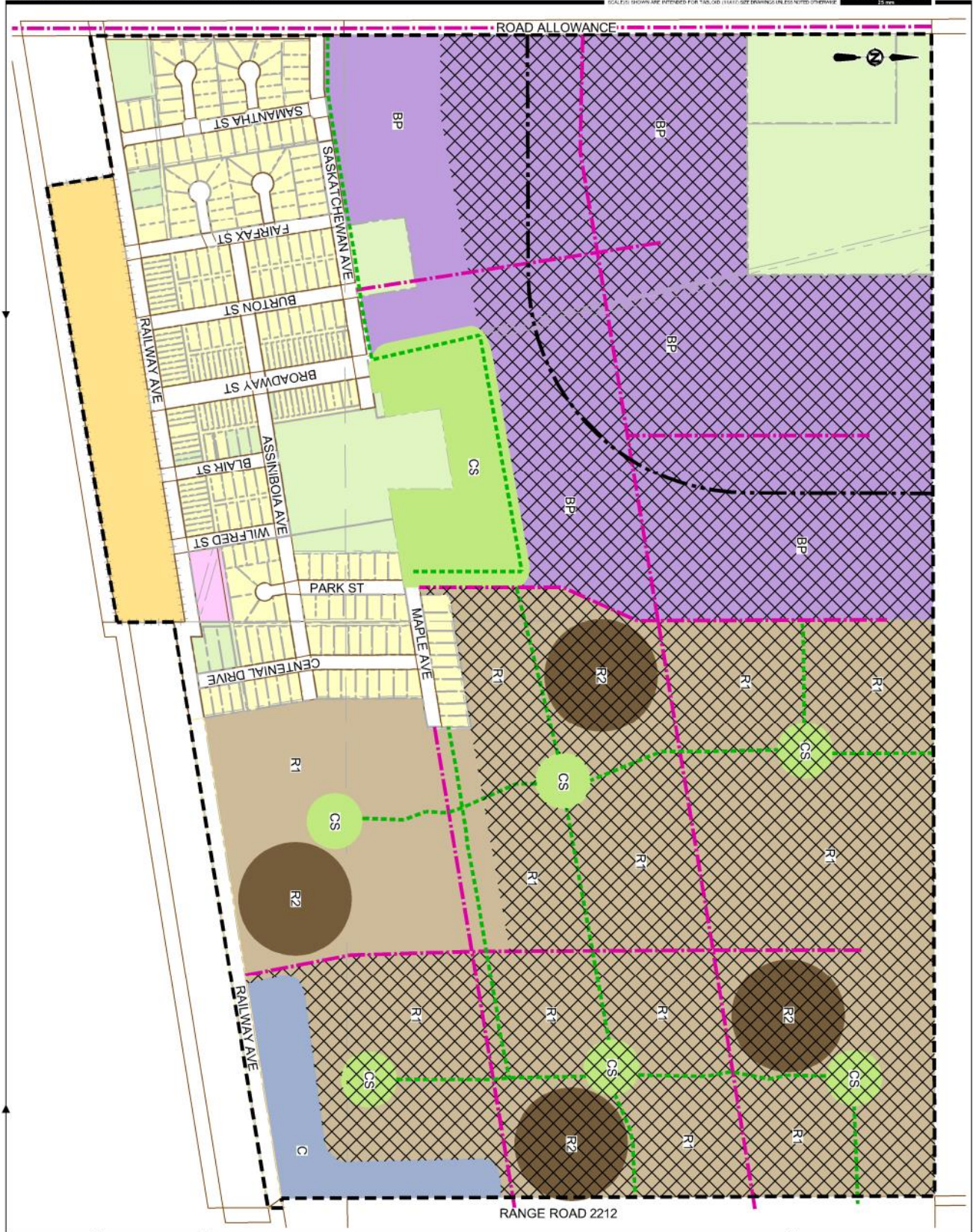
ADMINISTRATOR

Tim Cheesman, MCIP, PAg.

Part 12.**Appendices** (Bylaw 04-2013, Approved 2013)(Bylaw 07-2020, Approved 2020)

Town of Grand Coulee Infrastructure Capacities

Population	649 (2016 Census)
Connections	Centralized treated water distribution and wastewater collection
Water Supply	Buffalo Pound Water Treatment Plant
Surplus Capacity	New reservoir
Annual Water Treatment	Buffalo Pound Water Treatment Plant
Septic Treatment	Facultative 3 cell lagoon
Surplus Capacity	None
Solid Waste Management Transfer Station – Landfill	Contracted solid waste removal
Current Engineering Study	Water System Assessment – KGS (2011) Wastewater System Assessment – Associated Engineering (2020)
Public Wells or Well Heads	None
Water Lines/Utilities	As per servicing maps
Cemetery	None



LEGEND

- TOWN BOUNDARY
- MAJOR ROAD
- PATHWAY
- POTENTIAL LAND USE
- SINGLE DWELLING RESIDENTIAL - R1
- COMMUNITY SERVICE - CS
- COMMERCIAL - C
- RAILWAY INDUSTRIAL - IW
- FUTURE LAND USE
- SINGLE DWELLING RESIDENTIAL - R1
- MULTIPLE DWELLING RESIDENTIAL - R2
- COMMUNITY SERVICE - CS
- COMMERCIAL - C
- BUSINESS PARK - BP
- RAILWAY INDUSTRIAL - IW
- POTENTIAL LAND USE
- SINGLE DWELLING RESIDENTIAL - R1
- MULTIPLE DWELLING RESIDENTIAL - R2
- COMMUNITY SERVICE - CS
- COMMERCIAL - C
- BUSINESS PARK - BP
- RAILWAY INDUSTRIAL - IW
- SEWERAGE ASSOCIATION BATTERIES
- 300 m

AE Associated Engineering

WEST MANAGED COMPANIES

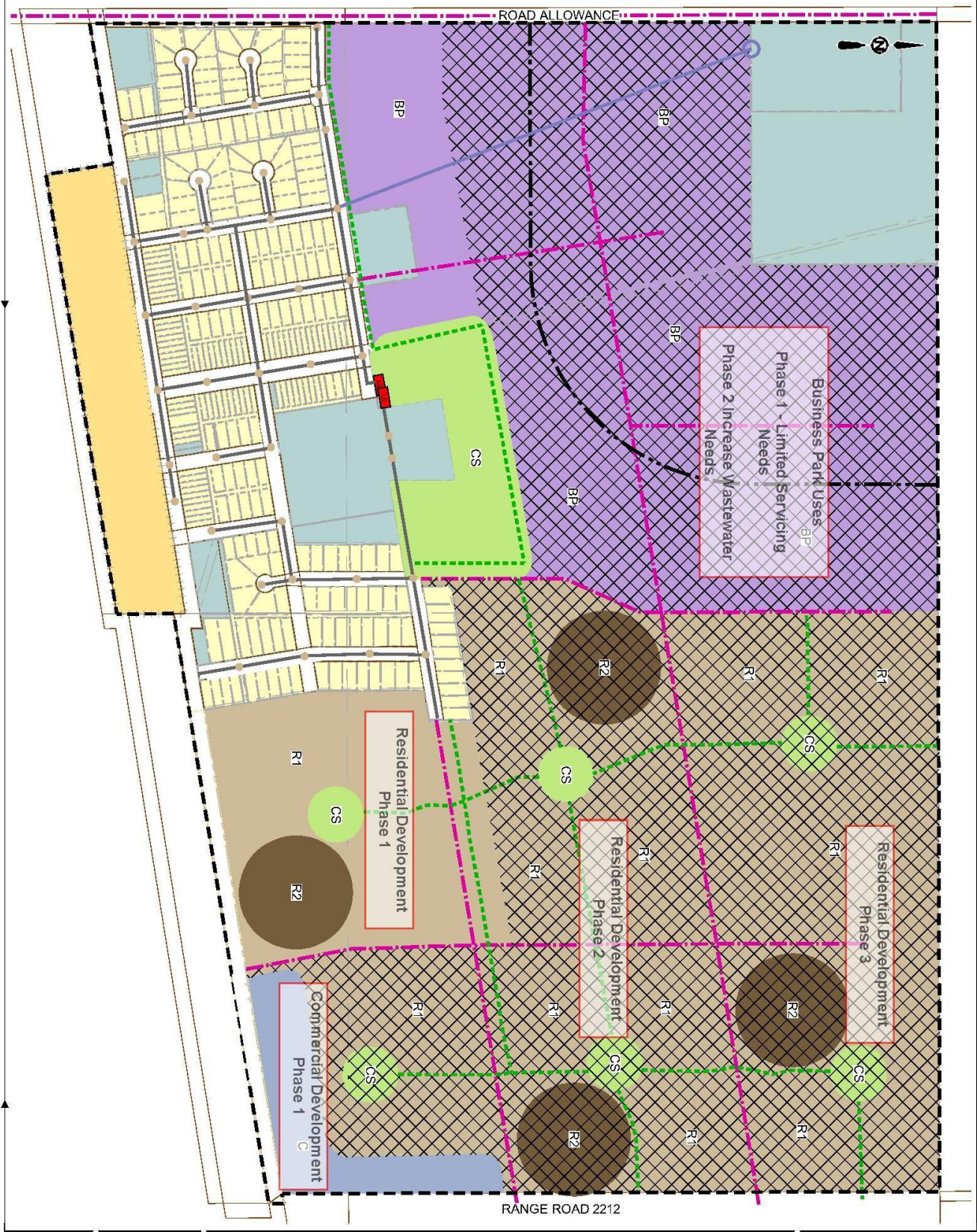
FIGURE 1

TOWN OF GRAND COULLEE

URBAN PLANNING PLAN

FUTURE LAND USE MAP

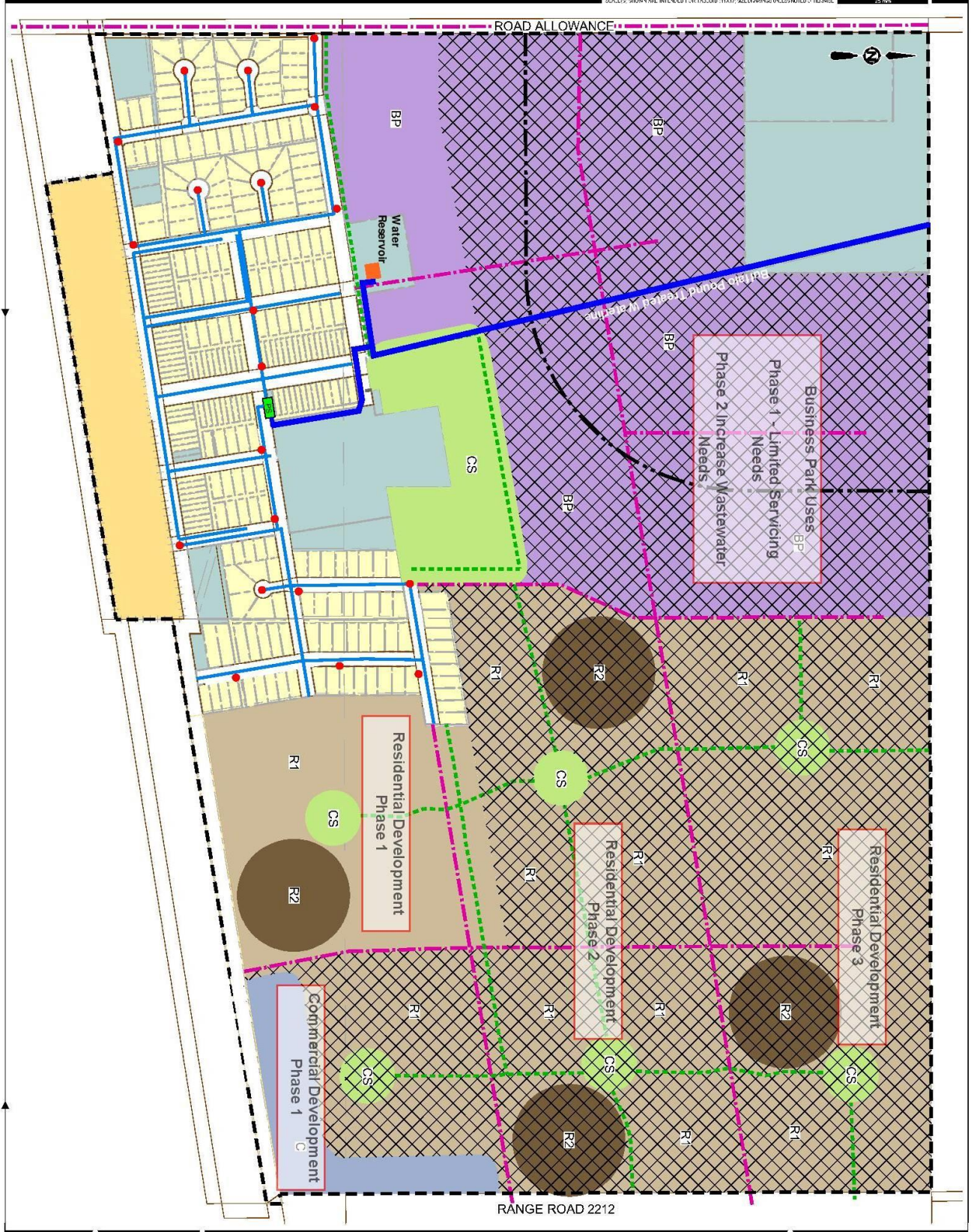
AE PROJECT No.	2020-4192-000
SCALE	1:5000
APPROVED	B. DELANEY
DATE	2020APR28
REV	A
DESCRIPTION	ISSUED FOR DISCUSSION



- LEGEND**
- 300' W/ LAKEON BUFFER
 - SEWER MAIN
 - LIFT STATION
 - MANHOLE
 - PATHWAY
 - WATER MAIN
 - MAJOR ROAD
 - TOWN SQUARE
 - SEWER TRANSMISSION MAIN TO LAKEON

APPENDIX "D2"
 Future Growth Sewage Servicing Map
 TOWN OF GRAND COULEE





- LEGEND**
- TOWN SOUVENIR
 - MAJOR ROAD
 - PATHWAY
 - HYDRANT
 - RAINHOUSE
 - WATER SUPPLY LINE
 - WATER SUPPLY MAIN
 - WATER RESERVOIR
 - 300' LAGOON BUFFER

APPENDIX "D1"
 Future Growth Water Servicing Map
 TOWN OF GRAND COULEE

