

TOWN OF SALTCOATS
BASIC PLANNING STATEMENT

Schedule "A"
of Bylaw No. 385

TOWN OF SALTCOATS

Bylaw No. 385

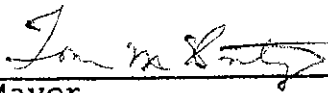
A bylaw of the Town of Saltcoats to adopt a Basic Planning Statement pursuant to Section 39 of The Planning and Development Act, 1983.

The Council of the Town of Saltcoats in the Province of Saskatchewan enacts as follows:

1. This bylaw may be cited as "The Basic Planning Statement Bylaw" and contains:

A. Schedule "A", the Basic Planning Statement.

This bylaw comes into force on the date of final approval by the Minister of Urban Affairs.



Mayor

S E A L



Municipal Administrator

Certified a true copy of
Bylaw no. 385 approved by
resolution of Council this
8th day of October, 1987.



Administrator

1. INTRODUCTION

1.1 Purpose

Section 39 of The Planning and Development Act, 1983 enables a council to prepare and adopt a basic planning statement. A basic planning statement is a short statement of a council's objectives and policies to address development issues in a municipality.

The purpose of this Basic Planning Statement is to provide guidance to the Council in making development related decisions. This document will:

- A. Serve as a framework to guide the Council in making decisions on land use, development and subdivision within the Town.
- B. Identify issues which affect the use and development of land.
- C. Establish objectives and policies for the future development of the Town.
- D. Establish the objectives to be accomplished by a zoning bylaw.

1.2 Scope

The objectives and policies contained in this Basic Planning statement apply to the entire area within the boundaries of the Town of Saltcoats. All development in Saltcoats shall conform to this document.

SECTION 2 - GENERAL DEVELOPMENT

2.1 Goals

These goals describe the main emphasis for the future development of Saltcoats and provide the framework for the objectives and policies of Council for planning and development of the Town.

The goals of the Council are:

- A. To provide for the orderly and economic development of the Town.
- B. To provide for the growth and viability of the Town.
- C. To avoid future conflicts between land uses and, where possible, reduce existing land use conflicts.
- D. To provide for the effective control of land use and development within the Town.

SECTION 3 - RESIDENTIAL DEVELOPMENT

3.1 Residential Concerns

Saltcoats has a large residential area, in comparison to its commercial and industrial components. An analysis of the population structure of the Town indicates a trend toward young families choosing Saltcoats as a place to live. This trend, together with a decreasing rate in the average size of households, will create a demand for housing units. The last 5 years have seen an average of 3-4 new housing starts per year. At this rate there could be a need for an additional 40 housing units in the next decade.

With the exception of potential infill (development of vacant lots) and redevelopment in existing residential areas, there are very few residential lots available. Vacant land in the northwest part of town can accommodate approximately 100 residential lots, which should be sufficient to meet Saltcoat's housing needs for the next 20 to 25 years.

The component of the population over the age of 65 years has also increased. Additional units for senior citizen housing may also be required.

Housing in Saltcoats is predominantly single-unit detached dwellings, although other structural types such as semi-detached and row house types of dwellings have comprised an increasing component of the housing stock. Housing to be developed in the future should meet the needs of residents in terms of affordability, structural type, and those with special needs, such as senior citizens.

The quality of housing in Saltcoats is fair, with about half of the housing stock constructed since 1946. In areas of older housing there is a need to encourage maintenance or redevelopment of the buildings.

3.2 Residential Objectives

- To have sufficient, suitable land available for future residential development.
- To maintain the quality of residential areas.
- To avoid or reduce possible conflicts between residential and other land uses.
- To ensure that different types of housing can be made available to meet the needs of residents of various social and economic backgrounds.

- To minimize the cost to the Town of extending municipal services to future residential areas.
- To ensure that residential developments are provided with sufficient amenities and open space to meet the needs of the residents.

3.3 Residential Policies

1. Residential redevelopment and infill development in existing residential areas will be encouraged.
2. Future residential expansion will be permitted on suitable land adjacent to the existing residential areas in accordance with the Land Use Strategy Map.
3. New mobile homes will be required to locate in an area set aside for that purpose.
4. Housing for the elderly and those with special needs will be encouraged in locations close to the downtown and other amenities.
5. Non-residential development will not be permitted in residential areas, except for public and institutional uses that are compatible with the residential area.
6. Residential development will not be allowed in commercial or industrial areas except for residential units which are incidental to a downtown commercial use.

4. COMMERCIAL AND INDUSTRIAL DEVELOPMENT

4.1 Commercial and Industrial Concerns

A. Commercial Development

Saltcoats has a downtown business district concentrated mainly along Commercial Street and High Street. In the past however, commercial enterprises have developed on Allan Avenue. Council would like to encourage new commercial development adjacent to the existing

developed area. There is also some potential for infill and redevelopment of land within the existing downtown area.

Saltcoats is located on the Yellowhead Highway (No. 16) which is continuing to be a busy thoroughfare through the Province. Council would like to take advantage of the Town's location to assist in attracting new commercial development. Land, adjacent to the highway, will be designated for commercial uses that will serve travellers.

B. Industrial Development

The existing industries in Saltcoats are generally related to the farm service and construction sectors. Industrial land uses are presently concentrated along the railway.

New industrial uses should develop away from residential areas. Land along the highway would be suitable for industrial development. Lands fronting the south side of the highway are suitable for commercial or industrial uses that do not require municipal services.

4.2 Commercial and Industrial Objectives

- To maintain an active business district.
- To have available suitable land for future downtown commercial, highway commercial and industrial developments.
- To regulate potentially undesirable or obnoxious industries so as to minimize their impact on adjacent property and the Town as a whole.
- To avoid or minimize potential conflicts between commercial, industrial and other land uses.

4.3 Commercial and Industrial Policies

1. Retail, administrative and professional services shall be encouraged to locate within the downtown commercial area.
2. Businesses which serve the travelling public, or which require high visibility or large sites, or which are otherwise not suited to a central location shall be encouraged to locate along the highway.
3. Commercial or industrial development on land adjacent to residential areas shall be carried out so as to minimize potential land use conflicts.

5. PUBLIC SERVICE DEVELOPMENT

5.1 Public Service Concerns

A. Public Land

Institutional, recreational and open space land uses are concentrated for the most part, in the northern half of the Town. Development of these land uses for the benefit of all the citizens of Saltcoats should be encouraged. As the Town continues to expand in the future, it is important that adequate areas of public reserve and other public lands be set aside to meet the future recreational and institutional needs.

B. Municipal Services

As the Town grows there will be increasing demands on municipal services such as water, solid waste disposal and sewage disposal. Major improvements to the water and sewer systems will be required to serve the new residential areas. These recommended improvements are

outlined in the reports which were prepared by Cambrian Engineering Ltd. in March, 1984. It is important to ensure that any improvements to the utility systems will be sufficient to accommodate the future development of the Town and will complement the development strategy.

C. Public Services

Saltcoats possesses a good range of institutional and recreational services. These include the library, churches, extended care home, elementary school, rinks and sports grounds. In order to adequately serve future developments facilities for social, health, recreational and other services may have to be expanded in order to keep pace with anticipated demands. These services are important to the amenity of the Town.

5.2 Public Service Objectives

- To have available sufficient land for the educational, recreational, cultural and health needs of the people of Saltcoats.
- To extend municipal services in an efficient manner so as to minimize the cost to the Town of these extensions.
- To ensure a sufficient quantity and quality of water for future domestic, municipal and industrial needs.
- To ensure adequate treatment of sewage.
- To ensure adequate storm drainage of all parts of the Town.

5.3 Public Service Policies

A. Public Land

1. In new subdivisions the development of buffer strips will be encouraged to separate incompatible uses.

2. Public reserves and other reserve land will be developed to serve the active and passive recreational needs of the community.

B. Municipal Services

1. Council will direct future developments and subdivisions to areas that can be efficiently provided with municipal services.
2. Council will require servicing agreements at the time of subdivision of private land to ensure that new subdivisions are developed to the standards of the Town.
3. Council will monitor the adequacy of municipal services and upgrade or expand these systems as may be necessary to meet the future needs of the Town.
4. Council will ensure that new development does not significantly alter natural drainage courses in the Town.

C. Public Services

1. Council will consult with the agencies responsible for providing social, health, religious, educational and recreational services in Saltcoats to ensure that these will continue to meet the needs of area residents.

6. DISTRICT DEVELOPMENT

6.1 District Concerns

Anderson's Lake is an attractive natural feature of the Saltcoats District. It provides an attractive setting for the Town and the Regional Park that has been developed at its south end. Council would like to ensure, as much as possible, that the lake remains in its present state.

As Saltcoats grows it may eventually be necessary to expand the Town beyond its present corporate limits. Development outside of the existing limits can have a major impact on the growth potential of the Town. This development should not be allowed to occur in such a way as to unduly limit the growth potential of Saltcoats or to result in unacceptable land use conflicts.

In any urban centre there are issues which may have impacts on adjacent municipalities. These potential intermunicipal issues include drainage, roads, utilities, schools, recreation, senior citizen housing and health care, among others. Decisions should be made, taking into account the possible intermunicipal effects of those decisions.

6.2 District Objectives

- To ensure that developments adjacent to Saltcoats do not impair its potential for future growth.
- To avoid conflicts with land uses outside of the Town boundaries.
- To avoid potential conflicts regarding issues of an intermunicipal nature.

6.3 District Policies

1. Council will consider the annexation of the remainder of Section 1-24-2-2 so the Town can provide direct land use control, through the Zoning Bylaw.
2. Council will continue its involvement with the yearly operation, development and maintenance of the Saltcoats Regional Park.
3. Council shall consult with the Council of the R.M. of Saltcoats No. 213 to ensure that development adjacent to the limits of Saltcoats will not prejudice future expansion of the Town, or result in land use conflicts with uses in the Town.
4. Council shall encourage consultation and cooperation with the Rural Municipality, local authorities, and the public regarding land use and development issues.

7. IMPLEMENTATION

- 7.1 The purpose of this Basic Planning Statement is to serve as a statement of goals and objectives for the future development of the Town.

Policies have been formulated to achieve these goals and objectives. Proposals for the future use of land are shown in Appendix "A", the "Land Use Strategy Map" which forms part of this Basic Planning Statement. By setting out goals, objectives and policies the Basic Planning Statement will provide guidance for the Council in making decisions regarding land use, zoning, subdivisions, annexations and

development in general. These decisions must be made in conformity with the stated policies and objectives of this Basic Planning Statement.

The Basic Planning Statement will be implemented, in part, by all of the development related decisions that will be made in the future. However, the two most important tools available for guiding the future development of the Town are through zoning controls and the subdivision process.

7.2 Zoning Bylaw

The principal means of implementing the Basic Planning Statement shall be the Zoning Bylaw No. 386 to be adopted in conjunction with the adoption of the Basic Planning Statement in accordance with The Planning and Development Act, 1983.

The purpose of the Zoning Bylaw shall be to implement the objectives and policies of this Basic Planning Statement and to provide for the amenity of the area and the health, safety and general welfare of the residents of the Town through proper land use control.

The objectives to be accomplished in the Zoning Bylaw are to ensure that:

- A. Land use conflicts are avoided.
- B. Future development will meet minimum standards to maintain the amenity of the Town and protect property values.
- C. Development will be consistent with the physical limitations of the land.
- D. Development does not place undue demand on the Town for services such as roads, parking, water, sewers, waste disposal, open spaces and recreational developments.

E. Future land use and development are consistent with the goals and objectives of the Town.

The Zoning Bylaw provides Council with actual control over land use and development within the Town. To ensure that these controls work to help achieve the stated goals and objectives, the bylaw itself must be consistent with the policies and the intent of this Basic Planning Statement. In considering a zoning bylaw or an amendment, Council should refer to the policies contained in the text to ensure that the development objectives of the Town will be met.

7.3 Subdivision Process

Subdivision, the breaking up of land into smaller legal units, is normally an integral part of the development process. Although the Director of Community Planning for Saskatchewan Urban Affairs is the approving authority for subdivisions in the Town, Council has input into the subdivision procedure at two points. First, Council provides comments on all applications for subdivision within the Town. In reviewing all subdivisions, Council should consult this Basic Planning Statement to see whether the proposed development is consistent with the long terms goals of the Town and the desired future pattern of development.

Secondly, Council has an input in the subdivision process through the Zoning Bylaw. Since, no subdivision can be approved that does not conform to the Zoning Bylaw, Council has the power to directly influence subdivision and development in the Town. Also, in the Zoning Bylaw the Council can establish the minimum area width or depth of lots for various uses.

7.4 Other Implementation Tools

Where appropriate, Council may pursue annexation, purchase or lease of land, or public investment to achieve the objectives and policies of the Basic Planning Statement.

7.5 Review and Amendment

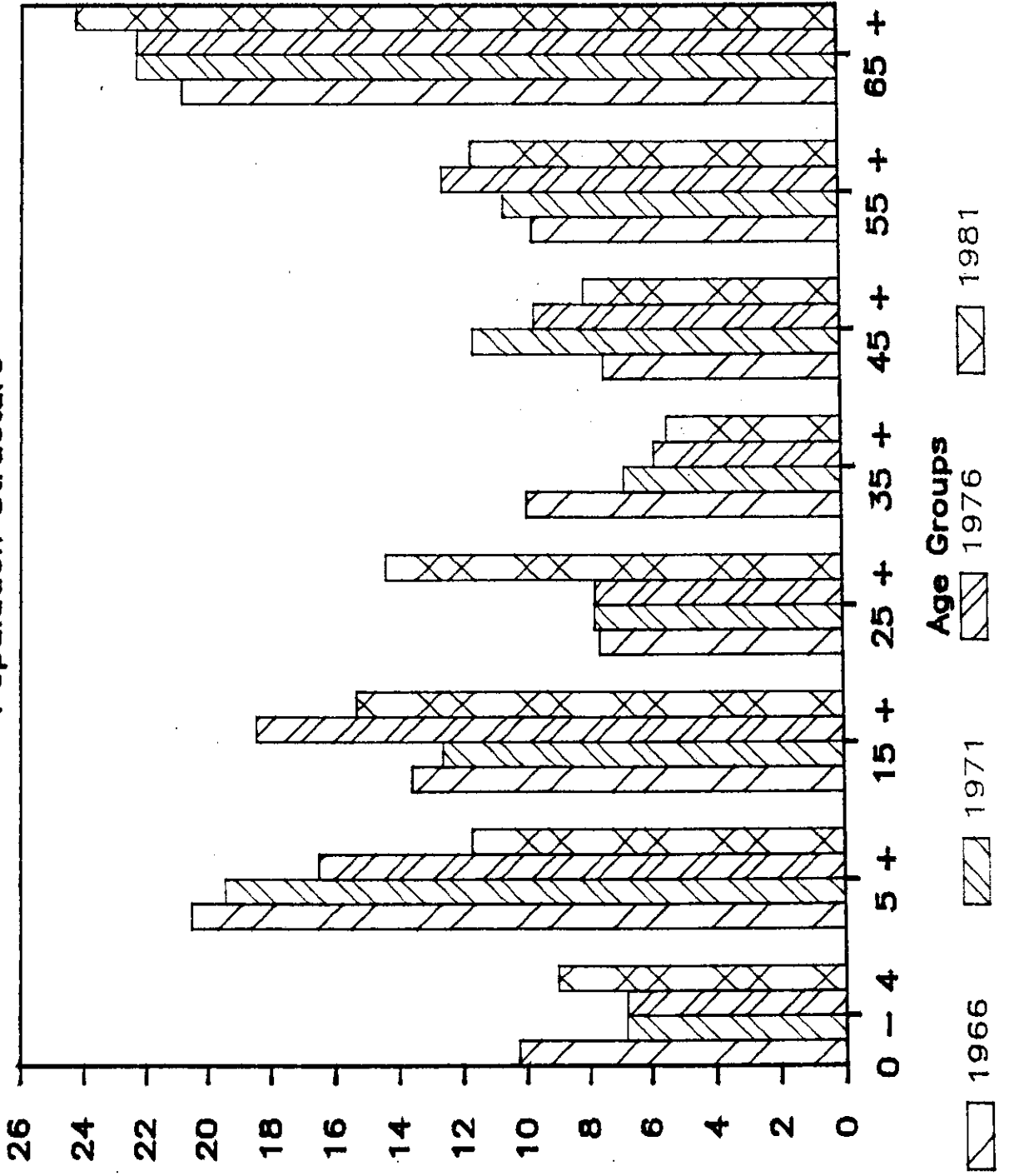
A Basic Planning Statement is not a static document and should not commit the Council to an inflexible development policy. As new issues and concerns arise, or old ones change, the Basic Planning Statement should be revised to meet these changes. The Basic Planning Statement should be reviewed from time to time to see whether the stated objectives are still relevant and whether the policies set out are being effective in achieving those objectives. The statement must be kept up to date to ensure that the document will deal with the real development issues facing the community.

On occasion land uses or development may be proposed which do not conform to the Basic Planning Statement. The Basic Planning Statement can be amended to allow new development to proceed, however, before any amendment is made the impact of the proposed change on the rest of the planning statement and the future development of the Town should be examined. Any changes to the Basic Planning Statement or the Zoning Bylaw should be in the interest of the future development of the community as a whole.

Through periodical review and amendment the basic planning statement should serve as an effective guide for the Council to make decisions on the future development of the Town of Saltcoats.

TOWN OF SALTCOATS

Population Structure



Percentages

POPULATION GROWTH

<u>Year</u>	<u>Population</u>	<u>% Change</u>	<u>Households</u>	<u>Persons/Household</u>
1951	522			
1956	506	-3.2		
1961	490	-3.3		
1966	604	+18.9		
1971	510	-18.4	180	
1976	490	-4.1	180	2.8
1981	549	+10.7	225	2.7
1986*	585	+6.2	240	2.4
1991*	621	+5.8	255	2.4

*Figures for 1986 and 1991 are forecasts based on an assumed growth rate of 1% per year.

Source: Statistics Canada

Age of Housing in 1981

<u>Year of Construction</u>	<u>Number</u>	<u>Percentage</u>
1971-81	85	37.8%
1961-70	20	8.9%
1946-60	30	13.3%
Pre-1946	90	40.0%
	<u>225</u>	

Source: Statistics Canada

Housing Tenure

	<u>1981</u>	<u>1971</u>
Owned	180 (80.0%)	145 (80.5%)
Rented	45 (20.0%)	35 (19.5%)

Source: Statistics Canada

