

TOWN OF MILESTONE

BYLAW NO. 2005 -4

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

Whereas the Council of the Town of Milestone has, by resolution authorized the preparation of a Basic Planning Statement pursuant to Section 39 of *The Planning and Development Act, 1983*;

And Whereas, *The Planning and Development Act, 1983*, provides in Section 44 that Council may, by bylaw, adopt a Basic Planning Statement;

Therefore, the Council of the Town of Milestone in the Province of Saskatchewan, in open meeting hereby enacts as follows:

1. This Bylaw may be cited as the "Town of Milestone Basic Planning Statement Bylaw".
2. "The Basic Planning Statement" of the Town of Milestone is attached as Schedule "A" and forms part of this Bylaw.
3. This Bylaw shall come into force on the date of final approval by the Minister of Government Relations.




MAYOR


ADMINISTRATOR

Bylaw No. 2005-4 Read a First Time on the 8th day of November 2005

Bylaw No. 2005-4 Read a Second Time on the 8th day of November 2005

Bylaw No. 2005-4 Read a Third and Final time and adopted on the
This 13th day of December 2005.

Certified a True Copy of
Bylaw No. 2005-4 adopted by
Council on the 13th day of
December 2005.


Administrator



**TOWN OF MILESTONE
BASIC PLANNING STATEMENT**

**SCHEDULE "A" to
BYLAW NO. 2005-4**

**BASIC PLANNING STATEMENT
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1. INTRODUCTION

1.1 Authority and Purpose

In accordance with Sections 39 and 42 of *The Planning and Development Act, 1983*, the Council of the Town of Milestone adopts this Basic Planning Statement to provide the Town with goals, objectives and policies relating to the future development of the community. It is intended to guide Council in decisions for the health, safety, and general welfare of the community.

1.2 Scope

The policies of this Basic Planning Statement apply to the incorporated area of the Town. Upon annexation, policies and principles in the Basic Planning Statement will apply to any area presently outside the current corporate limits. Development of land adjacent to the Town shall acknowledge the Town's interest including possible annexation.

2. COMMUNITY GOALS

The Town of Milestone will continue to pursue and encourage plans and development that will benefit Milestone and community economically and socially. The main priority will always be to ensure the survival and prosperity of the community. As the strong residential base continues to develop and grow, the Town will seek out new economic opportunities, which will ensure the viability of the community for decades to come.

3. OPPORTUNITIES AND CONSTRAINTS

The Town of Milestone possesses a number of natural, social and economic attributes important in fostering community development. There are also a number of constraints that must be taken into consideration and addressed by the Town in community planning. What follows is an attempt to identify those opportunities and constraints.

3.1 Opportunities and Characteristics

- Milestone is favourably located on Highway #39 midway between Regina and Weyburn, both 56kms away.
- Twinning of Highway #6 & #39 from Regina to the US Border is not out of the realm of possibility and is presently being pursued by an interest lobby group
- Milestone is 72 km from Moose Jaw and 112 km from Raymond, the 24 hour U.S. Port of Entry.

- Highways No. 39 and No. 6 serve the community with access to all locations.
- The CPR Soo Line connects Moose Jaw, Regina, and Minneapolis to the South.
- Minneapolis is connected to all major transportation systems in the USA. In addition, CN Rail is located in nearby Regina and Weyburn.

- The Regina International Airport served by major Airlines is just 35 minutes away.
- Agriculture, the base of Milestone's economy and the Milestone area farm land consists of "Brown Soil Zone" making it productive for a wide range of field and specialty crops.
- The Town has an adequate land base for commercial and industrial development. This is supported by an availability of water and sewer facilities and a sound infrastructure.
- The existing sound infrastructure and incorporated area is capable of supporting a population of approximately 750, which would be a target population.
- All the Streets are surfaced with hot-mix asphalt and were all re-capped in 2003
- Excellent community and recreational facilities with K-12 School
- A five member RCMP Detachment located in Milestone
- The Town recognizes the need for inter-municipal co-operation and is working with other municipalities in promoting regional economic development. The Town currently participates in a number of inter-municipal initiatives, including but not limited to fire protection services, recreational services, joint office administration, shared public work endeavour and landfill services
- There is an opportunity to support seniors housing. Projections indicate that there will be an increase in seniors. There may be opportunities of examining ways of enhancing services and providing suitable housing to the elderly. This may be achieved by utilizing core vacant lands with close proximity to the downtown area services and setting aside or designating land appropriate for seniors' housing development or facilities.

3.2 Constraints

- An abundant supply of safe water is compromised by its high mineral content giving it, what some residents feel, an unpalatable taste.
- Milestone is located in a very flat area and lends itself to slow but positive drainage
- As with other small communities Milestone has some older derelict buildings. However, Council has taken a proactive step to have these buildings removed or demolished as the case may be when the opportunity arises

4. POPULATION

4.1 Demographic Trends

- While the SHSP Population statistics for the period 1985 to 2001 indicates a stable population (625-650) for the town there appears to be a decreasing area population from about 2300 to about 1700. Statistics (2001) indicates the following age categories.
 - 60 years & plus -22%
 - 40 to 60 years -27%
 - 20 to 39 years - 24%
 - <1 to 18 years -27%
- A favourable age category population when compared with other similar municipalities in the province. Maintaining adequate services, facilities, and infrastructure to meet future resident needs will be a matter for consideration by the Town.
- While a population increase is desirable, growth will be marginal and consequently very manageable

4.2 Labour Force

- The Town does not have a large surplus labour pool and looks to the City of Regina or the surrounding area for this labour pool.
- The existing labour pool adequately staffs the few existing major area employers.
- While new commercial and industrial growth will be slow, ample land will provide for orderly development and change through the Zoning Bylaw

5. HERITAGE RESOURCES

5.1 Issues/Concerns/Objectives/Policies

- Heritage resources are an important aspect of historical community development. Historical buildings are a representation of the past, which can enhance tourism and economic development. The Town has buildings that are representative of earlier years. It is important that such heritage resources be protected and that the public is made aware of the importance of preserving these buildings and features of the past.
 - (1) Council supports the preservation of historical buildings, and where appropriate, will designate such properties under *The Heritage Property Act*. The St. Aloysius Roman Catholic Church has significant historical significance to Milestone and has been designated.
 - (2) The Town supports the reuse, renovations or additions that preserve the historical significance of heritage resource buildings.
 - (3) Council supports public awareness as a means of promoting knowledge and appreciation of existing heritage buildings and features in the community.

6. PUBLIC UTILITIES

6.1 Issues/Concerns/Objectives/Policies

The sanitary sewage system is generally in good condition with no major problems. The sewage treatment plant has a sufficient capacity to handle a population of 1,000, which exceeds the target population of 750 residents. Maintenance of this system will be necessary in meeting the needs of the community.

Storm water is accommodated by a surface water drainage system. Ensuring proper grading and sloping of roadways is necessary in providing for a low cost and effective surface storm water drainage system.

Providing a safe supply of potable water is important in community development. The Town obtains its water supply from two wells. The water storage reservoir and water treatment facilities provide an acceptable quality and quantity of water to the community. The water distribution system was recently upgraded. The water reservoir has a capacity of 150,000 gallons, which meets current needs but will need to be upgraded as the population approaches 1,000 persons, again, which far exceeds the target population. Major repairs or renovations are not anticipated at this time or in the immediate future

Garbage collection is provided and the level of service is acceptable to the community. Reducing the amount of waste being collected is important to the community from an environmental and economic perspective, and extending the life of the landfill. Recycling programs have been initiated and recycling is encouraged and promoted.

- (1) For subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal services as may be provided in a servicing agreement. Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, streets, or sidewalks within the subdivision, the developer will be required to enter into a service 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.

7. TRANSPORTATION

7.1 Issues/Concerns/Objectives/Policies

- The town will continue to maintain a program of street maintenance and upgrading.

- (1) New roads will be planned and constructed with regard to land use and provision of suitable access. The Town will acquire property for road right-of-ways by means of dedication or an agreement for purchase at the time of development or redevelopment of property.

8. MUNICIPAL EXPANSION AND PERIPHERAL LANDS

8.1 Issues/Concerns/Objectives/Policies

- The majority of the land in the community is subdivided and existing vacant and municipal un-subdivided owned property should be adequate for future development. Therefore, expansion outside the present limits should not likely be necessary.
- There are two farmyards in close proximity to the Town. These farming operations do not pose a problem from a land uses perspective if annexation is required.
- It is important that developments in the surrounding rural area do not adversely effect existing or proposed future land uses, servicing requirements, or impact upon municipal facilities
- At present, there are no problems with adjacent land uses near the Town, however, where such development is contemplated, there is a need to adhere to setback distances as may be required by provincial statutes or regulations.

- There is a need to protect the municipal drinking water supply and the community well located in the rural area. There is a need to maintain effective communication so that the rural municipality is aware of future development plans.
- (1) The Town will consult with the rural municipality on land use planning matters in support of orderly development on neighbouring lands.
 - (2) Referrals of development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:
 - the potential for land use conflict and compatibility with adjacent municipality development;
 - the impact on future land use; and
 - the effect on municipal services and inter-municipal agreements for services to the rural area.

9. LAND USE POLICIES

The Town's Zoning Bylaw provides for the following six Zoning Districts. The objective of each of the zoning districts contained in the zoning bylaw is described below:

R1 - Residential District - To provide an area for residential development comprised of primarily single detached dwellings along with compatible community service and public work uses.

R2 - Residential District - To provide an area for a broader range of residential development along with compatible community service and public work uses.

C1 - Central Business District - To provide a concentrated area for retail commercial uses, offices, financial institutions, personal services, as well as some cultural and recreational facilities. The uses allowed in this district will generally require smaller sites as compared with highway commercial uses.

C2 - Highway Commercial District - To accommodate the development of commercial growth along Highway No. 39 which require medium to large sites or good vehicular access and visibility to a highway or major arterial street

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

I - Industrial District - To provide an area for development of a broad range of commercial and industrial uses accommodated as permitted or discretionary uses.

10. PLAN IMPLEMENTATION TOOLS AND POLICIES

The following instruments and initiatives will be utilized in implementing the Basic Planning Statement:

10.1 Zoning Bylaw

In conjunction with the Basic Planning Statement, the zoning bylaw will control the use of land. The zoning bylaw will establish and prescribe uses for zoning districts and regulations, and incorporate flexible zoning techniques.

10.1.1 Zoning Districts

R1 - Residential District

R2 - Residential District

C1 - Central Business

C2 - Highway Commercial District

CS - Community Service District

I - Industrial District

10.1.2 Minor Variances

- (1) Council will allow for minor variances to the zoning bylaw as a means of providing flexibility in the administration of the zoning bylaw and as a way of providing timely development decisions.
- (2) The zoning bylaw will establish a procedure for processing and recording variance applications.

10.1.3 Subdivision, Concept Plans and Phasing of Development

- (1) The Town has control on subdivision of land through the Basic Planning Statement and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the Basic Planning Statement and Zoning Bylaw. Hence, Council is in a position to guide development in the areas of subdivision and lot design, street layout, location of municipal reserve and other dedicated lands as well as exercise control over utility easements and leases.
- (2) Concept plans will be used to:

- guide the phasing of development;
 - identify street and lot layouts;
 - identify land uses and density of development; and
 - determine school sites and parks, where necessary.
- (3) Development will proceed at a rate which meets residential, commercial and industrial land requirements. This will involve phased development that:
- occurs in an efficient and cost effective manner taking into consideration the Town's Capital Works program and financial capability;
 - ensures a choice of location for building sites;
 - is orderly and geographically continuous; and
 - provides sufficient land so that requirements are met.

10.2 Rezoning of Land

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

- conformance to the Basic Planning Statement;
- suitability of the site for development;
- compatibility of land use;
- provision of dedicated lands as may be required for subdivision;
- the Town's financial capability to accommodate the development;
- the adequate provision of municipal services; and
- the need for a servicing agreement for on-site and off-site services.

10.3 Servicing Agreement

Where a servicing agreement is required, 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 guarantee that such development costs are borne by the developer.

10.4 Building Bylaw

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

10.5 Land Acquisition

In accordance with *The Urban Municipality Act, 1984* Council may purchase land for urban development. In this regard Council may consider the purchase of land for subdivision or development to:

- facilitate urban development including public facilities;
- provide affordable housing; and
- facilitate the relocation of non-conforming uses.

10.6 Inter-Municipal And Inter-Jurisdictional Co-operation

Council is involved in a number of inter-municipal initiatives that focus on a co-operative approach to providing cost efficient and effective services (fire protection, recreation, health care, emergency services, joint office administration to name a few.) The Town will continue to work in partnership with other jurisdictions and agencies as a means of providing and sharing services effectively and efficiently.

10.7 Capital Works Program

In accordance with *The Urban Municipality Act, 1984* Council will prepare a capital works plan, which will be co-ordinated with policies of the Basic Planning Statement to ensure the effective and efficient control of development and public spending.

11. MONITORING AND AMENDMENT

- (1) The Basic Planning Statement establishes the policies that are expected to meet anticipated residential, commercial, and industrial requirements within the financial and servicing capabilities of the community. The policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of the policies in meeting overall community objectives, Council will monitor the local situation and evaluate the appropriateness of these policies.
- (2) The Basic Planning Statement may be amended if necessary by Council. Amendments may also be proposed by developers and the public to facilitate development proposals. Council will consider such requests based on:
 - ! appropriate community development and public interest; and
 - ! overall community objectives as established by the Basic Planning Statement.