

Town of Grand Coulee

Bylaw 07-2020

A bylaw to amend bylaw No. 05-2012 known as the Grand Coulee Official Community Plan.

The Council of the Town of Grand Coulee, in the Province of Saskatchewan, enacts to amend Bylaw No. 05-2012 as follows:

1. The Official Community Plan is amended by replacing all instances of the term 'Village' with 'Town'.
2. The Official Community Plan is amended by adding the following new subsection 3.0 titled 'Population Projection and Future Land Needs Assessment' and renumbering the existing subsections according.

Section 3.0 Population Projection and Future Land Needs Assessment

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 been 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.

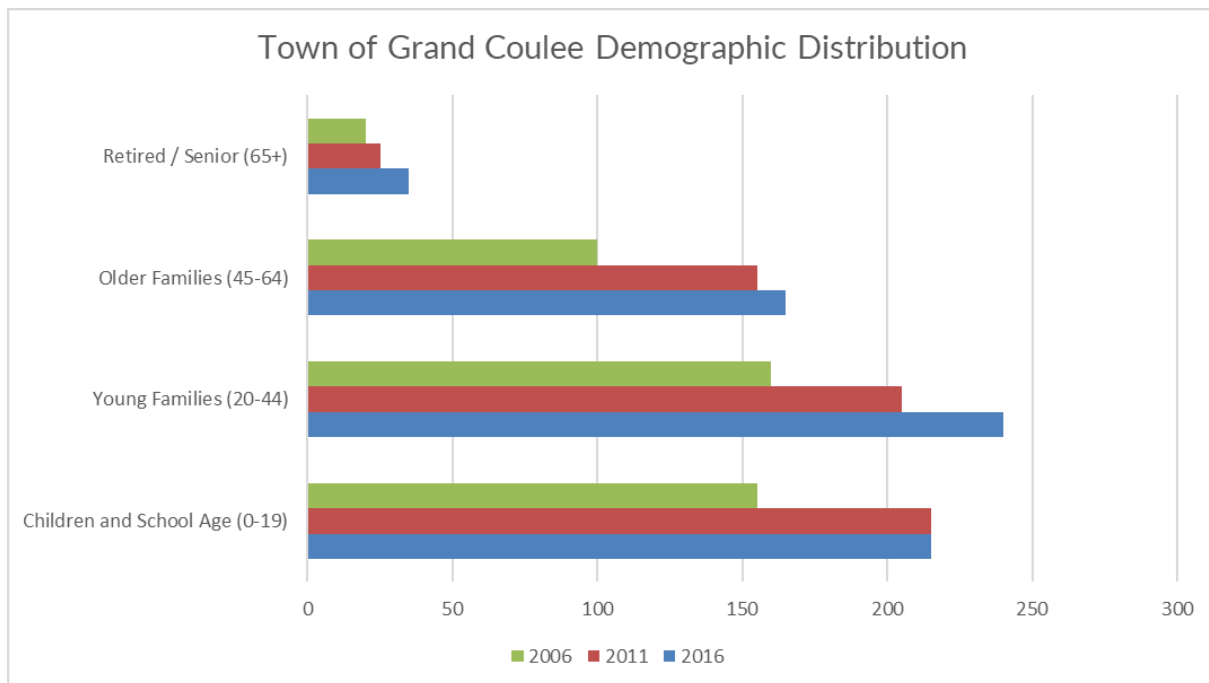
Growth Rates	Grand Coulee	Regina
20-year Growth Rate	2.4%	0.8%
15-year Growth Rate	2.9%	1.1%
10-year Growth Rate	3.3%	1.7%

Growth Rates	Grand Coulee	Regina
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.



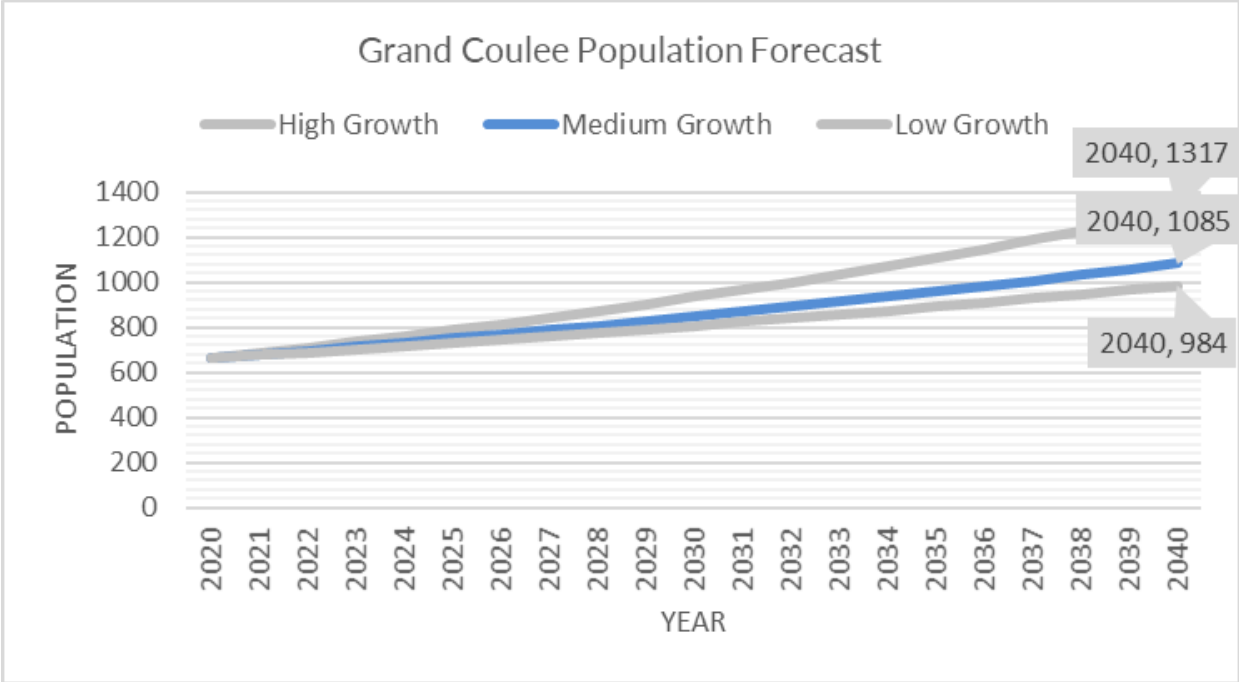
The above noted chart suggests that the Town is attractive to and is comprised primarily of young families. The relatively small retired or senior population maybe attributed to a number of factors including the need for more affordable housing and closer proximity to key community services. It is anticipated 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. Section 3.1 is replaced with the following:

3.2. Future Land Use

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.

4. Part 12, Appendix “A” Future Land Use Map is replaced with the following new figure.

IF NOT TO SCALE

SCALE(S) SHOWN ARE PERMITTED FOR COLOR TO VARY FROM PRINTING UNLESS NOTED OTHERWISE

PLOT DATE: 4/28/2024 10:50:02 AM
DRAWN BY: B. DELAINEY
CHECKED BY: B. DELAINEY
DATE: 20240428 10:50:02 AM
PROJECT: 2020-4392.000 - GRAND COULEE TOWN



LEGEND

- TOWN BOUNDARY
- MAJOR ROAD
- PATHWAY

EXISTING LAND USE

- SINGLE DWELLING RESIDENTIAL - R1
- COMMUNITY SERVICE - CS
- COMMERCIAL - C
- RAILWAY INDUSTRIAL - RW

FUTURE LAND USE

- SINGLE DWELLING RESIDENTIAL - R1
- MULTIPLE DWELLING RESIDENTIAL - R2
- COMMUNITY SERVICE - CS
- COMMERCIAL - C
- BUSINESS PARK - BP
- RAILWAY INDUSTRIAL - RW

POTENTIAL LAND USE

- SINGLE DWELLING RESIDENTIAL - R1
- MULTIPLE DWELLING RESIDENTIAL - R2
- COMMUNITY SERVICE - CS
- COMMERCIAL - C
- BUSINESS PARK - BP
- RAILWAY INDUSTRIAL - RW

SEWAGE LAGOONS BUFFERS

- 300 m

FIGURE 1
TOWN OF GRAND COULEE
URBAN PLANNING
PLAN
FUTURE LAND USE MAP

AE PROJECT No.	2020-4392.000
SCALE	1:5000
APPROVED	B. DELAINEY
DATE	2020APR28
REV	A
DESCRIPTION	ISSUED FOR DISCUSSION

5. This bylaw shall come into force and take effect when approved by the Minister.

Mayor

Seal

Administrator