

Official Community Plan

VILLAGE OF GLASLYN

2016

PROVIDING A COMPREHENSIVE POLICY FRAMEWORK TO GUIDE THE PHYSICAL, ENVIRONMENTAL, ECONOMIC, SOCIAL, AND CULTURAL DEVELOPMENT OF, OR ANY PART OF, GLASLYN.

A bylaw of the Village of Glaslyn to adopt an Official Community Plan.

**VILLAGE OF GLASLYN
OFFICIAL COMMUNITY PLAN**

PREPARED FOR:

THE VILLAGE OF GLASLYN

PREPARED BY:

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**Saskatchewan Association of Rural Municipalities
Community Planning Services**

December 2015

**VILLAGE OF GLASLYN
OFFICIAL COMMUNITY PLAN**

Being Schedule “A” to Bylaw No. _____
in the Village of Glaslyn

(Mayor)

SEAL

(Municipal Administrator)

VILLAGE OF GLASLYN – OFFICIAL COMMUNITY PLAN

The Village of Glaslyn

Bylaw No. _____

A Bylaw of the Village of Glaslyn to adopt the Official Community Plan.

The Council of the Village of Glaslyn in the Province of Saskatchewan, in open meeting assembled enacts as follows:

1. Pursuant to section 29 and 102 of *The Planning and Development Act, 2007* the Council of the Village of Glaslyn hereby adopts the Official Community Plan, identified as Schedule “A” to this Bylaw.
2. The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule “A” which is attached to and forms part of this bylaw.
3. Bylaw No. 7-80, being the Zoning Bylaw and all amendments thereto are hereby repealed.
4. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a First Time the _____ day of _____, _____

Read a Second Time the _____ day of _____, _____

Read a Third Time the _____ day of _____, _____

Adoption of this Bylaw this _____ day of _____, _____

(Mayor)

SEAL

(Municipal Administrator)

Certified a True Copy of the Bylaw adopted by Resolution of Council

On the _____ day of _____, of the year _____.

(Municipal Administrator)

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1.0 INTRODUCTION

This planning document, called an Official Community Plan (OCP) is a policy document that provides guidance and structure for all future planning and development within the Village of Glaslyn. Municipal growth typically is synonymous with the expansion of physical development, such as increased population that can infill existing houses, or have new residential subdivisions, and new economic development enterprises that provide jobs and permanency within a community. This long range planning document is a municipal tool to achieve these future investments and development decisions. To encourage population growth a community must have an identity that is built upon unique attributes, whether that be the community's aesthetic appearance, recreational amenities, accessibility to prominent features, or convenience of location. The Village of Glaslyn has all these physical attributes that require a comprehensive plan of management.

This comprehensive plan, presented in this document, revolves around the Province of Saskatchewan's *14 Statements of Provincial Interest* which ensures that all planning and development within the Village of Glaslyn occurs within a holistic manner. Planning and development does not occur in isolation and requires a thorough understanding of a variety of factors. In addition to the Statements of Interest, local land use inventory, consultation, and statistical information has been incorporated to provide a current snapshot of the community.



It is difficult to be able to anticipate exactly how the municipality will change into the future, but by preparing for multi-faceted development, the Council and Administration of the Village of Glaslyn will be better prepared to make educated decisions to achieve their vision for the community. This document will provide consistency for developers, landowners, Administration, and Council to make consistent decision-making regarding planning and development. The remainder of this section will outline the authority and mandate of the OCP, to scope to which it applies, the overall vision of the municipality, and general municipal goals to achieve that vision.

1.1 Authority and Mandate

According to section (40) of the *Planning and Development Act, 2007*, (“the Act”) the adoption of an OCP is binding on “the municipality and all other persons, associations or other organizations” and development should not occur that is contrary to the planning document. When writing this document, the contents shall be in accordance with section (32) of the Act which incorporates, when practical, “any applicable provincial land-use policies and statements of provincial interest.” The Act continues to state that an OCP must include the following policies regarding:

- a) Sustainable current and future land use and development in the municipality;
- b) Current and future economic development;
- c) The general provision of public works;
- d) The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- e) The management of environmentally sensitive lands;
- f) Source water protection;
- g) The means of implementing the OCP;
- h) The co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- i) If the municipality has entered into an intermunicipal development agreement pursuant to section (32.1) of The Act, the implementation of the intermunicipal development agreement.

The Act also states that the OCP may also include policies regarding:

- a) Address the co-ordination of municipal programs related to development;
- b) Contain statements of policy regarding the use of dedicated lands;
- c) Contain concept plans pursuant to section (44) of The Act;
- d) Contain a map or series of maps that denote current or future land use or policy areas;
- e) If a Council has been declared an approving authority pursuant to subsection (13(1)), contain policies respecting site plan control for specific commercial or industrial development pursuant to section (19); and,



- f) Contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the council considers advisable.

Throughout the rest of this document, these items will be referred to when applicable. Looking at this document as a cohesive, intertwining document is the key to its implementation.

1.2 Scope

The goals and policies outlined within this OCP are applicable to all lands located within the Village of Glaslyn municipal boundaries for future development and implementation. This document is intended to provide for the Administrators of this Bylaw, guidelines and direction when reviewing and considering new development, policies, bylaws, and decision-making processes regarding municipal land use and implementation.

1.3 Municipal Vision

The growing Village of Glaslyn has successfully retained its small-town charm that local residents adore. Strategically located at the junction of three major highways in Northwest Saskatchewan, this community provides most of the essential needs for local residents. Recognizing the growth of the community stems from the liveability and safety the municipality can provide has been essential for municipal growth and development in the past. The uniqueness of this community gives rise to its vision statement: *“A Safe and Sustainable Place to Raise a Family”*. This vision statement guides all policies included within this OCP and regulations required in the Zoning Bylaw retains the authenticity of this vision statement. The Village of Glaslyn strives to remain a safe community, and approach municipal planning and development, and infrastructure maintenance in a sustainable fashion.

VISION STATEMENT

**A Safe and
Sustainable
Place to
Raise a
Family.**

1.4 Municipal Objectives and Policies

Achieving a municipal vision such as the one presented above, is achieved by the identification of individual municipal objectives that steer decision-making regarding development and planning in the correct direction. This section outlines the overarching municipal goals that best represent the mandate of the municipality. The purpose of this planning document, as described by the sections below is to achieve these

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objectives by the identification of more specific objectives and policies to achieve those goals, as well as achieve the overall objectives listed below.

In an attempt to better achieve individual goals within the municipality, associated policies are listed beside the objective to demonstrate how Council and Administration intend to achieve municipal goals and objectives. The associated policies are not mutually exclusive, and is not intended to non-transferable to other objectives identified within each section or broadly within the document. Council and Administration may find that when implementing the OCP and the Zoning Bylaw that policies and objectives change with the fluctuating demands presented within the municipality, which is why the document is written in a holistic manner to accommodate consistent implementation in a multi-faceted municipality. The pairing of objectives and policies just provides a more concrete means of implementing the OCP and Zoning Bylaw.

OBJECTIVE	POLICY
1. Encourage, strengthen, and accommodate economic diversification and sustainability	a. Include business-friendly policies and implementation strategies within planning and development documents.
2. Environmental sustainability	b. Approve environmentally friendly policies to retain that natural beauty and source water protection of the municipality.
3. Preserve a safe community	c. Outline public safety policies to ensure a safe community for residents and economic development.
4. Provide all living essentials for residents	d. Provide policies outlining acceptable economic diversification and a positive investment climate.
5. Improved financial capabilities and sustainability.	e. Explore the use of asset management for more efficient resource use.
6. Encourage sustainable physical development	f. Provide policies for the rejuvenation of existing structural inventories, increased density, and infill development to utilize existing municipal infrastructure.
7. Consider holistic planning and development	g. Align the OCP and Zoning Bylaw with provincial statements of interest and regulations.
8. Organized planning and development	h. Promote efficient future land use patterns and mitigate incompatible land use conflicts by updating the OCP and Zoning Bylaw as needs and municipal demands change.
9. Retain the Village's charm	i. Incorporate policies for the preservation of cultural, social, historical, and recreational amenities.

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10. Improved municipal communication

- j. Provide public notification procedures and inter-municipal cooperation regarding planning and development initiatives.

11. Encourage an accessible community

- k. Retain policies for alternative transportation methods to achieve a safe, liveable, walkable municipality.

12. Support residential diversification

- l. Includes policies to entice a variety of demographic ages, incomes, and lifestyles.



2.0 GUIDING PRINCIPLES

Successful and appropriate planning and development occurs from a clear and concise vision for the municipality, and the objectives or goals and policies the municipality commits to in order to achieve that vision. The vision presented above was derived from consultation with Administration and Council, and was felt to best represent the direction of the municipality. The information presented within this document is also based on consultation from the municipality, reviewing historic planning documents, consultation with ratepayers, land use inventories, and demographic data collection and processing from Statistics Canada. In consultation with a professional community planner, this document is written to best achieve the municipal vision, encourage growth and development in a planned manner, and retain the culture and uniqueness of the community.

The following principles assist and guide Council and Administration about the policies within the OCP and the implementation within the Zoning Bylaw. It creates concrete and consistent policies that stabilize planning and development within the municipality. These principles establish a foundation upon which municipal governments achieve their individual management of the community. The Village of Glaslyn is the decision-maker regarding operations and development within municipal boundaries, unless specific roles and responsibilities are delegated to Administration and staff. Administration and staff are required to implement these policies and regulations stipulated within the Zoning Bylaw as dictated by municipal Council. The remainder of this section shall describe the guiding principles that steer the remainder of the document.

2.1 Balancing Interests, Rules and Flexibility

In municipal governance, Council and Administration are faced on a daily basis with planning, development and management of a finite area of land that houses or employs the local population. It is critical for Council to have an open mind for the municipality as a whole, and consider the needs of all stakeholders within the municipality. Administration assists Council by sifting through the information provided, and presenting it to Council for the final decision for municipal decisions. This means understanding the cultural, social, natural, and environmental environments that surround or are within the municipality. Administration and Council is charged with balancing these interests and regulating them through municipal bylaws, such as the OCP and Zoning Bylaw. It is these tools that Administration and Council use to steer planning and development to achieve that municipal vision of providing a safe and sustainable community.

2.2 Sustainability

Incorporated within the municipal vision is the idea of sustainability. The Village of Glaslyn is committed to planning and development to ensure longevity of the municipality into the future. This means that decisions on the management and development of municipal resources and economy 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 First Nation and Métis Engagement

Regional growth and development to achieve more regional prosperity may be achieved with greater partnerships within the surrounding areas. Collaboration with the Province of Saskatchewan and nearby First Nations as valued members of the regional community may be beneficial when regional development opportunities arise. The Village has a registered Métis Local located in town, and a few are present within the surrounding RM of Parkdale No. 498 that were consulted on their perspective of Glaslyn's services for the region. Council recognizes the provincial legal 'Duty to Consult', and the Constitution Act, 1982 effects on actions and developments when making decisions that could impact Aboriginal and Treaty Rights. There are currently no urban reserves or Treaty Land Entitlement Agreements within the municipality, and policies have been included in this document to ensure proper consultation and steps will be followed should interest arise. Nearby First Nations include the Moosomin First Nation No. 1128 and the Saulteaux First Nation No. 159.



2.4 Mutual Respect

A strength of small rural community is the collaborative commitment to achieving a better future for the municipality. The local initiative to achieve a strong community requires overcoming differences in status, cultures, traditions, social and economic views, and values. 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.

2.5 Cooperation

Cooperation the planning and development process is critical to ensure an efficient of people and resources. Through the principles listed in this section, and throughout the planning document, collaboration on a regional scale allows for greater access to resources, a larger financial base, shared responsibility and prosperity. The collaboration between the Village of Glaslyn, the surrounding RM of Parkdale No. 498, and other regional stakeholders as a whole will create success for the entire area. Inter-Municipal Cooperation is a key component of this type of collaboration between entities, and as an urban community it is important for Glaslyn to explore these principles to ensure sustainable and efficient development.

2.6 Statements of Provincial Interest

As already mentioned, this planning document is organized through the use of the *Statements of Provincial Interest* to ensure alignment of municipal implementation with provincial and federal interests. The holistic manner of these interests ensures that Council understands fully the implications of this planning document, and how these policies relate on a larger provincial scale. Each of these interests have been applied (where applicable) to the municipality through each section objectives and policies.

2.7 Consultation

Municipal governments have a unique position to have strong communication with local ratepayers, which helps to ensure planning and development decisions made by Council represent the desires of the local populous. Consultation is integral to sustainable development, by providing opportunities for active and meaningful communication throughout the community. In order to ensure

STATEMENTS OF PROVINCIAL INTEREST

1. AGRICULTURE AND VALUE-ADDED AGRIBUSINESS
2. BIODIVERSITY AND NATURAL ECOSYSTEMS
3. FIRST NATIONS AND MÉTIS ENGAGEMENT
4. HERITAGE AND CULTURE
5. INTER-MUNICIPAL COOPERATION
6. MINERAL RESOURCE EXPLORATION AND DEVELOPMENT
7. PUBLIC SAFETY
8. PUBLIC WORKS
9. RECREATION AND TOURISM
10. RESIDENTIAL DEVELOPMENT
11. SAND AND GRAVEL
12. SHORE LAND AND WATER BODIES
13. SOURCE WATER PROTECTION
14. TRANSPORTATION

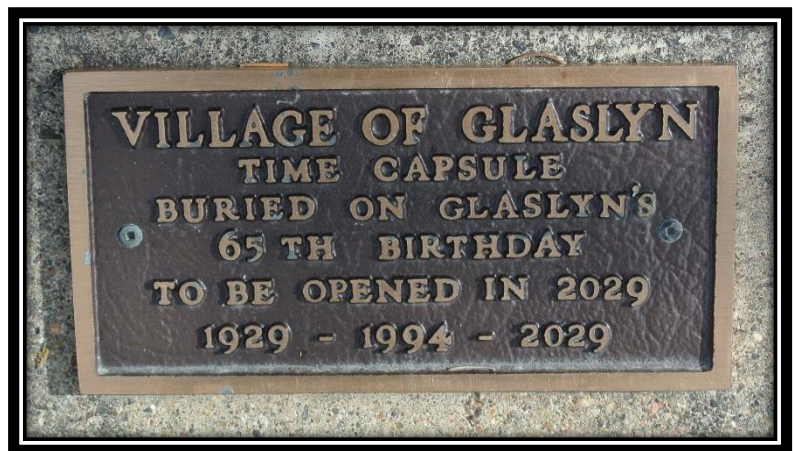
continued strong communication in future planning and development, policies and regulations within the Zoning Bylaw have been included to achieve an informed public, as well as appeal mechanisms that work to avoid conflicts, and resolve issues will be clearly outlined in planning documents and regulations. The procedures for resolving land use issues are important to include within planning documents to facilitate just and unbiased decisions that benefits the majority of developers, residents, and economic development. Consultation and communication shall occur in an open and respectful manner that will allow all relevant stakeholders to participate in a productive dialogue that promotes appropriate development.

2.8 Initiative and Enterprise

The Village of Glaslyn has a municipal goal of providing all the essential economic needs for local residents, which requires combining planning with individual initiative and enterprise. Planning provides direction and timing for infrastructure development to support individual business decisions. Council is committed to working with developers and will capitalize on that opportunity through ensuring infrastructure is available in a timely manner, and also will make local land use decisions that support local economic enterprises and initiatives. Glaslyn will negotiate fairly with developers to ensure that the cost of development is appropriately borne by those who benefit.

2.9 Learning and Innovation

Planning and development changes over time as the municipality morphs alongside growth trends. The commitment to undergo the adoption of an OCP and Zoning Bylaw demonstrates Council's willingness to accommodate development. Council 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. Council will openly encourage community participation and consultation to achieve these results. To ensure the municipality stays abreast of municipal planning and development needs, it is encouraged this plan be reviewed every five (5) years in order to assess if changes are needed and to judge whether the plan needs to be updated or revised by a professional community planner, as this plan was written.



3.0 HISTORY & GEOGRAPHY

When drafting a municipal OCP and Zoning Bylaw, the municipal vision is derived from the local history, demands, and aspirations of the community. It is important to provide a snapshot of the local history, and explain how the municipality has grown since its inception. In the case of the Village of Glaslyn, this community has prided itself on having a diverse local economy to provide as many essential services for local residents as a Village can, and retain the safety of a small-Saskatchewan community.

The Village of Glaslyn was first settled by Edwin Hoskins family who immigrated from England and Wales in 1908 (Northern Reflections [NR], 2005). They homesteaded where the current Village lies, and named the area Glaslyn as the area looked similar to the natural environment of their homeland (NR, 2005). In 1913 the Rural Municipality of Parkdale No. 498 was created, but the name of Glaslyn was retained when the community was inaugurated

into Village in 1929 (NR, 2005). The Village of Glaslyn was a natural stopping point in the commute between North Battleford and Meadow Lake, and has over the years established a thorough array of businesses: poolroom, café, hardware store, drugstore, lumberyard, grocery store, butcher shop, custom meat cutting, barbershop, hotel, restaurant, blacksmith and welding, automotive garage, service station, tire shop, grain elevators, auction



house, banks, livery barn, liquor store, (NR, 2005). In 1932, the Village of Glaslyn was home to a local doctor, Dr. RC Coghlan who operated in the community for many years (NR, 2005).

Exhibit 1 below shown below is a snapshot of the transition of the downtown centre of the Village of Glaslyn over the past 86 years. The centre was originally dominated by the Canadian National Railway that was a prominent landowner within the community, but slowly over time these properties were sold to local entrepreneurs, service providers like Glaslyn Agencies, and municipal services like the Glaslyn Post Office. The mixed-use development demonstrated by these land use maps show a diversification of land uses, from economic development, municipal servicing, residential, community service, and even recreational areas all within a few blocks. This mixed-use development helps to retain the local community safety as all neighbourhoods within the community are used throughout the day, and the downtown core doesn't vacate at the end of the business day, which is a concern of many larger centres.

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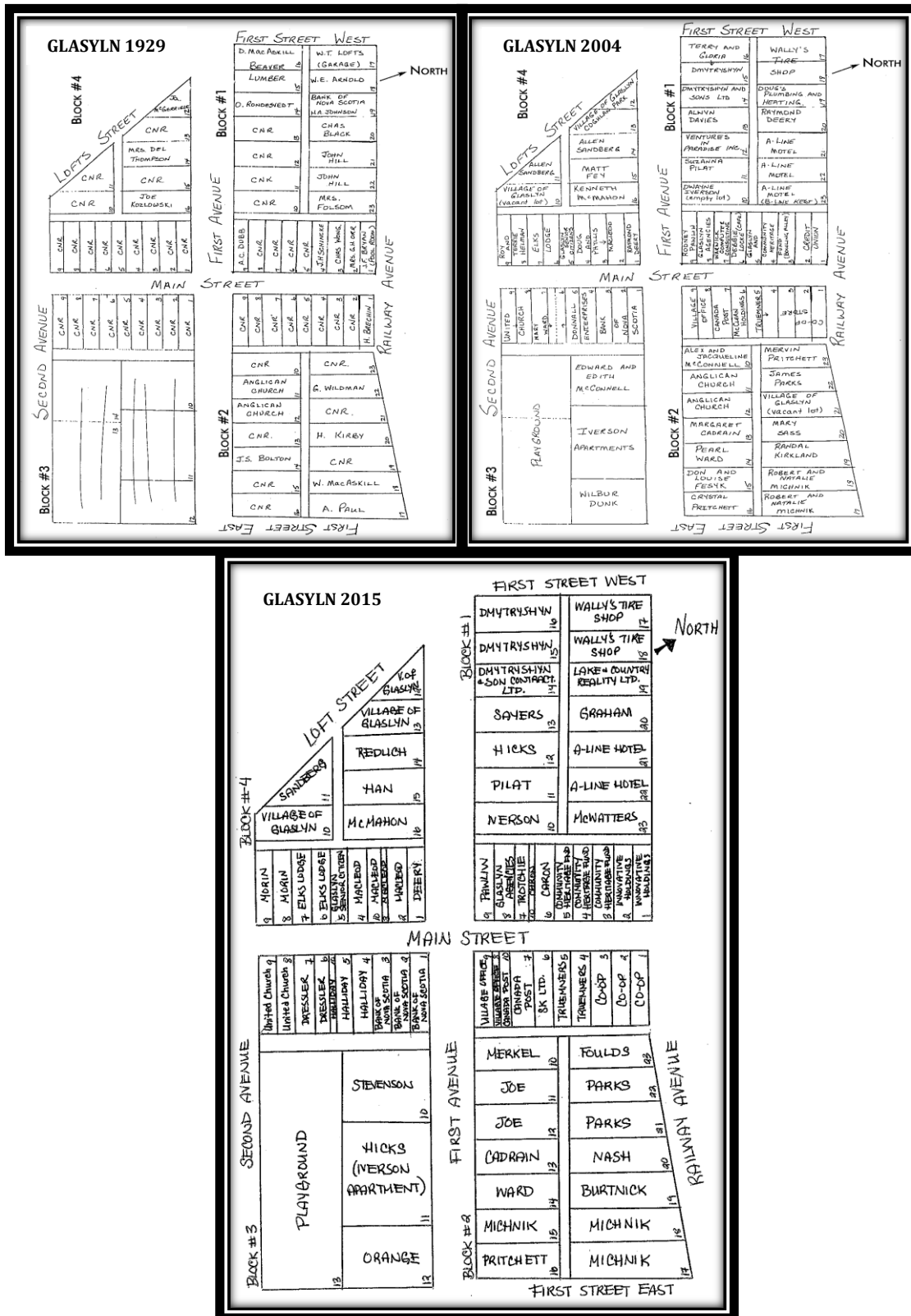


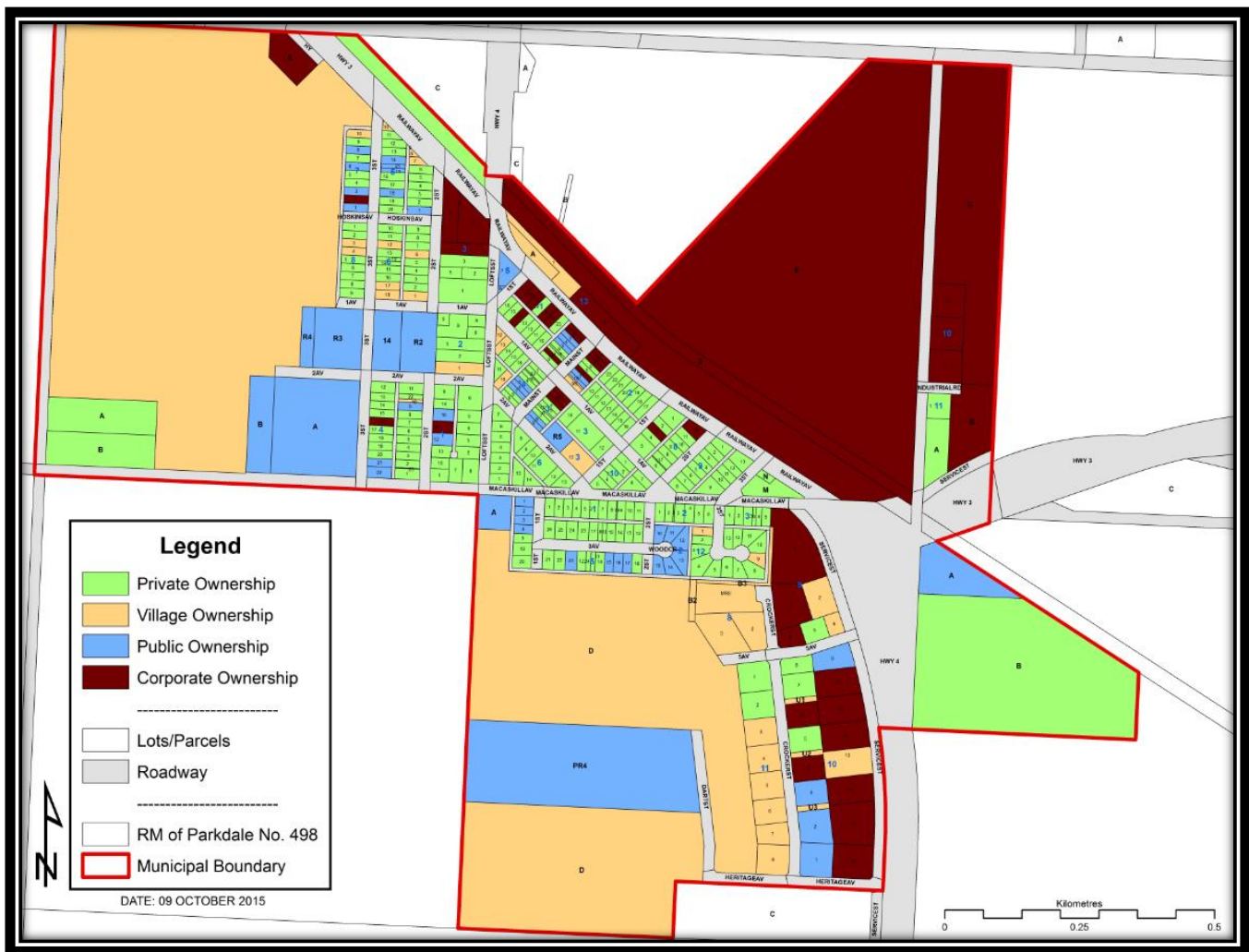
Exhibit 1: Downtown Glaslyn Transition: 1929 - 2015

3.1 Existing Land Uses

An important component in understanding municipal infrastructure and land use policies, is to review existing municipal property ownership. By comparing how the municipal property is owned, and how the land is being used through a current land use map, the municipality can review the existing use of municipal infrastructure and if infill development can be achieved. Often municipalities are unaware of existing municipal property within certain districts, or that the title transfer for individual properties has not yet been completed. Through an evaluation such as this, the Village of Glaslyn is able to update interior filing and databases and clean up any outstanding files.

Within *Exhibit 2: 2015 Property Ownership* map, the Village of Glaslyn still retains a few municipal properties within each zoning district, which can be viewed within the associated Zoning Bylaw District Map. Within this map, “Private Ownership” includes individual ownership that does not have any corporate or business affiliation, and a personal name is registered to the title, such as “John Doe”. “Village Ownership” includes

Exhibit 2: 2015 Property Ownership



lands that are currently owned by the Village of Glaslyn. Typical properties that would be municipally owned include municipal servicing, such as the Water Treatment Plant located on **Lot 1, Block 2, Registered Plan No. AW4969**, or lands used for parks and recreation. Parcels identified as “Public Ownership” are titled to publically owned corporations, agencies, or government, such as the RM of Parkdale No. 498, provincial government agencies, and federally-owned locations, such as the Royal Canadian Mounted Police located on **Parcel A, Registered Plan No. 101590006**. Finally, lands identified as “Corporate Ownership” have the property title registered under a company or business name, such as L & M Wood Products Ltd.

Differentiating the municipality by zoning district, the Village of Glaslyn does have a few municipally owned lots available for infill development, and a few that are providing municipal services for the Village. Not all of these lots are vacant, as will be shown within *Exhibit 3: Current Land Use* map, as some are used for municipal services such as parks and playgrounds, or even residential dwelling units. Within the individual zoning districts, the municipality has the following number of lots registered in the Village name:

- Mobile Home District (MH): Seven (7) parcels.
- Residential District (R1): Thirteen (13) parcels, of which one (1) is the Water Treatment Facility, and four (4) are park and recreational areas.
- Industrial District (M1): Two (2) parcels, on which the municipal museum is located.
- Low-Service Industrial District (M2): Eight (8) parcels.
- Commercial Core District (C1): None.
- Highway Commercial District (C2): Three (3) parcels.
- Urban Holdings District (UH): Three (3) parcels, which allow for municipal expansion.

Through the comparison of *Exhibit 2: Property Ownership Map*, and *Exhibit 3: Existing Land Use* map, the municipality can evaluate how lands are currently being used within the municipality. It assists in the municipal goal and objective of infill development to utilize existing municipal infrastructure, such as roads, water and sewer systems. The densification of land within the existing municipal boundaries ensures efficient asset management in the future.

When the current land use evaluation was completed within the Village of Glaslyn, one of the major items noticed was the use of multiple lots of a single use. More specifically, the use of multiple lots for one (1) dwelling unit. The Residential Section of this document will provide more information of the housing inventory within the Village, approximately 23 percent (23%) of the dwelling units counted within the municipality do not remain encompassed within an individual lot. The visual inventory of the community showed that many houses were surrounded by fencing areas that expanded beyond the individual lot on which the house was located. Council encourages infill development, which means that each individual lot or parcel is used for its intended purpose, such as one (1) dwelling unit per parcel within the residential dwelling unit. Without having to subdivide, and then all associated costs of expanding municipal infrastructure and rezoning, if these existing residential parcels not currently constructed on, were developed individually, the municipality’s population growth would see an eighteen percent (18%) population increase.

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Exhibit 3: Existing Land Uses



3.1 Glaslyn Demographics

When anticipating municipal change and growth through planning and development, the first critical component to evaluate is the existing municipal population. It is critical to see how the population is divided to anticipate what types of municipal services will be required. As shown in *Exhibit 4*, the Village of Glaslyn's population is fairly consistent throughout age demographic increments. Should the demographics be dominated with a particular age group, Council will then be able to tailor the municipal services and facilities to meet that particular age group. *Exhibit 5* to the left shows that there is a fairly even split between most of the age demographics. This exhibit has divided the municipal ages into four (4) categories: individuals between the ages of 0-19 years of age, which equals the highest percent of the population at 27.8 percent of the total population, next are individuals between the ages of 40-59 years of age, followed by individuals between the ages of 60-79 years of age at 22.8 percent, which is closely followed by individuals between the ages of 20-39 years at 19 percent, and finally the smallest percentage are individuals over the age of 80 years that totals only 7.6 percent of the population.

With a wide spread of demographics within the community, it does make planning a little more difficult for Council. Depending on age groups, priorities for individuals change and transition over time. Shown below within *Exhibit 6*, is a graph showing the priorities of individuals over time.

Exhibit 4: Glaslyn Population Pyramid, 2011

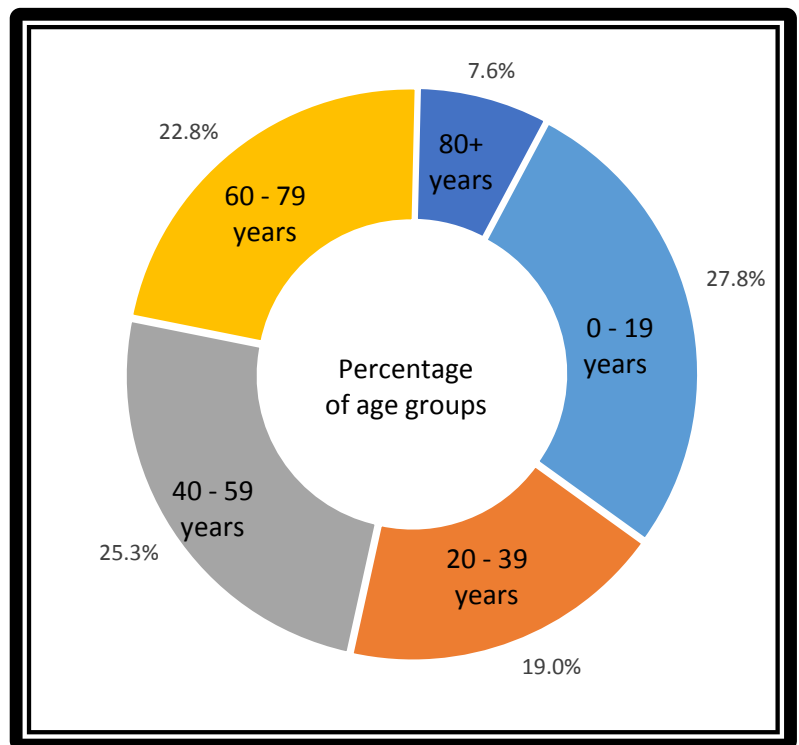
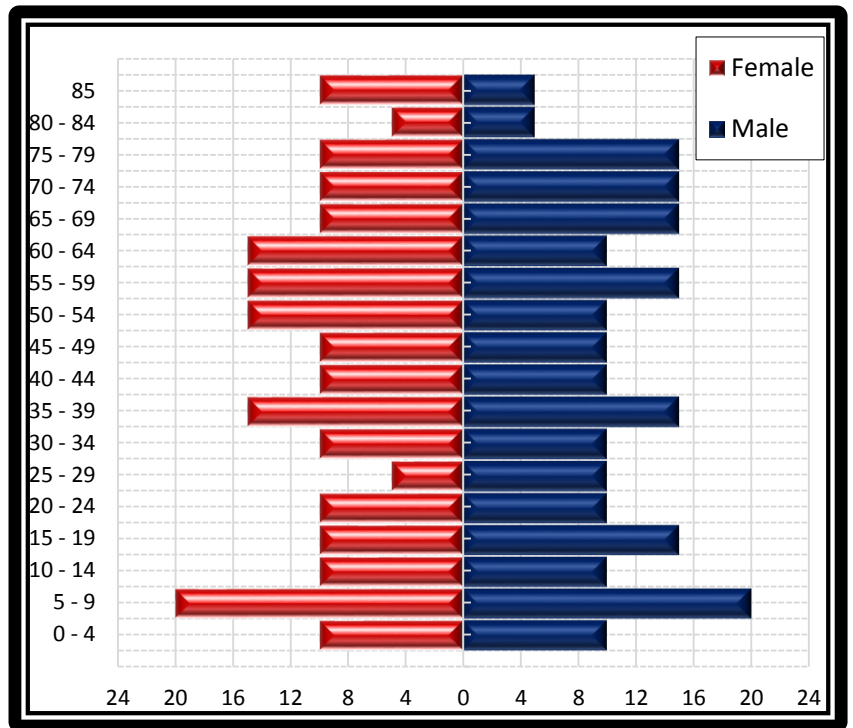
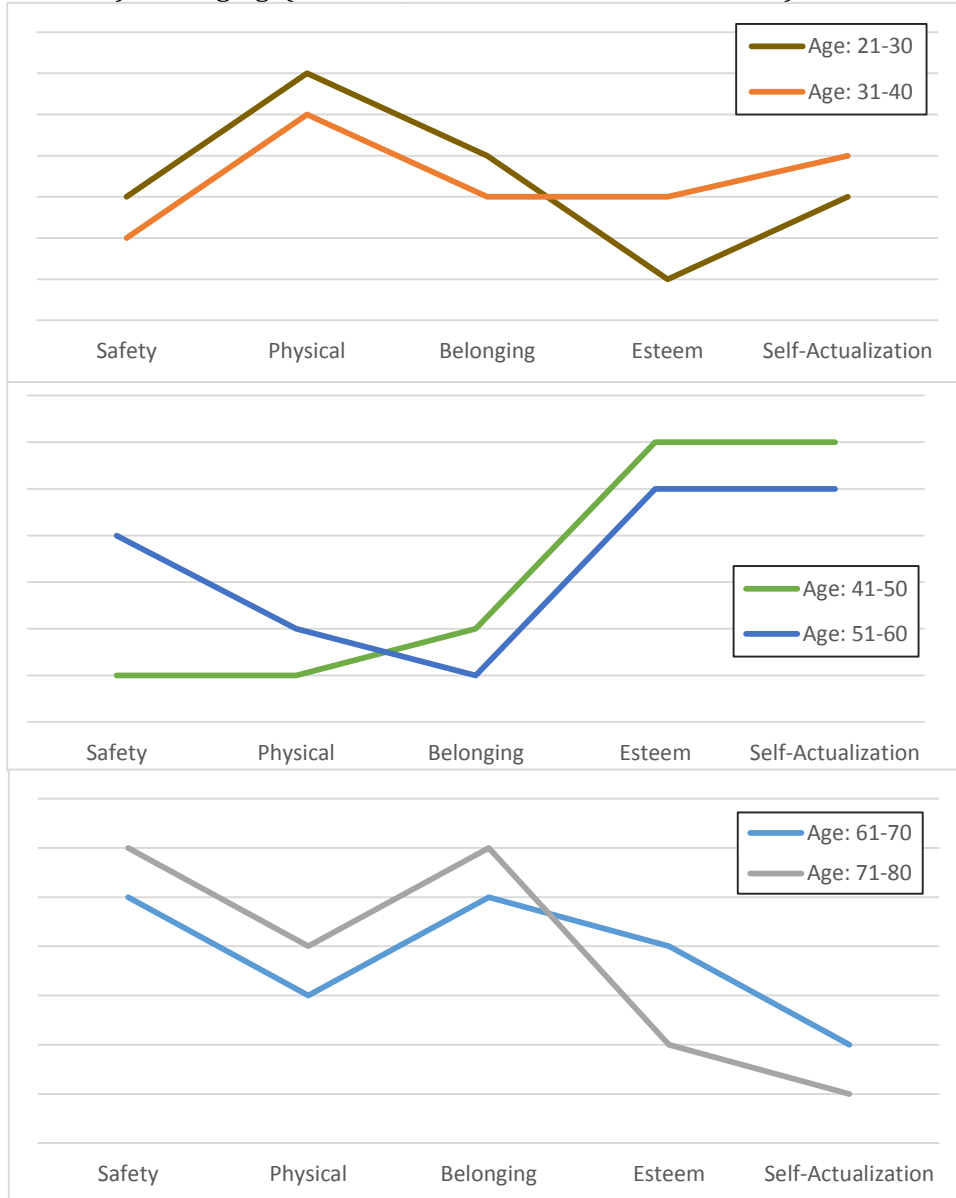


Exhibit 5: Glaslyn Divided Population by Percentage

Within this diagram, there are five (5) categories that were analyzed by Ojha and Pramanick (2009) over age groups: safety needs (security, stability, and order), physiological needs (physical needs like food and shelter), belonging (affection, affiliation and identification), self-esteem (recognition, success, and self-respect), and finally the need for self-actualization (self-fulfillment and satisfaction).



To describe what is shown within these charts, starting with the first category, as individual age safety becomes more important and individuals are more aware of stability, personal security, and order. The vision statement for the Village of Glaslyn is orientated around this goal of sustainability and safety. With over half of the municipal population over the age of 40, it is understandable that this is a priority for the community. Municipal safety can be demonstrated in various ways, such as appropriate street lighting, slower vehicular traffic, pedestrian routes, mixed-use development, and adequate emergency services. More information about this kind of information can be found within the Public Safety section of this document.

Exhibit 6: Age Demographic Priorities

The second column labeled as “Physical” is the most dominant requirement for all age groups, which translates to an individual’s essential needs, such as food, shelter and employment. The Council of the Village of Glaslyn recognizes this is a critical component to municipal sustainability, which validates the goal of diversifying the local economy to provide all of the essential services for ratepayers, as well as encouraging residential growth to ensure adequate housing for local residents. For more information about how the

municipality intends to encourage economic diversification, please refer to the Economic Development section of this document. Information about residential needs and expansion can be found within the Residential Development section.

Exhibit 7: Population Changes, 1981-2011

The final three (3) columns are associated with the emotional and physiological attachment that ratepayers feel regarding the municipality. The statistics with the column of “Belonging” to or apart of a community is most important for the youngest and oldest demographics within the data presented. Younger populations often need to define their identity, which can stem from their surroundings, versus older populations want to ensure that they are still contributing and participating in society. Heritage and culture is important to senior populations, such as the retention of a local museum or genealogies within the community, whereas younger populations may be more intrigued with recreational features, such as a local hockey team. More information about these components of the municipality can be found within the Heritage, Culture, Recreation and Tourism section of this document.

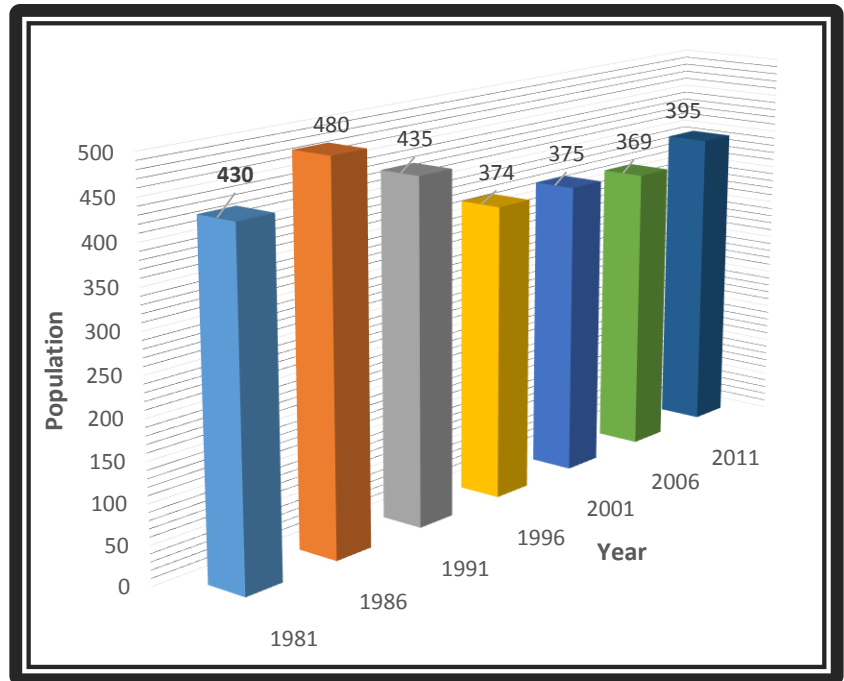


Exhibit 8: Population Growth Scenarios

Growth Scenarios					
Year	2%	3%	4%	5%	7%
2016	437	457	476	496	516
2021	476	516	556	596	635
2026	516	576	635	695	754
2031	556	635	715	794	873

“Self-Esteem” and “Self-Actualization” are the final two (2) columns, and these statistics represent an individual’s self-respect, success and their personal satisfaction with themselves. The data shows that the middle-ranged age group is most dominantly satisfied with their accomplishments and hold themselves to high self-worth. This age demographic have active family lives, or business careers, or feel like they are achieving their personal goals within life.

Another demographic aspect to consider are population growth scenarios. These scenarios are used to provide Council with an idea of how much the municipality may grow into the future, and how best to accommodate this growth within the Future Land Use maps included within this document. *Exhibit 7* shows the population changes within the Village of Glaslyn according to Statistics Canada over the past 30 years. As the diagram shows, the population increased in 1986 to a peak of 480 residents, but then began declining in population until 2011 when the population

increased back up to 395 residents. Between last two (2) census years, the Village of Glaslyn has seen a 7.6 percent population growth. Located below in *Exhibit 8* are population growth scenarios based on average growth percentages. As municipal populations increase over time, the Village of Glaslyn must be prepared for the expansion of services to accommodate this population. Added residential population also increased the amount of internal economic development within the community. Impacts on residential development from population growth can be found within the Residential Section.

The combination of all these factors creates a diverse and sustainable community. As the municipal vision states, which is validated by the dominant demographics, the intention is to provide a safe and sustainable community. Through holistic planning as described within the planning document, Village Council is making steps to put this vision into action and become a reality.

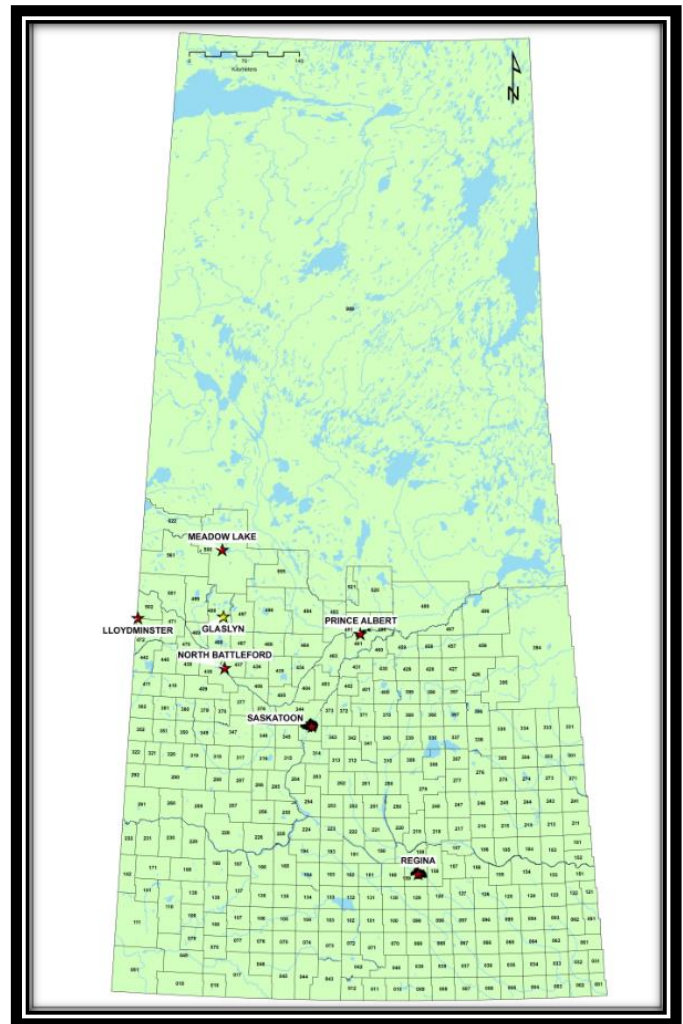
3.2 Geography and Municipal Constraints

On a provincial scale, the Village of Glaslyn is located in Northwest Saskatchewan almost directly in the middle between two major cities: the City of North Battleford, and the City of Meadow Lake, as shown in *Exhibit 9*. The community is located 67.0 kilometres north of the City of North Battleford, and 91.2 kilometres south of the City of Meadow Lake. Other nearby communities include, the Town of Spiritwood located 56.3 kilometres east, and the Town of Turtleford located 46.9 kilometres west of Glaslyn. The Village actually has a more northern latitude than the City of Lloydminster and the City of Prince Albert.

At the local level, the Village of Glaslyn is strategically located at the junction of primary Highway Four located between North Battleford and Meadow Lake, and where the secondary Highway 303 ends and turns into the primary Highway Three that continues on towards Spiritwood and Prince Albert. Additional information regarding the impact of having these major transportation routes, as well as relevant goals and objectives are described within the Transportation section of this document.

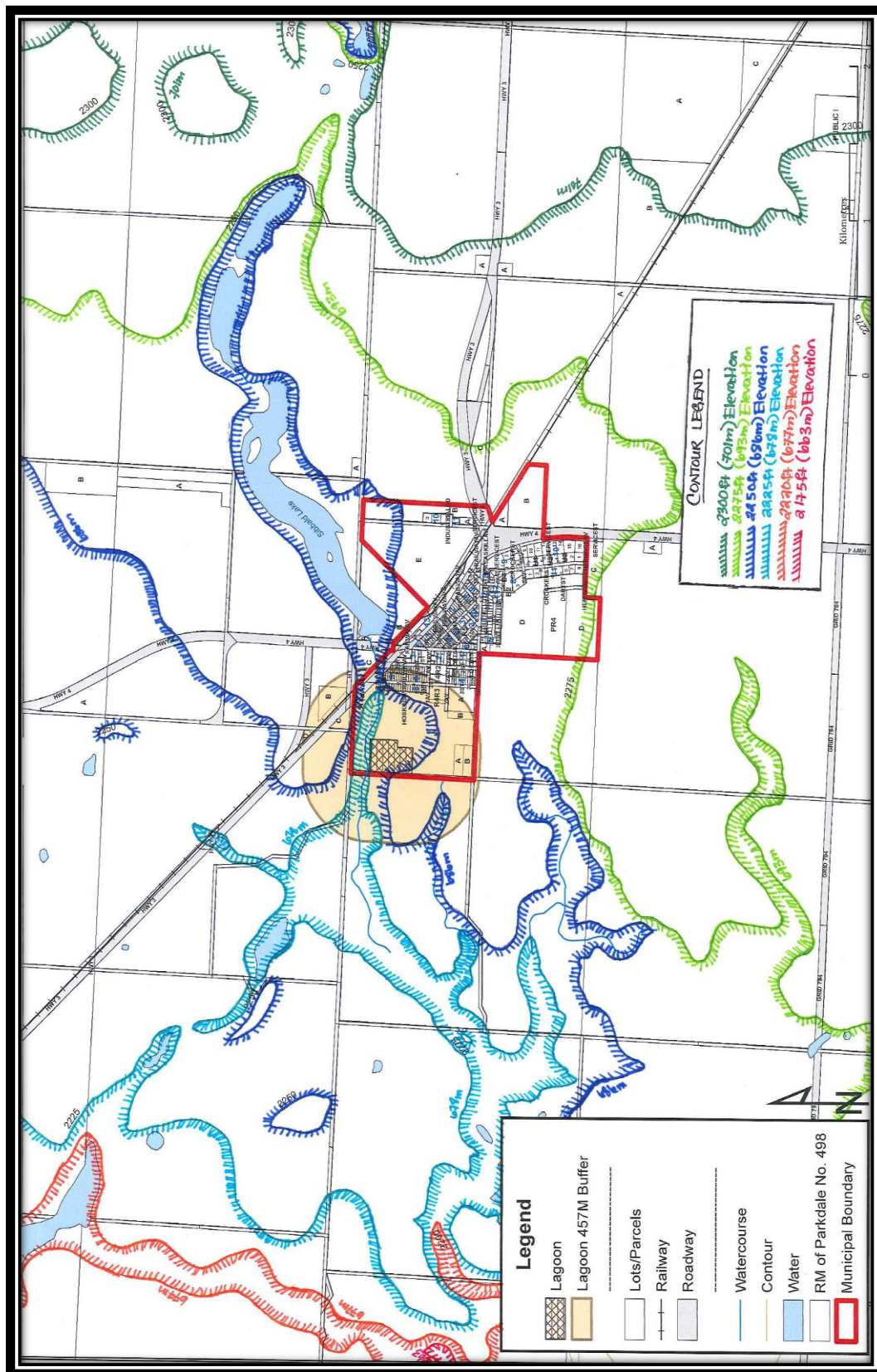
The Village of Glaslyn has a few municipal constraints that influence development within municipal limits as shown in *Exhibit 10*.

Exhibit 9: Glaslyn's Provincial Location

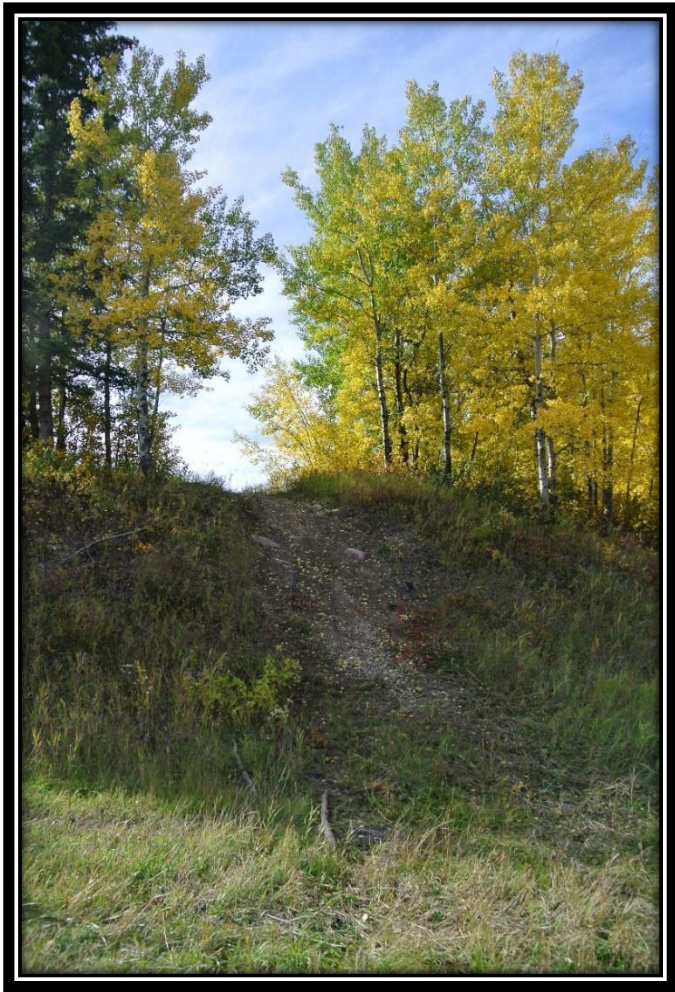


VILLAGE OF GLASLYN – OFFICIAL COMMUNITY PLAN

Exhibit 10: Municipal Constraints



Similar to most urban municipalities within the Province of Saskatchewan, the municipal lagoon is included inside of the Village boundary. High density residential development within 457 metres of the municipal lagoon is discouraged by the Water Security Agency; however, the provincial approving authority of the Community Planning Branch recognizes that this is a municipal constraint that municipalities have to work with and around. The public works section of this document will provide specific policies for overcoming this municipal constraint, and the Zoning Bylaw will stipulate regulations that will ensure non-compatible development between the lagoon and residential development is minimized.



The other major feature included on the municipal constraints map are coloured contour lines showing the change in elevation in the area surrounding the Village of Glaslyn. The legend describes the descending elevation order featured on the map, and shows that the municipal boundary is predominately located within very high elevations, and fairly consistently flat at an elevation of 2,275 feet (693 metres) above sea level. The map shows that the municipal lagoon is located within the same contour line as Sibbald Lake (2,250 feet or 686 metres), and it is adjacent to another lower contour line of 2,225 feet (678 metres) above sea level.

It should be noted that while there is a decrease in elevation, and some water has developed within Sibbald Lake, with the drainage alterations caused by the railway that runs along the highway through the municipality, it may have caused a buildup of water into remain on the east side of the highway. The Village of Glaslyn will has no Safe Building Elevation interests registered to title for the localized elevation system, and consultation with the Water Security Agency about any flooding concerns is encouraged. For more information about Safe Building Elevations and potential slope

instability because of contour elevation differences can be found within the Public Safety section of this document. The Economic Development section will also identify policies for brownfield development or reclamation policies to ensure any contaminated sites that are identified are able to be developed in the future.

The Future Land Use map takes these municipal constraints into consideration when determining the most suitable locations for particular land uses. As most of the municipality is consistently flat on the 2,275 feet (693 metres) above sea level, any future residential development or commercial development shall be able to expand without significant investments for lift or pump stations to provide municipal servicing.

4.0 FUTURE LAND USE

This document provides general guidelines for how the Administration and Council will govern future land uses within and adjacent to the municipal boundary. This section designates the specific zoning for types of development, and the district's associated land use patterns and policies for progression into upcoming years. The following descriptions reflect the pattern of existing land uses and how this will correlate into the designation of future land use areas. The *Village of Glaslyn Future Land Use* map forms part of this bylaw and is attached in the appendix:

1) *Village of Glaslyn Future Land Use*

The designation of the different districts below identifies what specific land uses are to be constructed in certain areas, which ensures that development is located appropriately. By identifying locations for certain types of development, specific policies and regulations can be written specifically for that development, which provides a framework for decision-making. The designations and the purposes of each unique district identified within the *Zoning Bylaw* are as follows:

Residential (R) – reflects existing areas of residential development, land subdivided for residential development, and land intended for, or compatible with, future residential growth. With the high importance of finding sufficient housing for interested residents within Glaslyn, Council will be conscious of future development permit applications to encourage the retention of areas suitable for residential development.

Varied housing stock is encouraged to support the variety of residential demographics within the community and need for density, such as, bare land condominiums, apartment buildings, group homes, mobile homes, single-detached housing, duplexes, and other residential options. This zoning classification includes two types of development areas: R1 – Low Density Residential, and MH – Mobile Home.



Areas identified on the *Village of Glaslyn Future Land Use* map for specific residential development within the Village boundaries are **Area E** that is identified for future Mobile Home expansion, and **Area F** and **Area H** that are intended for first phase residential development. Should these areas be developed, the Village will explore residential development within **Area G** and the annexation procedures that accompany the higher density development that does not align with the RM of Parkdale No. 498 Zoning Bylaw.

Commercial (C) – reflects areas within Glaslyn for, or compatible with, commercial development. This development can occur closer to the municipal public works (i.e., lagoon) and should have easy accessibility to major transportation routes, and possibly larger lot sizes. This zoning classification includes two types of

development areas: C1 – Commercial Core, and C2 – Highway Commercial.

Areas identified on the *Village of Glaslyn Future Land Use* map for specific highway commercial development within the Village boundaries are not included within this map due to existing vacant lots already within the community. Council recognizes that these vacant lots need to be developed prior to the subdivision and annexation of future highway commercial development. Should these vacant areas be developed, the Village will explore residential development within **Area B** and **Area K** and the annexation procedures that accompany the higher density development that does not align with the RM of Parkdale No. 498 Zoning Bylaw.

Industrial (M) – reflects existing locations and future areas of industrial development that are adequately buffered from other land uses within the municipality, or are located adjacent to non-compatible land uses, such as the municipal lagoon. The municipality does not feel as though this type of land use is appropriate for development within the municipality boundaries, and has not allocated certain areas for it. However, within the C2 – Highway Commercial District, some Industrial-type developments are allowed at the

discretion of Council. Council wants to include this district in the event that this land use type does become of interest to potential business owners. This zoning classification includes two (2) types of development area: M1 – Industrial, and M2 – Low-Service Industrial.



Areas identified on the *Village of Glaslyn Future Land Use* map for specific industrial development, **Area I** within the Village boundaries is included within this map that allows for the expansion of this district should all existing vacant lots within the Low Service Industrial district be

developed. Again, Council recognizes that these vacant lots need to be developed prior to the subdivision and annexation of future industrial development, regardless of whether the subdivision is included within or outside municipal boundaries unless specific locations are proposed for particular reasons. Should any existing vacant parcels be developed, the Village will explore residential development within **Area I** and **Area M** and the annexation procedures that accompany the higher density development that does not align with the RM of Parkdale No. 498 Zoning Bylaw.

Urban Holding (UH) – represents areas in the municipality that may not be feasibly developed without the development of infrastructure, the adoption of administrative processes, or the expansion of existing allocated lands. The proposals for allocating areas for specific uses will be thoroughly reviewed to ensure that development is not compromised due to conflicting land uses. It is a standard administrative process for land to be rezoned accordingly after settling title inconsistencies, assessing the completion and cost of infrastructure development, and development or subdivision applications receiving approval by Council.

Areas identified on the *Village of Glaslyn Future Land Use* for urban holdings include **Area A**, **Area C**, **Area D**, and **Area L**. These areas are not adjacent to short-term municipal expansion, and areas identified for specific uses, such as residential, commercial, or industrial are prioritized as being development first before the Urban Holdings areas.

4.1 Annexation, Expropriation, and Future Land Use Areas

The Village of Glaslyn actively promotes infill development and densification of existing land within municipal boundaries. Much of the existing development is sprawled out over multiple lots, and there is future potential for infill development. There is a recognition that the municipal infrastructure (i.e., sewer, roads, etc.) already exists within the community and it is more cost-effective to densify within the existing infrastructure than expand it to new areas.

As shown within the *Village of Glaslyn Future Land Use Map*, **Areas A, B, D, G, I, K, L and M** and are all located outside of the existing municipal boundaries for the Village of Glaslyn. These areas have a range of potential land use, including residential, highway commercial, low-service industrial, general industrial and urban holdings for underdetermined development at this time.

At the moment the Village of Glaslyn is actively promoting the infill development, but should additional highway commercial development take place, or future residential subdivision be requested outside of the Village municipal boundary, the Village shall communicate with the RM of Parkdale No. 498 about annexation. For the type of commercial and residential development that is conducive to the Village of



Glaslyn, the lot sizes would be smaller than what is permitted within the RM of Glaslyn, so annexation into the Village boundaries would be required. As such, annexation objectives and policies are included within this section to facilitate this in the future.

4.1.1 ANNEXATION OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Consult with appropriate stakeholders, government agencies, and professional planners throughout the annexation or expropriation process to ensure correct and timely completion.	a. Proper notification and consultation with ratepayers, government agencies, municipalities, and any other relevant stakeholders shall be completed once the annexation or expropriation process has been initiated.
2. Identify potential areas for development located outside of the Village of Glaslyn boundary that may be annexed into the municipality. 3. Participate in inter-municipal cooperation with the RM of Parkdale No. 498 and developers to ensure that future development surrounding the Village aligns with the <i>Future Land Use</i> map.	b. Actively identify and practice dispute resolution mechanisms between municipalities, developers, and landowners to ensure timely completion of the annexation or expropriation process. c. Boundary alteration proposals will be favourably considered where the alteration aligns with the Village’s future growth strategies up to twenty (20) years of projected growth, and that the boundary alteration need is demonstrated to the satisfaction of Council. d. The servicing of these newly annexed areas shall align with the policies outlined within this document.

4. Annexation or expropriation shall only be considered once an application has been received by Council.

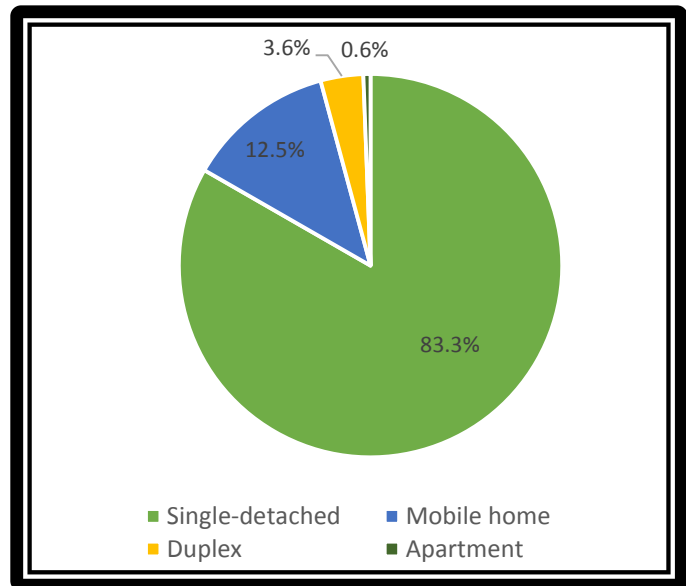
- e. Council must provide ‘approval in principal’ of a subdivision plan for urban expansion located outside municipal boundaries to undergo the annexation process with the RM of Parkdale No. 498.
- f. Council and the developer shall enter into a written agreement to confirm completion of the proposed subdivision plan should the annexation process be initiated through the adoption of a resolution of Council. The resolution shall contain, but not be limited to the following components:
 - 1. Affected entities or municipalities involved in the annexation or expropriation.
 - 2. What assets will be dispossessed with the completion of the process, and what levies should be implemented to offset the loss of revenue or taxes.
 - 3. The adoption of restructuring principles.
 - 4. Jurisdiction transfer for municipal administration and electoral matters.
 - 5. Any other provisions or regulations set forth in the Municipal Expropriation Act, 2007, the Municipalities Act, 2013, and any other government regulations applicable.

5. Council shall consider alternative options prior to annexation or expropriation of RM of Parkdale lands into the Village of Glaslyn.

- g. Council will consider the following impacts prior to submitting annexation proposals to the RM:
 - 1. Urban development on adjacent rural land uses.
 - 2. Upon agricultural productivity of the area.
 - 3. The relationship of the proposed annexed lands to the RM of Glaslyn’s future growth strategy as outlined within their Official Community Plan.
 - 4. What financial implications the annexed land has on both municipalities.

5.0 RESIDENTIAL DEVELOPMENT

Exhibit 11: Glaslyn Housing Stock



Residential development is a critical portion of municipal land uses. Glaslyn prides itself on being a safe and sustainable community where local residents can find almost all the essential needs required within municipal boundaries. The existing land use map shows a large portion of the municipality being used for residential purposes, but this inventory revealed that residential densification could occur within the community as many residences are spread over multiple lots. It is difficult to exactly determine the location of houses without being a Saskatchewan Land Surveyor and completing a Real Property Surveyor's Report, but by looking at the expanse of fencing around existing houses, it is estimated that 23% of the existing housing (or 39 residential lots) within the municipality expand beyond the boundary of one (1) lot. Based on the housing inventory completed for the municipality, shown in *Exhibit 11*, the majority of the housing stock are single-detached dwelling units at 83.3%, followed by mobile home development at 12.5% within **Block 6, Registered Plan No. 75B05181**, and **Block 8, Registered Plan No. 80B06430**, six (6) duplexes equalling 3.6% of the housing stock in **Block 2, Registered Plan No. 80B06429**, and one (1) apartment building (including seven (7) suites) equalling 0.6% of the municipal housing stock located on **Lot 11, Block 3, Registered Plan No. 72B05051**. Within this area of province, it is typical for single-detached dwelling units to dominate the housing stock. As the age demographic within 60-79 years ages, an increase in interest for higher density housing that is low maintenance, high security, and close to downtown amenities.

Exhibit 12: Residential Requirements for Growth

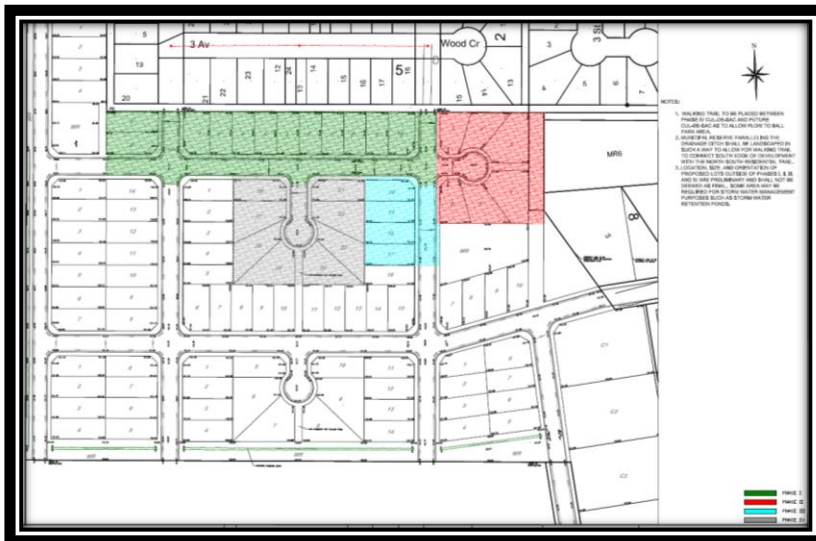
Growth (%)	New Dwelling Units Required
2%	4 dwelling units/year
3%	5 dwelling units/year
4%	7 dwelling units/year
5%	9 dwelling units/year
7%	10 dwelling units/year

Within the demographics section of this document, population growth scenarios were provided showing how the population could grow should the same growth rate continue into the future. According to Statistics Canada, the average household size within Glaslyn is 2.3 individuals per dwelling unit. In order to accommodate certain amounts of population growth within a community, more residential growth will be needed to provide housing for the new residents. *Exhibit 12* shows population growth percentages and how many new dwelling units housing the average 2.3 residents per dwelling unit to accommodate the population growth rate on a consistent basis. If within Glaslyn, the estimated 39 residential lots that do not have a principal

dwelling unit, had infill development and 39 new residential dwelling units were created, the Village would have enough existing lots to accommodate a population to 485 residents, or approximately 2% population growth until 2023.

By densifying existing residential districts, and utilizing existing infrastructure, the municipality would see a higher tax base, which can be used to pay for infrastructure maintenance or improvements; higher infrastructure efficiency as more ratepayers use what is available; improved economic diversity because there is a larger economic base that can support local businesses; more community culture, interest and participation, as more people are available to incorporate into local events and initiatives; and a larger age range, which ensures a more sustainable future for the municipality. Actively attempting to densify the municipal population with existing infrastructure aligns within the municipal goal of sustainability into the future.

Exhibit 13: Future Residential Development



If complete infill development of those 39 lots is unattainable (i.e. the dwelling unit is located across the property boundary onto both lots), then the Village of Glaslyn does have a plan for future residential development within municipal

boundaries. As shown on the *Village of Glaslyn Future Land Use Map* that four (4) specific areas are identified for future residential development. Three (3) of the specified areas are located within the Village boundaries, and are consequently prioritized as developing first to ensure an efficient use of municipal infrastructure and servicing. As already mentioned, the Village does have potential for infill development, but as these are privately owned lots, Council can encourage densification but the initiative must come from individual landowners. Except in the **MH** – Mobile Home district, the Village does own a few vacant lots that should be developed first prior to the district expansion into **Area E**.

Both **Area A** and **Area F** are located within the 600 metre buffer of the municipal lagoon, which causes complications with the Water Security Agency. Consequently, the first priority of residential development within the municipal boundary is going to be **Area H**. *Exhibit 13* shows the phase development of a future

PROVINCIAL INTERESTS

RESIDENTIAL DEVELOPMENT

The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, and enhancing the economic and social well-being of communities.



residential subdivision to be located on **Parcel D, Registered Plan No. 82B03616 Ext.2** being surface parcel no. 128543643. The four (4) colours included within the concept plan show the proposed phase development starting with green, red, teal, and grey being phase four development. The phase development is based upon the expansion feasibility of municipal services into the proposed residential subdivision. Council recognizes that the expansion of municipal infrastructure is expensive, which is why they are supportive of phase development to ensure it occurs within a sustainable manner. It is the expense of providing this form of municipal infrastructure that prompts them to also require servicing agreements at time of subdivision from independent developers within the community. At this time all residential areas within the municipal boundary are serviced by both water and sewer systems. For more information about municipal water and sewer systems within the Village, please see the Public Works section of this document.

Should all these areas be subdivided and developed, only then will Council consider the residential development of **Area G**, which is located outside of municipal boundaries. This area is also identified as fertile agricultural lands, and will require cooperation with the RM of Parkdale to annex the area into the Village boundary. As multiple complications arise with this identified area, it shall be considered last for future residential development.

These future subdivisions and approvals for residential development will be reviewed to ensure compatible land-uses, plans encourage higher density development, and promote subdivision of underutilized large parcels or infill development of vacant lots. For example, to encourage the development of higher density housing, the minimum site frontage for lot subdivision for duplex or more dwellings has been reduced to make this type of construction more desirable to developers within the municipality. The Zoning Bylaw also incorporates multiple forms of residential development (i.e., town house, apartment complexes, four-plexes, etc.) to accommodate a range of demographic age groups and incomes.

This document has an interest to protect prime agricultural land while accommodating residential growth, and supporting short-term residential options for seasonal agricultural staff to assist in agricultural operations surrounding the municipality. This adds a level of complexity for future residential subdivisions for the Village of Glaslyn because should additional residential subdivisions be proposed outside municipal boundaries, annexation would need to occur to ensure higher density residential development is permitted. Annexation can be timely, which is why Glaslyn is encouraging the densification of land within existing municipal boundaries for residential development. Until existing residential land within the Village is

developed, annexation will be considered as a last resort available to developments. Subdivision proposals outside of the municipality will be entertained, but consideration will need to be given to infrastructure costs because expansion costs of municipal services to new residential areas are also a challenge that will need to be overcome.

Finally, the Village also encourages the constructions of mixed-use development, and home-based businesses where dual purpose buildings are built that have commercial uses on the main floor with street access, and residential dwelling units located above. Current land uses within the Village demonstrates that there is commercial property available, and a few commercial core lots have single-detached dwelling units already existing, and business owners may want to construct structures that allow them to work and live at the same location. This is an effective use of land and diversifies the housing stock within the community. This type of land use and development is encouraged within the Village's Zoning Bylaw.



The residential layout is predominantly grid-pattern development with residential development located on the west side of the highway, which makes Glaslyn quite accessible for residential and light commercial purposes, and the extension of roadways for future residential subdivision is fairly easily achievable. Should residential subdivisions occur outside the current municipal boundary, the subdivision plans will likely take alternative designs depending on the zoning district and site regulations outlined in the *Zoning Bylaw*.

5.0.1 RESIDENTIAL OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Encourage infill development where applicable and the rejuvenation of existing infrastructure to utilize existing municipal infrastructure and increase residential density within Glaslyn.	b. Council shall encourage mixed-use, and higher density residential development applications surrounding the Commercial Core District.

2. Residential subdivisions and developments shall contribute to the municipality for the additional demands placed on municipal infrastructure and services.

- c. Council shall consider the use of servicing agreements for future residential developments to offset development costs.
- d. Council may consider the use of developmental levies to off-set municipal infrastructure upgrades.

3. Accommodate population increases to maximize on net benefits and infrastructure within the municipality.

- e. Residential subdivisions that proposes infill development shall be deemed to have a higher priority than another residential subdivisions where municipal infrastructure expansion is proposed.

4. Promote the use of phased residential development of serviced lots to ensure sustainable growth and planned asset management.

- f. Council will require, in the interests of ensuring a comprehensive and planned approach to development and future subdivisions, the preparation of a concept plan for the entire area that will ultimately be developed and submit any supporting documentation, such as but not limited to:
 - 1. Reports, prepared by certified professionals (i.e., geotechnical suitability reports, flooding or hazard assessments, etc.) and mitigation measures should complications arise. All mitigation measures may be attached as conditions for approval.
 - 2. Engineering assessments by certified professionals (i.e., drainage plans, capacity assessments) to ensure appropriate measures to mitigate potential adverse impacts away from the site, neighbouring properties, and that municipal infrastructure will not be adversely affected by the development.
 - 3. Other relevant information Council determines is important prior to making a decision.

5. Ensure compatible adjacent land uses through development policies and regulations to mitigate land use conflicts.

6. Reduce conflicting land use practices within residential areas (i.e., highway commercial and industrial vehicular traffic storage)

- g. All residential development applicants must complete a development permit and building permit prior to construction, and abide by all regulations therein.
- h. The *Zoning Bylaw* will provide, but not limited to:
 - 1. Consistent development, facilities, and recreational uses that compliment residential development within specified districts.
 - 2. Discretionary use evaluation criteria for Council to consult when reviewing all discretionary use proposals within residential districts.
 - 3. Regulation for the maximum and minimum lot sizes for residential development, the distances of residential buildings or structures from the property line, the minimum space to be allowed between buildings, and the maximum site coverage allowed by buildings or structures within specified districts.
 - 4. Vehicular parking regulations within residential zoning districts.
 - 5. Regulation for mobile and modular homes shall abide by Canadian Standards Association requirements, will be physically and aesthetically pleasing, and not adversely affect adjacent development. Council may attach visual aesthetic approval conditions.
- i. Council will allow home based businesses and bed and breakfast operations only when they are beneficial in type and scale to the character of the surrounding residential neighbourhood, and they adhere to the regulations and guidelines in the *Zoning Bylaw*.

- 7. Identify potential residential areas for future development to accommodate population growth strategies.**
 - 8. Consider environmental sustainability and prime agricultural lands when considering future residential land use and development.**
 - 9. Promote residential development to accommodate a population goal of 600 – 800 residents by 2027 (or at minimum 4% population growth)**
- j. Residential development shall be defined as any existing or proposed residential development located within the Residential Development Policy Areas defined on *Village of Glaslyn: Future Land Use Map*, which forms part of this Bylaw. Council shall consider new proposals for residential subdivisions and development with preference being given to those proposals based on the following:
 1. Proximity and compatibility to existing municipal infrastructure and built form.
 2. Contribution to the development of new or enhanced recreational facilities or attractions.
 3. Expansion costs of existing municipal infrastructure and servicing.
 4. Inclusions of parks and public space to ensure adequate dedicated lands, municipal and environmental reserves for outdoor activities and the encouragement of walkable communities.
 5. Avoidance of environmentally sensitive and/or hazardous areas.
 6. The impact on financial and capital planning of the municipality.
 7. Zoning, subdivision design, street layout, and site planning.
 8. Appropriate consultation with responsible agencies to ensure appropriate regulations is adhered to.
 9. Development of high efficiency housing infrastructure.
 10. The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage.
 - k. Any future residential subdivisions shall be rezoned at the time of approval to a residential district.
 - l. Council will consider annexation within the RM of Parkdale No. 498 in areas shown on the *Village of Glaslyn: Future Land Use Map* marked as future residential where appropriate concept development plans and agreements have been decided upon.

10. Encourage a diversity in housing stock to accommodate all income levels, age demographics, lifestyle choices and occupations.

- m. The Village of Glaslyn *Zoning Bylaw* provides a low-density residential zoning district that allows higher density at the discretion of Council to accommodate a range of residential uses, forms, and densities, site coverage, setbacks, including bare land condominium regulations.
- n. Council will support affordable housing by:
 - 1. Identifying appropriate locations for its development.
 - 2. Assisting in the development review process.
 - 3. Participating in affordable housing projects where appropriate, and within the municipality's financial capacity.

11. Promote efficient use of all residential development on existing and future lots located within residential districts.

- o. All development, buildings, and structures, including accessory buildings and structures (but not limited to: decks, patios, and fences) shall be entirely contained within the boundaries of the site on which they are proposed to be located.
- p. Council will facilitate the resolution of encroachment issues by supporting the submission of multiple subdivision applications of two (2) or more residential sites that will result in a realignment of residential property lines (i.e., consolidation or subdivision) that are intended to correct an encroachment.



6.0 ECONOMIC DEVELOPMENT

Economic diversity and sustainability is listed as a municipal goal for the Village of Glaslyn. Being able to provide all the essential needs for local residents within the community will reduce economic leakage into surrounding municipalities and larger centres. Higher economic diversity within the community translates to higher employment opportunities, the ability for limited-mobility residents to find their essential needs within the community, increased investment back into the community from the business sector, and many other benefits. *Exhibit 1* within the History and Geography section of this document shows the transition of Glaslyn's downtown area from 1929-2015. It is a neat graphic showing the economic changes within the community, and the reasoning behind some of the objectives and policies incorporated into this section.

The geographical location of the Village is also strategic as being located on a major highway up to the lakes (Little Loon Lake, Turtle Lake, and Bright Sand Lake). Many snowmobilers travel through the community along the highway, which creates another economic opportunity for the Village. Council is encouraging economic diversification into this sector to accommodate these recreational and tourist-related opportunities. The *Village of Glaslyn Future Land Use Map* identifies **Area B** and **Area K** as ideal areas for future highway commercial development. More information about these future land uses can be found within the Highway Commercial section below.

To achieve economic diversification, the Village of Glaslyn has incorporated various districts within the community to allow for development, but locate it in appropriate locations within the municipality. As shown on the *Future Land Use* map and the *Zoning District* map, four (4) different economic development districts are included within municipal limits: commercial core for retail and services, highway commercial for commuter and automotive related enterprises, low-service industrial for operations that require minimal services from the municipality, and a heavy industrial area to accommodate economic development enterprises that have substantial land-use incompatibility concerns and thereby need to be adequately buffered from the remainder of the community. These four (4) districts represent the diversity of the local employment options within the community, and the dominance of the agricultural sector surrounding the municipality.

DEFINITIONS

ECONOMIC LEAKAGE

The way in which local revenue is lost to another municipality's business sector. This can occur within any economic development sector, such as tourism, general retail, and specialty retail.

BROWNFIELD DEVELOPMENT

The reclamation, revitalization or rejuvenation of lands previously used for industrial or heavy highway commercial development and possibly contaminated. Once recovered, these areas can be used for light-to moderate-commercial land uses.

This section will begin with providing general objectives and policies for the economic development sector within the community. These policies contain items that pertain to all sectors and guide economic diversification within the municipality as a whole. For example, the Village of Glaslyn has a few areas that can be identified as brownfield development, such as the old Canadian National Railway lines located on **NE ¼ Section 36-50-17-W3M, Registered Plan No. AG3690 Ext 1**, and **Lot 2, Block 13, Registered Plan NO. 96B18616** located in the middle of the municipality on the east side of the provincial primary highway.

To achieve the municipal goals, and individual objectives and policies outlined in this section the Village of Glaslyn openly promotes having more economic development occurring within the municipality. The *Future Land Use* map has identified areas intended for specific district expansion, such as low-service industrial, industrial, and highway commercial development. Densification of the downtown commercial core is the main reason why additional lands have not been designated for its expansion. Council wants to retain this retail commercial district central within the community, and accessible by all residents regardless of demographic age or mobility.

6.0.1 ECONOMIC DEVELOPMENT OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Sustain economic diversification and promote densification to achieve a higher consumer base.	<ul style="list-style-type: none"> a. Within the <i>Zoning Bylaw</i> outlines permitted and discretionary uses, and associated regulations to ensure compatible development and economic diversification. b. Condone economic development diversification to help establish a resilient economy for the municipality that employs local residents, captures locally earned wages, and provides appropriate development to satisfy local economic needs.
2. Ensure compatible adjacent land uses through development policies and regulations to mitigate land use conflicts, as well as the promotion of aesthetically pleasing economic development.	<ul style="list-style-type: none"> c. Land uses that have potential for land use conflicts and non-compatibility with adjacent land uses will be accommodated as discretionary uses appropriate districts and adequately buffered from non-compatible developments. d. Approval for any discretionary economic developments may be granted through the use of the discretionary use evaluation criteria outlined within the <i>Zoning Bylaw</i>.

3. Certify that development is compatible with surrounding land uses in and outside the municipality.

e. Economic development uses with low potential for land use conflicts or high-compatibility will be accommodated as permitted uses within appropriate districts.

4. Identify potential economic development areas for future development to accommodate economic diversification strategies.

f. The following may be considered by Council when reviewing future economic development, subdivisions, or rezoning for economic uses:

1. Environmental quality control (if applicable), and suitability for the type of development, specifically considering but not limited to soils, drainage, and topography.
2. Consistency with future concept plans, as demonstrated within *Glaslyn Future Land Use* map.
3. Land use compatibility with existing surrounding developments, such as but not limited to, hazard lands, public recreational areas, and wildlife management areas.
4. The capacity for efficient and economical municipal services.
5. Anticipated impacts from noise, odour, smoke, fumes, dust levels, night lighting, glare, vibrations, or other emissions, and how this will influence appropriate buffering, separation, or screening from adjacent land uses.
6. Adequate site planning, the anticipated increases of traffic, parking allocation, and access to an all-weather municipal road with appropriate access and egress points that ensures safe movement and integration of vehicular traffic into and out of the development sites.
7. The impact on financial and capital planning.
8. Design and development that conform to high standards of safety, visual quality and convenience.
9. Any additional information Council determines necessary prior to decision-making.
10. Encourage commercial and industrial development to locate adjacent to existing major transportation routes.

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| 5. Support mixed-use development within the commercial core that will promote downtown safety outside of regular business hours. | g. Accommodate mixed-use development at the discretion of Council within the commercial core district. |
| 6. Ensure lot and parcel sizes are appropriate for specific forms of economic development within the Village. | h. The Village of Glaslyn <i>Zoning Bylaw</i> provides commercial, highway commercial, industrial, and low-service industrial districts that accommodate a range of economic uses, parcel sizes, and densities. |
| 7. Promote recreational and tourist related economic development within the region. | i. Council may consider participating in regional economic development that promote recreational and tourist related proposals. |
| 8. Support economic development enterprises that sustainably use municipal infrastructure, resources, and do not cause adverse effects to existing subdivisions or surrounding land uses. | j. Council may require the submission of a drainage plan, or site-grading plan, for economic development to ensure appropriate drainage away from the site, neighbouring properties, and that municipal infrastructure will not be adversely affected by the development. |
| 9. The Village of Glaslyn encourages employment opportunities while reducing its ecological footprint for land and energy use and improving the quality of life through development. The reuse and redevelopment of vacant and underutilized former industrial and commercial buildings for new employment and residential uses will help to achieve this goal. | k. Development proposals that are deemed to require large volumes of water, Council may require the applicant to demonstrate that the water supply available is sufficient, and that any adjacent developments will not be adversely affected by capacity levels. |

6.1 Commercial Core Area

The downtown commercial core of the municipality is a bustling area of the community complete with a restaurant, grocery store, post office, liquor and gifts store, community hall, insurance agency, banks, hotel, library, Village office, and the newly opened Medical Clinic. The Village aspires to expand local economic development to provide for all the essential consumer needs that residents may require within the community. The economic diversification that exists within the community covers most of the items that residents need on a daily basis, but one major area of interest to diversify into is the provision of non-

VILLAGE OF GLASLYN – OFFICIAL COMMUNITY PLAN

prescription drugs that can be sold over-the-counter. The Village used to have a local medical Doctor living within the community, and residents could purchase non-prescription drugs back in 1932, but with the centralization of medical services within the City of North Battleford and the City of Meadow Lake, the Village of Glaslyn hasn't had a drugstore for a number of years. However, the Village has just signed with North Saskatchewan Municipal River Health Holdings (Municipal Health Holdings) to re-open a local Medical Clinic for local residents. More information about this amenity within the community can be found within the Inter-Municipal Cooperation and Public Safety sections of this document.



The downtown area is easily accessible for commuter traffic being located right off the main transportation route through the community between Meadow Lake and North Battleford. The Village can provide some of the basic consumer needs for local businesses, but residents do often travel North Battleford (67 km south) for specialized or a wider-range of products. The main form of parking is angle parking on Main Street, but individuals often parallel park alongside the side streets branching off of Main Street.



Diversification of the commercial core and promotion of a healthy economic development atmosphere within the Village is to try and expand what economic development there is within the municipality, and encourage more entrepreneurship for local residents to expand commercial operations within the municipality. Also, with the wide range of demographics within the population, the Village wants to ensure that there is easy accessibility for reduced mobility residents and all demographics do not have to travel to adjacent municipalities to get their basic consumer needs.

It may be interesting to see that no areas have been identified for future Commercial Core development on the *Village of Glaslyn Future Land Use Map*. At the time of publication of this planning document, Council was committed to keeping the commercial core area accessible by most of the Village and in a central location. To achieve this, policies were included for infill and densification of the existing Commercial Core area prior to expanding the district into other areas.

The Village encourages infill development to expand within the commercial core and allows for mixed-use development where street-front, ground floor space is reserved for commercial development, but residential uses can be accessory. The Commercial Core is a location where pedestrians, cyclists, and motorists can coexist and the economic diversification for consumer items can promote Glaslyn as a place to shop, eat and visit.

6.1.1 COMMERCIAL CORE OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Promote the commercial core for economic development and diversification through a consistent and positive business atmosphere.	a. Commercial core development should retain the local appearance of Main Street by providing visually attractive signs and development through landscaping, buffering, and appropriately screened outdoor storage.
2. Promote mixed-use development within the commercial core to promote a successful and vibrant commercial core.	b. The <i>Zoning Bylaw</i> will provide regulations regarding mixed-use development as a permitted use at the discretion of Council within the commercial core area where the use at grade remains commercial. c. Re-designation of the Commercial Core for residential purposes shall be discouraged, except through the mixed-use development application process.

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| <p>3. Encourage infill development to use existing infrastructure and zoning.</p> <p>4. Encourage economic diversification that is appropriate for the commercial core area.</p> <p>5. Promote the rejuvenation of existing buildings to retain local heritage and culture within the commercial core.</p> | <p>d. Infill development of existing vacant lots will be encouraged to utilize existing infrastructure or rejuvenate existing structures prior to the approval of new commercial core subdivisions.</p> <p>e. The <i>Zoning Bylaw</i> will include regulations regarding the reuse of heritage buildings within the community.</p> |
| <p>6. Retain the existing commercial core area to ensure accessibility for the residential community of all ages, particularly those with reduce mobility, pedestrians, and cyclists.</p> | <p>f. Commercial Core development shall be defined as any existing or proposed economic development located within the C1 – Commercial Core area defined on <i>Village of Glaslyn Future Land Use</i> map, which forms part of this Bylaw.</p> <p>g. Rezoning into the C1 – Commercial Core district will be considered when subdivision applications are appropriate economic development initiatives. All applications shall be located adjacent to the existing C1 – Commercial Core district.</p> |

6.2 Highway Commercial Area

As an important junction where multiple highways meet, the Village of Glaslyn has strong variety of highway commercial development. Larger lots to accommodate commuter traffic along the highway provides sufficient space for larger operations and the storage of equipment. This aspect of the economic development within the community assists with providing a diverse economy for the Village of Glaslyn. Existing highway commercial development includes: lumber mill, gas stations, farm supply stores, hardware store, tire shop, hotel, and an auto body shop.

Highway commercial development requires a different type of land allocation than the commercial core because of the increased land requirements needed to accommodate various vehicle sizes and uses. It is important for all highway commercial development to have access to major transportation routes, such as highway 4, highway 3, or highway 303, and have larger lot sizes to ensure adequate space to turn around for any size of vehicle. Due to its strategic location at the junction of many major transportation routes, the Village of Glaslyn recognizes the contribution of economic development oriented towards the travelling public. Many local residents also work within this industry.

VILLAGE OF GLASLYN – OFFICIAL COMMUNITY PLAN

The *Village of Glaslyn Future Land Use* map shows substantial locations intended for highway commercial development, due to the strategic location of the community along three major transportation routes. Should development expand closer to the municipality, the Village may consider annexation of highway commercial areas.

The location of the residential community and the intended development of highway commercial development ensures adequate buffering and screening to mitigate non-compatibility with adjacent land uses.

The specific areas identified on the *Village of Glaslyn Future Land Use Map* shows two (2) areas as having higher potential for highway commercial development. The



first location, **Area B**, is located north of the Village boundary at the junction of Highway 303 west from Turtleford and Highway 4 north to Meadow Lake. The second location is **Area K**, which is located south of the boundary towards North Battleford. The annexation of these areas will likely be more complicated than residential development due to the accommodation of highway commercial development within the RM of Parkdale's Zoning Bylaw. The larger site sizes are already accommodated, and the Village of Glaslyn may have to overcome to annex or expropriate these areas into the Village. For this reason, dispute resolution mechanisms have been incorporated into this document under the Annexation and Inter-Municipal Cooperation sections of this document to ensure that proper procedures and protocols are followed by all stakeholders and municipalities involved. Within **Area K** already shows existing subdivisions that accommodate this type of development, although at this time not all are used for highway commercial development. Should annexation occur in this direction, the future development aligns with existing subdivision design and road access (i.e., use of service roads).

6.2.1 HIGHWAY COMMERCIAL OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Promote and accommodate highway commercial development within the community.	<ul style="list-style-type: none"> a. Support the development of a commercial highway corridor to accommodate commuters and auto-oriented economic development. b. Ensure highway commercial development is conveniently placed near to major transportation routes to ensure accessibility.
2. Ensure expansion of highway commercial development is sustainable, efficient and compatible with existing infrastructure.	<ul style="list-style-type: none"> c. Highway commercial development shall be defined as any existing or proposed highway commercial development located within the Highway Commercial Development Policy Area defined on <i>Village of Glaslyn Future Land Use</i> map, which forms part of this Bylaw.
3. Stipulate regulations for an aesthetically pleasing highway sign corridor that promotes Glaslyn.	<ul style="list-style-type: none"> d. The <i>Zoning Bylaw</i> shall include regulations regarding signage within and outside a designated Highway Corridor. e. Council supports inter-municipal cooperation with the RM of Parkdale No. 498 and the Ministry of Highways and Infrastructure to determine where an appropriate highway corridor should be located.
4. Maintain and improve the physical appearance of highway commercial areas by encouraging landscaping and other visually pleasing improvements.	<ul style="list-style-type: none"> f. Development permit applications may be approved with conditions to ensure highway commercial development has visually attractive environments signs, landscaping, buffering, and outdoor storage through appropriate screening.

6.3 Home Based Businesses

The allowance of home based businesses within the municipality occurs at the discretion of Council in certain residential districts, and adds to the economic diversification for the local economy. Council and Administration encourage the entrepreneurship of these types of businesses as long as they adhere to the regulations set forth within the *Zoning Bylaw*, and potential negative effects the neighbourhood are mitigated. The allowance of home based businesses enables residents to rejuvenate existing buildings or vacant lands, and promotes a welcoming atmosphere for potential business owners. It also provides an

opportunity for an entrepreneurial innovation as operators may be able to initiate operations within their residential home prior to relocating to the highway commercial or commercial core district.

6.3.1 HOME-BASED BUSINESS OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Support home based businesses that maintain or enhance the residential character of the neighbourhood.	a. The <i>Zoning Bylaw</i> will contain development and operational standards for home based businesses including, but not limited to, number of employees, maximum building floor area use, parking, signs and outdoor storage.
2. Encourage entrepreneurial innovation through home based businesses with the intention of operations transferring to designated commercial districts.	b. Depending on the types of entrepreneurial operation, Council may stipulate time periods for home based business operations prior to relocating the operation to an existing commercial district.
3. Promote home based businesses that are compatible within residential areas through provisions and regulations in the Zoning Bylaw.	c. Home-based businesses will be accommodated as a discretionary use within certain residential districts within the <i>Zoning Bylaw</i> at the discretion of Council using discretionary use evaluation criteria to ensure the following: <ul style="list-style-type: none"> 1. Residential character or land value is not diminished. 2. Suitability for the area, especially in regards to parking requirements and the effect of increase traffic. 3. Adequate site planning for the development and impacts on surrounding areas. 4. Safety, crime and noise concerns related to the business upon adjacent land uses.

6.4 Industrial Development

Industrial development has always been a component of the economic diversification for the Village of Glaslyn. In 1949 Dmytryshyn's began their gravel excavating and trucking business, which continues to this day (NR, 2005). The Village's most prominent feature is L & M Wood Products that is located on the northeast side of the junction of the primary provincial Highway No. 3 eastbound to Prince Albert and Highway No. 4 north-south between Meadow Lake and North Battleford.

The design and location of the industrial and low-service industrial district within the Village of Glaslyn helps to mitigate conflicts between non-compatible land uses. Heavy industrial development such as L&M Wood Products and processing for sand and gravel (described within the section below) are predominately located on the east side of the provincial highway, or located at the southern end of the municipality. There have been no reports of site contamination from this industrial operation within the municipality. The *Village of Glaslyn Future Land Use Map* shows intended residential development west of the low-service industrial district; however, Council recognizes that adequate buffers between these two (2) non-compatible land uses will be required to ensure resident satisfaction and sustainability into the future.

The *Land Use Map* shows two (2) areas for future Low-Service Industrial development, with **Area I** being located within the municipal boundaries, and **Area J** currently located outside of municipal boundaries. As already mentioned, the current subdivided Low-Service Industrial area has vacant lots that need to be developed prior to the subdivision of new parcels. Should these areas be developed, or a specific type of development is proposed that is not conducive to the existing lots, **Area I** within municipal boundaries should be developed first. Once this area has been subdivided and developed, Council will consider the annexation of **Area J** into municipal boundaries to allow for additional Low-Service Industrial development.

The third industrial area shown on the *Future Land Use Map* is identified as **Area M**, which is adjacent to the general



Industrial district located within municipal boundaries. Similar to the situation with the Highway Commercial development explained above, the annexation of these areas may be more difficult for the Village of Glaslyn due to the Zoning Bylaw of the RM of Parkdale No. 498 Zoning Bylaw accommodating this type of development as discretionary uses. Should the future subdivision or development warrant annexation into the Village of Glaslyn, Council shall follow all policies outlined within this document to ensure the process is completed as diplomatically and smoothly as possible.

The policies and objectives listed within this subsection pertain to the low-service industrial district and the industrial district that is more conducive to higher incompatible types of land uses. A primary consideration shall be the infill development of vacant lots within the low-service industrial district shown in *Exhibit 2*, the Existing Land Use map.

6.4.1 INDUSTRIAL DEVELOPMENT OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Maintain and improve the physical appearance of industrial areas by encouraging landscaping and other visually pleasing improvements.	a. Development permit applications may be approved with conditions to ensure industrial development has visually attractive environments signs, landscaping, buffering, and outdoor storage through appropriate screening.
2. Encourage infill development of vacant lots or in existing industrial zoning districts.	b. Infill development of existing vacant lots will be encouraged to utilize existing infrastructure or rejuvenate existing structures prior to the approval of new industrial subdivisions.
3. Ensure expansion of industrial development is sustainable, efficient and compatible with existing infrastructure.	c. Council may consider the development of a Dangerous Goods Route to allow for the travel of industrial traffic through the community that does not negatively impact other non-compatible land uses.
4. Ensure expansion of industrial development is sustainable, efficient and compatible with existing infrastructure.	d. Industrial development shall be defined as any existing or proposed industrial development located within the Industrial Development Policy Area defined on <i>Village of Glaslyn Future Land Use</i> map, which forms part of this Bylaw.

5. Support industrial activities that respect the economic and environmental health of Glaslyn and the surrounding area.

- e. Following the discretionary uses procedures outlined within the *Zoning Bylaw*, all discretionary uses shall be advertised and all effected persons shall be notified of any development, expansion or alteration of hazardous industrial uses.
- f. Industrial uses involving hazardous materials or chemicals will be permitted only at the discretion of Council, subject to approval by government regulatory agencies, and the following policies:
 - 1. Ensure operations that include hazardous materials or chemicals are rezoned in an **M – Industrial District** or **M2 – Low-Service Industrial District** at Councils discretion, are adequately separated from other principal land uses.
 - 2. Minimum separation distances, can be approved through Council, if the applicant, the operator of the facility, and any other affected owner(s), agree to allow the lesser separation. Such agreements shall include a provision stipulating an interest to be placed on the titles of the affected lands, developments, or subdivisions. Should such an agreement be made, Council shall be included as a party in the agreement and may use section 235 of The Act, 2007 to register the interest to affected lands, development, or subdivisions.

6.5 Sand, Gravel and Mineral Resource Exploration and Development

Mineral resource exploration and extraction has been a vital component of the Village of Glaslyn’s economic development history since the 1940s (NR, 2005). In 1949, Harry Dmytryshyn opened the Village’s first gravel extraction and processing company, which is still in operation today on **Parcel A, Registered Plan No. 68B01772, Parcel B, Registered Plan No. 72B09224BU, and Lot 1, Block 11, Registered Plan No. 80B14046.** This currently is the gravel company that the Village of Glaslyn purchases their gravel materials from, which are excavated from gravel quarries located out in the RM of Parkdale No. 498. Located adjacent to this industrial operation is also L & M Wood Products located on **Parcel E, Registered Plan No. 73B00873, Lots 1 – 3 , Block 10, Registered Plan No. 80B14046, Parcel C, Registered Plan No.**

102131075 and operates a wood processing facility within municipal limits. The location of these properties being at the junction of Highway 4 north-south bound and Highway 3 eastbound provides great accessibility for the region.

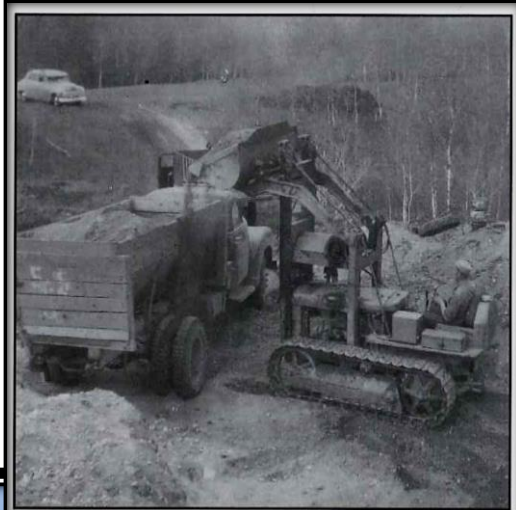
At this time very little oil and gas exploration is occurring within the RM of Parkdale No. 498, but exploration is anticipated to spread within the region over the next few decades. Should oil and gas exploration occur surrounding the Village of Glaslyn, policies have been incorporated into this planning document to ensure that Council is prepared for any potential land use conflicts. For example, the *Oil and Gas Conservation Regulations* (2012) requires a minimum distance between oil exploration and extraction and residential development, and especially high-density residential development within urban areas. The regulations dictate that no residential development, such as a residential dwelling unit, should be located within 125 metres of any active well drilled after July 1, 2013, or within 100 metres of any active well drilled prior to July 1, 2013. Residential development can be closer to decommissioned oil well.

The inclusion of these policies for oil and gas extraction is to ensure that the Village is proactive in consultation with the RM of Parkdale about the placement of future oil wells nearby to the urban municipal boundaries. Through this open communication landowners surrounding the municipality can feel consulted that they would be at a disadvantage for mineral exploration and extraction due to

PROVINCIAL INTERESTS

SAND AND GRAVEL

The province has an interest in ensuring sand and gravel resources are accessible for development.



Harry Dmytryshyn's Gravel Pit



their proximity to the Village of Glaslyn, but that the Village will not have future growth and development stifled because of existing oil well excavation.

At this time no mineral resource extraction occurs within municipal boundaries, but should development occur within this sector surrounding the Village, the diversity within economic development policies (particularly the industrial development objectives and policies) will be promoted so that the Village of Glaslyn will provide sufficient services for this industry. This is the best way that the Village of Glaslyn can promote this industry, and support its continued longevity in the community.

As an urban municipality, little extraction or exploration can be completed at the discretion of Council, but through the industrial zoning district, the Village can provide a location for mineral and raw resource extraction for the region. The Zoning Bylaw provides a list of permitted and discretionary uses within the economic development districts (i.e. Highway Commercial, Industrial, and Low-Service Industrial Districts). These districts have sufficient infrastructure to endorse this form of mineral processing, and Council is encouraging the infill development of these existing areas to ensure an efficient and sustainable use of municipal zoning and land use. Should extensive extraction occur within municipal boundaries, Council, at that time, may require additional agreements for the remediation of the area prior to approval for any development permit application.

PROVINCIAL INTERESTS

MINERAL RESOURCE EXPLORATION AND EXTRACTION

The province has an interest in maintaining and encouraging the exploration and development of mineral resources.

6.5.1 RESOURCE OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Organized municipal planning and development to minimize incompatible land uses.	<ul style="list-style-type: none"> a. Council will support exploration, development, and extraction, provided the use is compatible with surrounding existing and future infrastructure, land uses and adjacent developments. b. Ensure operations shall be adequately separated or buffered from other principal non-compatible land uses. c. Development Permits requesting locations identified in the Zoning Bylaw as Residential Districts shall be discouraged.

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| <p>2. Incorporate policies for future oil and gas exploration and extraction</p> | <p>d. Municipal exploration and extraction within municipal boundaries shall be permitted only at the discretion of Council, and the following policies:</p> <ol style="list-style-type: none"> 1. Should any provincial regulatory requirements be applicable to exploration, development, and extraction, this documentation shall be provided when submitting a development permit. 2. Development permits must be submitted prior to exploration, construction, and extraction within municipal boundaries that may require additional information regarding the mitigation of concerns for source water protection, impacts to adjacent land uses, impacts on sensitive lands and features, municipal infrastructure capacities, and the effects of odour, dust, smoke, noise, traffic and periods of operation to ensure compatibility with adjacent urban land uses. 3. Minimal separation distances shall conform to provincial regulations between resource extraction and residential development, water courses, aquifers, shore lands, and water bodies. |
| <p>3. Proactive intermunicipal cooperation regarding oil and gas exploration and development.</p> | <p>e. Council encourages collaboration with the RM of Parkdale No. 498 when residential subdivisions are submitted that will expand municipal boundaries to avoid non-compatible land uses with resource extraction and/or development.</p> |
| <p>4. Continue to support mineral resource processing facilities within municipal boundaries.</p> | <p>f. The Zoning Bylaw shall identify permitted and discretionary uses within certain districts to accommodate resource extraction and mitigate any incompatible land uses.</p> |
| <p>5. Retention of existing municipal visual aesthetics.</p> | <p>g. Council may require a performance bond for exploration, development, processing, and extraction to ensure remediation of exploration sites as a condition of approval for a development permit.</p> <p>h. Reclamation after extraction or development shall be a condition for approval.</p> |

6. Infill development of existing applicable zoning districts.

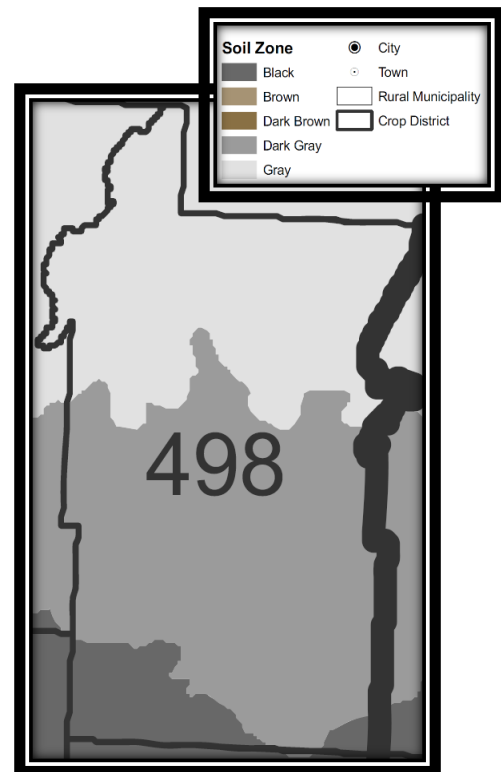
- i. Council shall encourage the densification and infill development of existing Highway Commercial, Industrial, and Low-Service Industrial districts prior to the rezoning of additional land into these zoning classifications.

6.6 Agriculture and Value-Added Agribusiness

Very little oil and gas exploration currently surrounds the Village of Glaslyn, which results in a dominance of agricultural operations and value-added agribusinesses. Being an urban municipality with little agricultural lands within the municipal boundary leads the Village to focus on the value-added agribusiness component of this provincial interest. Fortunately, having great accessibility from three (3) major transportation routes enables rural agricultural consumers' easy access to local agribusiness services. Due to the dominance of the agriculture and value-added agribusiness sector within the community, Council is supportive of initiatives to promote this industry. Glaslyn wants to retain itself as a service centre for local agricultural operators, a residential centre to provide housing, and ensure that future municipal expansion occurs in a sustainable fashion. Infill development is first encouraged, and any expansion beyond municipal boundaries shall be considerate of non-agricultural lands first, and adequate buffers to mitigate non-compatible land uses.

Exhibit 14: RM of Parkdale No. 498 Soil Zones

The agricultural region surrounding the municipality has incredibly fertile land and effective ranching. *Exhibit 13* below shows the fertile land that produce fertile crops for local farmers, which is a significant contribution to the local economy. The Village of Glaslyn is surrounded by Dark Grey



Chernozemic Soils that is found within the Boreal Transition Ecoregion, which is appropriate as the northern portions of the Rural Municipality of Parkdale No. 498 is the Meadow Lake Provincial Forest. Soil types with Soil Organic Matter (SOM) between 8% to 10% ranges are the most fertile agricultural lands, and the areas identified as Dark Grey within *Exhibit 10* have a SOM of 3.5% to 45%. In the southern portions of the Rural Municipality are areas that fall within the Black Chernozemic Soils, which fall within the Aspen Parkland Ecoregion that is dominated by wide grasslands and Aspen tree groves. The SOM level within this ecosystem is typically within the 4.5% to 5.5% range, but within this ecoregion are areas identified as reaching the highest SOM ranges and producing some of the most fertile agricultural lands (UofS, date unknown).

Should residential subdivisions be approved outside the current municipal boundaries, it is possible that there will be a loss of fertile agricultural land for municipal expansion. However, as the main residential urban centre for agricultural farm workers, Glaslyn also provides housing options for large farm operations. As farm operation size increases, rental accommodations, and higher-density housing become more important to ensure farm workers have adequate places to live, which urban areas are expected to provide. As a municipal built from agricultural foundations, Glaslyn Council is aware of these relationships, and actively work and consult with adjacent landowners to ensure that agricultural land is used appropriately and efficiently by encouraging dense development that will support the surrounding agricultural community.

PROVINCIAL INTERESTS

AGRICULTURE AND VALUE-ADDED AGRIBUSINESS

The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added agribusiness.

6.6.1 AGRICULTURE OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Promote infill development within existing municipal boundaries prior to annexation or expropriation to mitigate removal of prime agricultural lands.	a. Notification procedures outlined within the Zoning Bylaw shall be followed to ensure sufficient inter-municipal cooperation, and communication with developers, the RM of Parkdale No. 498, and any other relevant stakeholder for any zoning changes of agricultural land to accommodate annexation and growth, but ensure no premature conversion of prime agricultural land.

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| <p>2. Incorporate infill development policies in each zoning district to preserve fertile agricultural lands that surround the municipality.</p> | <p>b. Economic developments that directly serve farming activities are listed as permitted uses in appropriate zoning districts to encourage and facilitate value-added agribusiness.</p> |
| <p>3. Support housing diversity to accommodate farm operation residential needs.</p> | <p>c. Infill development and ranges within housing stock (i.e., secondary suites, garden suites) may be included within the Zoning Bylaw to meet short-term residential needs.</p> |
| <p>4. Through appropriate planning and zoning promote compatible land uses between productive agricultural lands and non-agricultural development.</p> | <p>d. All agricultural, and agribusiness, proposals shall consider the 1:500 flood hazard elevations to ensure minimal risk to the safety of livestock or animals, and the contamination of nearby water.</p> <p>e. Support the development and implementation of agriculture support operations, such as value-added agribusiness, by reviewing all development proposals and assessing compatibility with existing zoning districts to determine the best location for construction.</p> |
| <p>5. Encourage and support the implementation of environmentally considerate farming practices to mitigate erosion, ground water or site contamination and the loss of biodiversity within ecosystems.</p> | <p>f. Council will support environmental agricultural practices, particularly with regard to appropriate manure management and chemical applications to minimise risks to groundwater and surface water and impacts to residential and commercial development.</p> |
| <p>6. Promote economic diversity through supporting agri-business entrepreneurial operations.</p> | <p>g. Council may consider amending permitted or discretionary uses within appropriate districts to support sustainable and innovative agricultural businesses and operations to enable producers the ability to diversify, process and provide for the direct sale of locally produced commodities within the municipality.</p> |
| <p>7. Support inter-municipal cooperation and communication with agricultural stakeholders so that Council is aware of current agricultural challenges, to ensure appropriate support for this industry.</p> | <p>h. When deemed applicable, Council may participate in consultation meetings with appropriate stakeholders to ensure support of the agriculture and value-added agribusiness sector.</p> |

7.0 INTER-MUNICIPAL COOPERATION

Municipal sustainability is one of the major goals of the Village of Glaslyn, and as centralization occurs into larger centres, the Village recognizes the need for collaboration with nearby municipalities and entities to provide for adequate services within the municipality. There is also an opportunity for regional collaboration where partnerships may overcome costs of implementation, such as the construction of a transfer site between adjacent municipalities. More information about public utilities can be found within the Public Works section of this document.

Another goal of the municipality is to have a local drug store available within the downtown commercial core area where local residents can purchase non-prescription drugs for common ailments. The Village is one step closer to achieving this goal by joining into a partnership with Municipal Health Holdings, which is part of Prairie North Health Region based out of North Battleford. By joining the organization, a newly established Medical Clinic has been opened behind the Village office on **Lot 8 & 9, Block 2, Registered Plan No. AH4170.**



The RM of Mervin No. 499 and surrounding municipalities collaborate together to run a fully staffed regional hospital located adjacent to the Town of Turtleford, which is located approximately 47 kilometres west of Glaslyn along the secondary highway 303. The Health Complex provides services for the entire region, and establishes a stable and competitive environment for health professionals. The salaries of local doctors are split within the municipalities, and the municipal clinics in Glaslyn, Edam, and St. Walburg. The municipalities share doctor services (on a rotating schedule), and funding to provide equipment and supplies. Municipal Health Holdings was created to encourage physicians to work within rural Saskatchewan with competitive salaries that rival larger urban centre's that often are more appealing to practicing physicians. The organization is able to employ multiple physicians, medical support staff within each of the facilities, as well as ensure essential services are provided to the region. Furthermore, this facility ensures that all medical or hazardous waste generated at Riverside Health Complex and individual Health Centres are disposed to provincial standards.

Affiliation with regional organizations ensures there is active communication between entities and that there is appropriate record keeping procedures to ensure that the needs of the community are addressed. As needs arise and

PROVINCIAL INTERESTS

INTER-MUNICIPAL COOPERATION

The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.

the services change over time, it is likely that new organizations and entities will need to be created to accommodate these adaptations. Furthermore, in the *Future Land Use* map included within this document, much of the areas identified for future growth and development are located outside of Village jurisdiction and fall under the authority of the RM of Parkdale No. 498. It is critical to have a positive working relationship with the RM of Parkdale to ensure that future land use and development in the RM will not hinder growth and development within the Village of Glaslyn. Inter-municipal cooperation in this regards is critical for sustainable development for both the Village and the RM. Please see the section titled Annexation for more information about municipal expansion into the RM of Parkdale No. 498.

7.0.1 INTER-MUNICIPAL COOPERATION OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Participate in inter-municipal or jurisdictional cooperation between municipalities and entities to offsets servicing costs and infrastructure improvements that may be delivered on a regional scale.	a. Invitations to potentially interested stakeholders shall be mailed to encourage communication and collaboration of the provision of municipal services within the region.
2. Support community service delivery agencies in the provision of services and, where appropriate, assist in public service programming.	b. Written requests from service delivery providers shall be thoughtfully considered by Council prior to rendering any decision.
3. Continue to work alongside the RM of Parkdale No. 498 to promote compatible land uses surrounding the Village of Glaslyn.	c. Collaborate with adjacent municipalities and entities to ensure future development and subdivision does not adversely affect existing development, services, source water protection, infrastructure, local residents, and/or existing resources. d. Future growth of the Village of Glaslyn is contingent on cooperation with the RM of Parkdale No. 498 and individual land owners. Council is committed to cooperating with these stakeholders to ensure future growth of the urban service centre.

4. Foster a mutually beneficial relationship between the Village of Glaslyn and the RM of Parkdale No. 498, where information and development plans are shared towards a regional development vision.

e. Where subdivision applications are proposed in the designated areas on the *Village of Glaslyn Future Land Use* map, and Zoning Bylaw amendments are completed, Council will notify and may partner with the RM of Parkdale No. 498.

5. Participate in regional initiatives and agreements with neighbouring municipalities and entities for future regional planning and services.

f. Encourage regular meetings with stakeholders to promote communication:

1. Record meeting minutes with stakeholders and committees to ensure accountability, knowledge retention, and for referral purposes.
2. Reports from community committees to ensure accountability and knowledge transfers.
3. Actively identify and practice dispute resolution mechanisms to ensure continued and positive inter-municipal cooperation.

7.1 Public Safety and Hazard Lands

Public Safety is a critical component of a municipality's appeal within the region. Having a safe, clean community entices people to choose a location to work, live, and visit; consequently, this is part of the Villages municipal vision. It is important to have clean streets, adequate street lighting, appropriate speed limits for specific demographics (i.e., schools), and appropriate subdivision designs that allow fast and efficient emergency service access. It is through sound planning practices that impacts from natural disasters and human-induced threats to individuals, communities, and properties can be mitigated or eliminated.

At this moment, the Village of Glaslyn does not have a local emergency measures plan, nor a local disasters plan should a local incident occur. A few community members have been trained for the SaskAlert Program that enables them to issue local alerts when warranted. However, should a municipal power outage or fire emergency, the Water Treatment Plant is equipped with natural gas Genset so that essential services can continue to be provided to local residents. One of the original water wells was not fully decommissioned to allow for additional water suppression resources should a major fire occur within the community. The pump is serviced as required and check for operation on a weekly basis (Pinter, 2005). The municipality is also serviced with fire hydrants for fire suppression, and addition to a pump truck.



PROVINCIAL INTERESTS

PUBLIC SAFETY

The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.

Subdivision design that would promote increased accessibility, and prompt emergency access include the creation of future neighbourhoods to have multiple points of egress or access. Various subdivision design options can be constructed, such as the continuation of the grid-style road network within the community, and or the development of curvilinear style roads through cul-de-sacs or rounded roadways. Regardless of how the municipality grows into the future, it is important that all subdivisions have safety measures incorporated into the design and implementation. For this reason, the policies and regulations outlined within the *Zoning Bylaw* incorporate additional evaluation criteria to help future developers, Administrators, and Council assess the most appropriate designs for the community, and the safety of local residents.

It is at time of subdivision that public safety measures like Safe Building Elevations are registered as title interests to remain with the property indefinitely. A Safe Building Elevation is a localized elevation that is estimated from the Water Security Agency after local water levels and drainage has been evaluated. Should concerns be raised about water flows or flash flooding where a community is evaluated to having poor drainage, then Community Planning Branch registers the Safe Building Elevation on title for future construction, such as future residential development. In most cases, the lot will require fill to build up the elevation to ensure that there is no chance of structural damage from flooding, or that the structure is adequately flood proofed through appropriate measures provided by a Professional Engineer. At this time there are no areas within the Village of Glaslyn that have a registered Safe Building Elevation.



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The Riverside Health Complex located in Turtleford has 24-hour emergency services, on-call physicians, two (2) outpatient rooms for examination and diagnosis, eight (8) acute care beds, lab and x-ray services, palliative care rooms for both patients and families, twenty (20) long-term care beds, two (2) respite beds, home care, public health and the option of providing specialized services, such as dietitians, counsellors, and occupational therapists. Affiliated with the Health Complex is local Emergency Medical Services (EMS) that responds to emergency medical calls within the region and transport critical patients to the nearest health facility. Local ambulance services and STARS air ambulance serves the region including Glaslyn and the RM of Parkdale No. 498 providing essential medical services.



For example, the wider-reaching service of the Shock Trauma Air Rescue Society (STARS) Air Ambulance services in Saskatchewan that covers the Glaslyn region requires certain landing equipment when responding to emergency calls. To accommodate this, the local RCMP detachment located on **Lots 1-4,**

Block 5, Registered Plan No. 61B02479,

Fire Department located on **Block R2,**

Registered Plan No. 67B07730 and

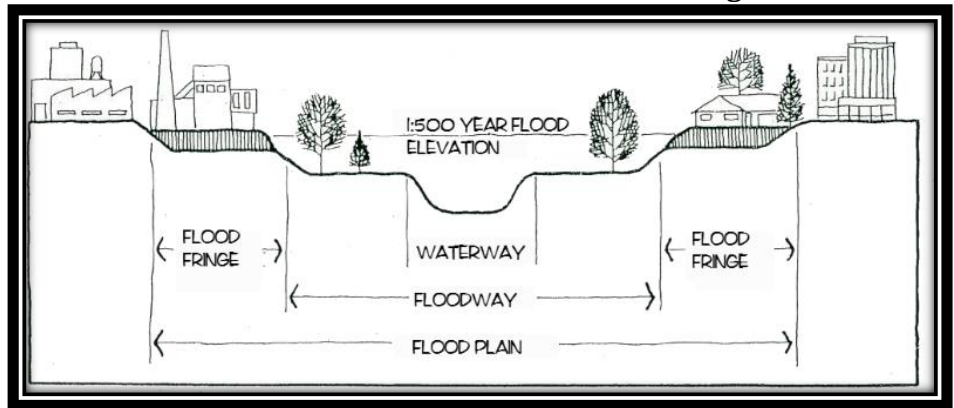
ground EMS personnel have received this essential landing equipment and training to ensure the infrastructure is in place for the air ambulance landing. These safety initiatives expand beyond the municipal boundary of Glaslyn into the realm of inter-municipal cooperation, as there is a local Mutual Aid Agreement that is a joint initiative between neighbouring urban and rural municipalities to provide additional first responders for extreme emergencies within the region. As the costs for emergency services continue to increase due to the need for more equipment, and a wider range of services, it is difficult for individual small municipalities to afford

state-of-the-art equipment and personnel. Most of the before mentioned services participate in this Mutual Aid Agreement to ensure that the range for services within this region extends beyond municipal boundaries.

In regards to physical, built safety within the community, it is also critical to identify how the Village will handle the remediation or development of hazardous lands within municipal boundaries. Hazard lands include areas within Glaslyn that have a higher likelihood of damage to property from erosion, ground

instability, flooding, etc., should physical development occur. They also include areas within the municipal boundary that have provided storage for hazardous materials or have been contaminated in the past. It is important to identify these areas due to potential detriments to the physical development, the natural environment, and the health of local residents. As these contaminated areas become identified, Council will encourage the use of brownfield development to ensure remediation of the property and infill development to promote the use of existing infrastructure. Brownfield policies have been incorporated into the Economic Development section of this document.

Exhibit 15: Flood Prone Diagram



To determine whether, or how, certain lots with hazard lands should be developed, Council must have clear policies for assessment and procedures. Public safety depends on appropriate classification and standards that ensure resident health and safety is a primary consideration throughout all future changes and development.

Council has ensured through the writing of this document and its affiliated *Zoning Bylaw*, that public safety is a priority; consequently, all future development must conform to public safety regulations to achieve approval for development. Fortunately, any contaminated site from storage tanks from hazardous liquids (i.e., petroleum products) have all been remediated after development was removed, such as the CN Railway Lands located in the within the community. Should future development create additional contaminated sites, or the removal or existing development that may have caused potential contamination (i.e., gas stations, auto repair shops), Council will consult appropriate provincial and federal agencies to follow their affiliated regulations, as well as follow the regulations set forth within the *Zoning Bylaw* that forms part of this Plan regarding hazard lands.

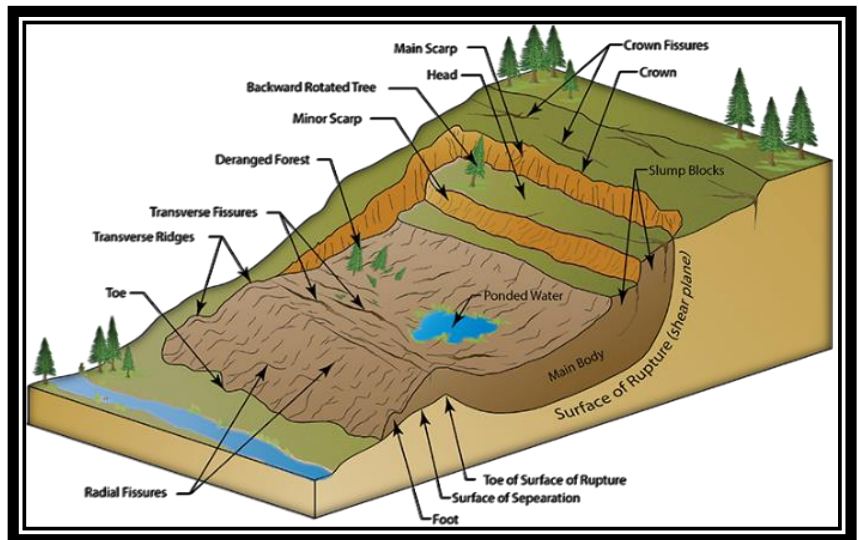


Exhibit 16: Landfill Instability Diagram

7.1.1 SAFETY OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
<p>1. Council shall review and discourage any development on areas identified and designated as hazard lands, unless appropriate development standards and remediation (i.e., brownfield development) is attained from a qualified professional ensuring safe development.</p> <p>2. The costs of any required flood hazard report to identify the risk of proceeding with a proposed development on potentially hazardous lands, or recommending specified measures to mitigate the risk of development of hazardous land, will be the responsibility of the applicant of the proposed development.</p>	<p>a. Development and subdivision applications proposed on areas determined to be hazardous lands will be required to submit from a qualified professional reports or assessments that articulate any development risks, mitigation measures required for safe development, and any other provisions stipulated for within the <i>Zoning Bylaw</i> regarding hazard lands.</p> <p>b. Prior to approval for development proposals or subdivision applications, Council or Administration may request additional reports, studies, research, or assessments completed by qualified professionals, or reports from the Water Security Agency or Professional Engineers or Surveyors, for reports such as, but not limited to, drainage plans, real property surveyors reports, elevation plans, engineered building plans, flood proofing specifications, or geotechnical reports.</p>
<p>3. Areas identified as hazardous due to erosion, slope instability and slumping, and flooding will be avoided for future permanent development unless sufficient mitigation measures are proposed at time of construction.</p>	<p>c. When identified, hazardous areas will be inventoried or mapped for future reference.</p>
<p>4. Development proposing the use or storage of hazardous substances shall be allowed at the discretion of Council and approval conditions shall be required at time of application.</p>	<p>d. Where development proposals involve the onsite storage or handling of hazardous substances, Council will consult with appropriate government agencies to ensure compliance with provincial regulations to determine potential implications.</p> <p>e. Performance bonds may be required where the use or storage of hazardous products is proposed on any municipal-owned property, ensuring that remediation and cleanup complies with provincial and local regulations.</p>

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| <p>5. Council may require applicants seeking development or subdivision approval to consult with the Water Security Agency to assess the potential hazard due to flooding. The flood hazard area shall be defined as the 1:100 year flood elevation plus wave and wind run-up or the 1:500 year flood elevation, whichever is provided by the Water Security Agency.</p> | <p>f. Council may refuse a development proposal or subdivision applications on locations identified as hazardous lands or within the 1:500 flood hazard elevation, unless mitigation measures have been clearly identified and included as conditions for approval, such as interests on titles, designating hazardous lands as environmental reserve in accordance to the Dedicated Lands Regulations, and dry or wet flood proofing. All costs associated with determining mitigation measures on hazardous lands are the responsibility of the applicant.</p> <p>g. Should areas be identified to be within the 1:500 flood hazard elevations, the Village shall prohibit the development of residential institutions (i.e., hospitals, senior citizen homes), facilities for the storage of hazardous or contaminated materials, and any development that may involve the containment of livestock.</p> |
| <p>6. Encourage and promote training and striving to attain sufficient equipment for emergency first responders.</p> <p>7. Continued participation in the regional Mutual Aid Agreement for regional response to local emergencies.</p> | <p>h. Council will continue to review the Mutual Aid Agreement, and emergency response infrastructure and equipment, and update as necessary, to ensure adequate responses to emergency situations.</p> <p>i. Council will encourage the development of emergency measures plans to prepare the community for unforeseen disasters.</p> |
| <p>8. Promote sustainable landscaping methods, such as xeriscaping, to combat and manage water erosion, storm water drainage and FireSmart principles.</p> | <p>j. Development standards will be incorporated in the <i>Zoning Bylaw</i> to administer recommended Fire Smart principles and standards, such as for building separation, skirting, and for achieving fuel modified building sites, including provisions for landscaping.</p> <p>k. Fire Smart building construction and design techniques can be implemented through the use of restrictive covenants on titles to land agreed to by developers at the time of subdivision and development approval.</p> |
| <p>9. Strive to retain or enhance local protective and emergency services for the local community.</p> | <p>l. Council will ensure the municipal water system is capable of suppressing individual building fires in the community as determined by provincial guidelines.</p> |

10. Ensure future development and subdivisions conform to municipal, provincial and federal safety standards through the implementation of those safety measures (i.e., building permits and Building Officials to monitor the National Building Code).

m. Future subdivision applications shall:

1. Require the installation of public safety services will be required to enter into a servicing agreement with the municipality to cover servicing costs. Due to differences for subdivision development costs, service agreement fees will vary, but through Council resolution a standard for basic requirements and provisions to be included within the agreement will be established.
2. Be given preference where designs, standards, and locations that have acceptable emergency response times, appropriate provincially regulated fire suppression mechanisms, minimal fire risk through the selective placement of perimeter fire buffers, multiple access roads and trail development, parks and open space areas.

7.2 First Nation and Métis Engagement

The RM of Parkdale No. 498 encompasses two (2) different First Nation lands: Moosomin First Nation No. 1128 and Saulteaux First Nation No. 159 and a few Métis Locals. First Nations and Métis communities have played a substantial role within the regional throughout history, and Council recognizes their regional contribution. Moreover, as some residential development occurs within these lands, it is likely that individuals travel to the Village of Glaslyn for consumer shopping like grocery shopping, to visit the Health Clinic, agricultural servicing, or possibly for government services like the Post Office. It is recognized that the municipal goal of being a regional provider for goods and services includes providing services to First Nations individuals.

At this time, the Village does not have any First Nations urban reserves within the community. Depending on Village of



Glaslyn Council and Administration recognizes that future regional growth and development may include participation from First Nations, and want to ensure that appropriate objectives and policies are included within this future planning document. Policies and objectives are centred on inter-municipal cooperation to ensure that appropriate consultation methods are followed when potential partnerships are proposed.

PROVINCIAL INTERESTS

FIRST NATIONS AND MÉTIS ENGAGEMENT

The province has an interest in enhancing the participation of First Nations and Métis communities in land use planning and development processes.

7.2.1 FIRST NATION AND MÉTIS ENGAGEMENT OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Support respectful and effective communication and partnerships with regional Métis Locals and First Nations to promote the use of regional partnerships to overcome local municipal challenges.	a. Council will cooperate with neighbouring First Nations regarding regional planning initiatives that deal with mutually sustainable proposals and development.
2. Recognize local First Nation and Métis history and contribution within the region.	b. Communicate with local First Nations and Métis Locals regarding areas and topics of heritage significance or interest.
3. Consider First Nation and municipal partnerships for economic development initiatives.	c. Glaslyn will consider a written agreement with any First Nation seeking to establish an urban reserve in, or near to, municipal boundaries, to ensure: <ul style="list-style-type: none"> 1. A committee is founded to represent stakeholder interests. 2. Compatibility of land uses and land-use bylaws. 3. Compatibility of bylaws and the municipal Zoning Bylaw. 4. Land-use development compatibility with existing development. 5. Future expansion proposals. 6. Access to land and property. 7. Payment of services provided. 8. Methods of resolving disputes.

8.0 HERITAGE, CULTURE, RECREATION & TOURISM

Within the long history of the Village of Glaslyn always being a commercial hub for the region, many residents enjoy the cultural and recreational amenities that the Village of Glaslyn provides. In today's age where individuals travel further for work, and communication has become easier, it becomes important for a municipality to offer a particular lifestyle to attract residents to the community. This lifestyle has a strong foundation upon the local heritage and tourism, culture and recreational amenities offered within the municipality.

Glaslyn has a high number of religious institutions within the community, such as the St. John's Anglican Church that is located on **Lots 11 & 12, Block 2, Registered Plan No. AH4170** was built in 1929, and was named after a local family (the John's) who volunteered their time to construct the church (NR, 2005). The Village of Glaslyn is home to four other churches as well, the Ukrainian Orthodox Church located on **Lot 12, Block 1, Registered Plan No. 74B04964**, the Pentecostal Church located on **Lots 21 & 22, Block 4, Registered Plan No. BX5641**, the Bissel United Church built in 1936 located on **Lots 8 & 9, Block 3, Registered Plan No. AH4170**, and the Holy Cross Catholic Church located on **Lot 10, Block 1, Registered Plan No. 74B04964**.

The Village is also home to multiple recreational amenities, such as a community hall located on **Parcel 14, Registered Plan No. 72B05051**, Heritage Centre on **Lots 3 – 5, Block 1, Registered Plan No. AH4170**, the Elks Lodge and Seniors Centre on **Lots 5 – 7, Block 4, Registered Plan No. AH4170**, arena on **Parcel R2, Registered Plan No. 67B07730**, and the local school gymnasium on **Parcel A, Registered Plan No. 60B02855**. Prior to the indoor arena, the Village had an outdoor skating rink in 1935, and the first curling rink was constructed in 1936 (NR, 2005). These municipal facilities are all in fairly good condition, which means future costs will mostly include maintenance expenses. The Village of Glaslyn recognizes that in replacement of actual dedicated lands, they can ask for cash-in-lieu (or a combination of both land and money) that can be used

PROVINCIAL INTERESTS

HERITAGE AND CULTURE

The province has an interest in ensuring Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.

RECREATION AND TOURISM

The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.



VILLAGE OF GLASLYN – OFFICIAL COMMUNITY PLAN

towards capital upgrades of municipal facilities within the community. These funds cannot be used for ongoing maintenance however. As both the Village of Glaslyn and the RM of Parkdale own some of these municipal facilities, there is positive inter-municipal cooperation between these two (2) municipalities to provide for recreational resources in Glaslyn. It is recognized that these are regional recreational facilities, which means that local residents that live within the RM of Parkdale come into Glaslyn to use these facilities, and consequently, it is important for the two (2) municipalities to work together to keep the rinks, halls, and gymnasiums in strong working order.

To achieve the Villages goal of being safe and sustainable, the promotion of alternative forms of transportation, such as walking trails and sidewalks encourages individuals to be out in the community outside of a vehicle. Pedestrian and cyclist traffic are slower moving and increase the number of eyes watching community events and activities. Individuals often feel safer in a community where individuals are

walking around and enjoying local facilities. In order to ensure this safety factor is retained within Glaslyn, policies of this section encourage the continuation of walkways and sidewalks to promote alternative transportation methods. This also assists in making the Village more accessible to all residents, particularly those of lower mobility. These types of requests will be encouraged for all developments, but particularly at the subdivision process when concept plans are presented to Council. Plans are encouraged to show where sidewalks will be located, and connect to existing infrastructure or open spaces and expand the walkability of the community.

Taking these concepts into consideration ensures that all future planning and development aligns with surrounding land uses. Transitions into particular areas of the municipality are encouraged to be subtle and

adequately

buffered to ensure that adjacent land uses are compatible.

Council also encourages the rejuvenation of existing heritage



buildings or the designation of these buildings under the *Heritage Property Act*, or alternatively infill development that retains the historic nature of the site. Should applications for this type of designation occur, Council encourages the property to have a current use that is compatible with the existing nature of the building. Sustainability includes the continued use of buildings in a compatible fashion, which shall sustain Glaslyn's charm into the future.

Through the identification of historical or culturally significant areas, and connecting those areas with ecotourism or park spaces, the Village of Glaslyn is helping to promote regional tourism and economic diversity while promoting healthy living and sustainability within the community.

8.0.1 HERITAGE, CULTURE, RECREATION & TOURISM OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Identify and inventory important areas to conserve, and protect any historic or culturally significant areas (i.e., archeological sites).	<ul style="list-style-type: none"> a. Community centres, parks, halls, cultural areas of significance, museums, religious institutions, and other culturally significant locations shall be encouraged through appropriate infill development and the rejuvenation of existing structures within the municipality. b. Maintain the historical inventory established through local history documentation and knowledge of cultural and heritage significant areas and development, and assess to determine whether these attributes should be protected from the impacts of development. c. Community service development shall be defined as any existing or proposed heritage, cultural, or recreational development located within municipal boundaries.
2. Promote the tourism and ecotourism industry within the region.	<ul style="list-style-type: none"> d. Encourage the creation of a tourism an ecotourism master plan and thoroughly evaluate existing infrastructure resources.
3. Expand upon youth recreational opportunities in Glaslyn.	<ul style="list-style-type: none"> e. Encourage the development of committees for the development of recreational opportunities that engage youth.

4. Strive to maintain or expand local recreational facilities and areas, and promote the use of local walking trails.

5. Promote connected park and green spaces throughout the community to encourage alternative transportation.

6. Ensure compatible development and mitigate any future development or subdivisions causing adverse effects to designated sites for heritage, culture and recreation.

f. Encourage annual meetings with the RM of Parkdale to discuss recreational and community facilities to promote collaboration to maintain these facilities together. An alternative option is to create a committee compiled of representatives of both municipalities to oversee recreational and community facility resources.

g. Community beautification will be encouraged when developing and maintaining entrances of the municipality through initiatives like Community-in-Bloom.

h. Encourage a consistent streetscape throughout Glaslyn.

i. Designate new community spaces and facilities for events and public use to meet future changes within the community.

j. Ensure compatible adjacent land uses is considered when reviewing subdivision or developments located nearby to existing for proposed open spaces, recreational lands and tourism venues. To mitigate any negative effects, the following conditions may be requested prior to approval:

1. Appropriate buffering, screening, setbacks or separation between non-compatible land uses
2. Luminance controls or defined operation hours or seasons to mitigate negative effects on sensitive areas or wildlife.
3. Conditions that address negative effects, such as but not limited to, light, traffic, noise, dust, and odour.

k. Developers shall attempt within subdivision concept plans dedicated land usage to enhance local walking trail and alternative transportation methods (i.e., sidewalks).

l. Partnerships with the provincial government, applicable agencies, and any other relevant stakeholder shall occur to protect heritage, recreational, and tourism resources from incompatible or development with adverse effects.

7. Promote local history and culture to bolster pride and identity.

8. Encourage the identification of culturally significant areas through markers, signs, and/or plaques.

9. Support the preservation of historical buildings and sites through the *Heritage Property Act*.

10. Encourage communication with the local Board of Education to provide adequate recreational and public areas.

m. Council shall consider the creation of a comprehensive municipal cultural plan that identifies and maps local culture and heritage resources, which would be incorporated into future planning and development documents and decisions.

n. Council acknowledges the importance of local history and culture and promotes the retention of local cultural attributes and recreational facilities.

o. The Village will designate properties under *The Heritage Property Act* where:

1. Where clear and documented historical significance is provided to Council.
2. The building is of architectural significance or interest.
3. The building is economically capable of refurbishment and of adaptive reuse in its preserved state.
4. Future use shall not be a detriment to the history of the site or structure.

p. Council will host public consultation when considering the designation of properties under *The Heritage Property Act*.

q. Council is committed to working with the Northwest School Division when able to:

1. Provide sufficient dedicated lands adjacent to educational facilities.
2. Collaborate with the School Division for joint use of educational facilities to assist in providing additional municipal facilities resources to the community.
3. Retain the local educational facilities.
4. Promote educational opportunities.
5. Encourage joint funding of community and recreational projects that will retain and expand local educational resources and facilities.

9.0 BIODIVERSITY, NATURAL ECOSYSTEMS, & SOURCE WATER PROTECTION

The Village of Glaslyn overlooks Sibbault Lake on the north side of the municipality and is surrounded by natural drainage routes within the North Saskatchewan River Watershed. The Watershed Source Water Protection Plan, which was created in 2004, outlines potential variables that may affect the watershed and local drinking water sources (Saskatchewan Watershed Authority, 2008). With biodiversity and Source Water Protection (SWP) a provincial interest, Glaslyn proactively attempts to ensure appropriate drainage infrastructure is in place to filter water runoff within municipal boundaries to mitigate any contamination of drinking water resources. Fortunately, the Village of Glaslyn does have a Water Treatment Facility that ensure safe drinking water for all residents, and more information about this public utility can be found within the Public Works section of this document. This section will identify objectives and policies to mitigate contamination of SWP and the environment.

Efficient and sustainable internal municipal drainage and storm water drainage is one of the major objectives included within this section. While the Village of Glaslyn has never had flooding causing property damage, the movement of water within the community does need to be considered. Location throughout the community are dedicated lands and unofficial storm water retention areas where water can flow and sit until it soaks into the soil or evaporates. For these reasons, Council has included policies for development and future subdivision applications to consider the local topography, environment and landscape to ensure movement of surface



PROVINCIAL INTERESTS

BIODIVERSITY AND NATURAL ECOSYSTEMS

The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.

SOURCE WATER PROTECTION

The province has an interest in the protection of water sources that provide safe drinking water.

SHORE LANDS AND WATER BODIES

The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.

water and appropriate drainage away from developed lots. By having interconnected dedicated lands along major drainage routes, the Village can direct water away from individual properties and reduce any likelihood of water damage to any form of development.

Currently, there are no identified biologically sensitive areas within the Village of Glaslyn, which is why very little environmental reserve (ER) lands are seen within the community. The north side of the municipality is adjacent to a drainage route that may contain riparian ecosystems, which is why the *Zoning Bylaw* has included regulations to ensure the protection of these potentially sensitive areas. Should Council have these areas formally designated or inventoried as riparian or sensitive areas, then the policies within that section of the *Zoning Bylaw* shall apply. Also, as mentioned within the Public Safety section of this document, no hazardous lands have been identified within the Village of Glaslyn. Should any area become identified as hazardous, such as the registration of a Safe Building Elevation by the Water Security Agency or the Community Planning Branch, then those associated policies and regulations within the *Zoning Bylaw* would apply.

9.0.1 BIODIVERSITY, NATURAL ECOSYSTEMS AND SWP OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Council shall consult with appropriate stakeholders to ensure protection of biodiversity, natural ecosystems, and source water protection.	<ul style="list-style-type: none"> a. Council may consult with the Water Security Agency to assess potential hazards due to flooding and water quantity capacity when reviewing future subdivision and development proposals, and servicing agreements shall be completed as necessary. b. Encourage the collaboration with regional stakeholders for a local water management plan that includes storm water management policies to ensure SWP.
2. Ensure appropriate and sufficient management and land and water resources.	<ul style="list-style-type: none"> c. The Village will work in partnership with the RM of Parkdale No. 498, the Water Security Agency, and the North Saskatchewan River Watershed to regulate development to safeguard the Village's source water protection. d. Council shall consult with the Water Security Agency and any other government agencies to determine whether any areas within the municipality fall within the 1:500 flood hazard elevation.

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| <p>3. Future development and subdivisions shall occur within an environmentally sustainable manner.</p> | <p>e. Wherever possible, important natural or riparian areas, significant landscapes, features, and systems should be integrated into development proposals, planned and protected through land dedication.</p> |
| <p>4. Identified riparian, wetland and sensitive ecosystems shall be conserved and protected using dedicated lands.</p> | <p>f. Consider consultation with appropriate professionals to evaluate local biodiversity, and ecosystems to identify (i.e., ecological assessment) and inventory local fauna and flora and any sensitive areas and/or endangered species.</p> |
| <p>5. Encourage the protection and retention of these areas when identified outside Glaslyn's municipal boundary.</p> | <p>g. Areas identified as critical for riparian ecosystems, wetland and associated wildlife protection areas for endangered species will be conserved from future development, and promoted through approved recreational methods and development, such as pedestrian bridges, walkways, trails, boardwalks, and media.</p> |
| <p>6. Support provincial planning initiatives in retaining biodiversity and ecological integrity.</p> | <p>h. Partnerships with provincial government agencies, the RM of Parkdale No. 498 and any other relevant stakeholder shall occur to protect critical wildlife habitat, rare or endangered species within or near to the municipality.</p> |
| <p>7. Encourage the retention of shore lands areas around Sibbald Lake to be public access through the use of dedicated lands.</p> | <p>i. Include regulations within the <i>Zoning Bylaw</i> regarding the protection of riparian ecosystems.</p> |
| <p>8. Monitor development to ensure protection of water resources from possible contamination.</p> | <p>j. All future development shall evade water depletion and the pollution of ground and surface water within municipal boundaries.</p> <p>k. Ensure SWP by any chemicals, wells, or other similar products being handled, managed, manufactured, used, and stored in municipal boundaries mitigate and prevent contamination of the water resources.</p> |

9. Ensure future development and subdivisions include sensitive land protection, appropriate drainage and storm water management within the municipality.

- l. Should any area be identified to Council as sensitive, or in need of protection, Council may request delays in development and consultation with appropriate provincial agencies for assessment. Council may request a qualified professional be contracted to assess the area, and determine what potential impacts are possible to the designated area with certain types of development. Costs of the qualified professional shall be incurred by the applicant.

10. Improve drainage and storm water management within Glaslyn.

- m. Council will ensure that new developments will not result in adverse alteration of surface or subsurface drainage by the developer. Where necessary, the developer may be required to provide additional information in regards to existing and proposed drainage patterns.
- n. Council will consider the creation of water protection, drainage, and management plans to improve water control.
- o. Strategies may be developed for the conservation of water in maintaining parks and open spaces, including but not limited to:
 1. Physical landscaping, xeriscaping and controlled water techniques to control water consumption.
 2. The use of indigenous vegetation and drought resistant trees whenever possible.
 3. Dedication of land in naturally low areas for the purpose of retention as drainage swales, drainage ponds and other water retention features.

9.1 Dedicated Lands

The Village of Glaslyn has substantial dedicated lands already within the community (as shown within *Exhibit 3: Existing Land Uses*) because of its goal of achieving an accessible community that is sustainable into the future. Throughout the community are sidewalks available for individuals to walk, and drainage valleys that residents can explore over to Sibbald Lake. This unique aspect of the community, and its devotion to dedicated lands, is an aspect that Council strives to maintain within the future through the inclusion of policies within this section about the incorporation and interconnectedness of dedicated lands throughout

Glaslyn. Future development and subdivisions are encouraged to incorporate the natural environment into the subdivision design, as well as the existing landscape to retain natural drainage routes.

Parks and open spaces are an important component of urban design and lifestyles. All new development and subdivisions within urban areas are required to



allocate a percentage of developed land to dedicated lands, such as municipal reserves and environmental reserves that are to be used for residential enjoyment. *The Act, 2007* and the *Dedicated Lands Regulations, 2009* regulate the creation, leasing, permitting, and entering into agreements for the use of dedicated lands. The legislation and regulations allow dedicated lands to be sold or exchanged under certain circumstances. There are four (4) types of municipally dedicated lands including: buffer strips, environmental reserves, municipal reserves, and walkways. Within these provincial regulations, it also stipulates that dedicated lands can be handled at time of subdivision in four (4) individual ways: the dedication of lands through the categories listed above, cash-in-lieu in exchange for the dedicated lands, a combination of dedicated lands and cash-in-lieu if the entire amount is not deemed required, and through deferral of dedicated lands. The deferral of dedicated lands is typically used where future concept plans show high density residential development in the future that would better encapsulate the use of the dedicated lands, and an interest would be registered to the property advising the landowner of the deferral.

9.1.1 DEDICATED LANDS OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Promote the use of dedicated lands and adequate buffering throughout Glaslyn to create an environmentally and aesthetically pleasing community.	a. Ensure land use compatibility through the implementation of buffer zones or adequate screening between the natural environment, agriculture, and the built environment.

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| <p>2. Ensure dedicated lands shall align with provincial regulations</p> | <p>b. Future subdivision applications shall conform and align with regulations for dedicated lands within the <i>Planning and Development Act, 2007</i>.</p> |
| <p>3. Encourage the incorporation of the natural environment and landscape into neighbourhood and future subdivision designs.</p> | <p>c. Ensure future developments and subdivisions are compatible with existing dedicated lands to avoid the limitation of enjoyment or use of these lands for recreation, tourism or ecotourism purposes.</p> |
| <p>4. Guarantee public access to all dedicated lands in ways appropriate for the individual dedication (i.e., organized access to environmental reserve areas).</p> | <p>d. Where there is an application for leasing dedicated lands, Council shall ensure that the lease agreement follows all provisions outlined within the <i>Dedicated Lands Regulations, 2009</i>.</p> |
| <p>5. Require all dedicated lands be restored to an original state after the removal of temporary developments and special events.</p> | <p>e. Excluding municipal facilities or schools, developments prohibited on dedicated lands include:</p> <ol style="list-style-type: none"> 1. Removal of trees. 2. Private use. 3. Septic tanks. 4. Storage of hazardous materials. |
| <p>6. Council may decline the use of dedicated lands at time of subdivision if sufficient park, walkways, and open space is existing or unsuitable for the proposed district.</p> | <p>f. As new development occurs within the municipality, Council will ensure that dedicated land requirements are met, or cash-in-lieu, a combination of both lands and cash-in-lieu, or dedication is accepted to handle dedicated lands requirements.</p> |

7. Promote interconnected dedicated lands throughout Glaslyn to ensure safe alternative transportation routes and promoting the creation of a walkable community.

- g. As subdivision proposals and development permits are reviewed, Council will ensure that the Village of Glaslyn shall sufficient parks and natural areas for resident use. Proposals where existing dedicated lands are interconnected and expanded within the applications shall be preferred.
- h. Council will consult with the approving authority to determine the amount of, and the location of land that will be required for dedication of lands regarding a proposed subdivision and its intended land use.
- i. Council will consider the following criteria when designating dedicated lands:
 - 1. Present and future needs of the community.
 - 2. Existing outdoor recreational and neighbourhood park opportunities.
 - 3. Topography, size, and configuration of the land.
 - 4. Community facilities and cultural areas.
 - 5. Environmentally sensitive areas.
 - 6. Areas containing or adjacent to prominent natural features.
 - 7. Areas with scenic views.
 - 8. Connectivity with existing sidewalks and trail networks.
 - 9. Wildlife and nature observation.
 - 10. Storm water management.

10.0 PUBLIC WORKS

When evaluating potential growth and development within the Village of Glaslyn, primarily the first thing to consider is the current status of municipal public works: Water Treatment Plant (WTP) and its distribution system, Sewage Lagoon and its collection system, and the municipal Landfill. Should any one of these works be at capacity, or require upgrades in the immediate future, it can hinder future growth and development. Fortunately the Village of Glaslyn does not have any concerns regarding these public works. Understanding these municipal assets is important to begin allocating finances for important public work installations, and ensures that municipal growth can occur in a comprehensive and sustainable manner.

The amenities of the Village of Glaslyn includes the provision of both water from a WTP and sewer to the municipal sewage lagoon. In 2005, the Village had a Waterworks System Assessment (WSA) completed by PINTER and Associates Ltd., who evaluated the current capacity of the waterworks system within the municipality. Glaslyn underwent the system assessment to evaluate the current capacities and sustainability of the municipal infrastructure and services, and begin asset management procedures to allocate funds and future budgeting to offset future upgrades and maintenance costs.

Originally, the Village of Glaslyn has two (2) water wells for municipal drinking water dispersed southwest and northwest of the existing WTP. The water distribution system within the municipality was constructed

PROVINCIAL INTERESTS

PUBLIC WORKS

The province has an interest in safe, healthy, reliable, and cost-effective public works to facilitate economic growth and community development.



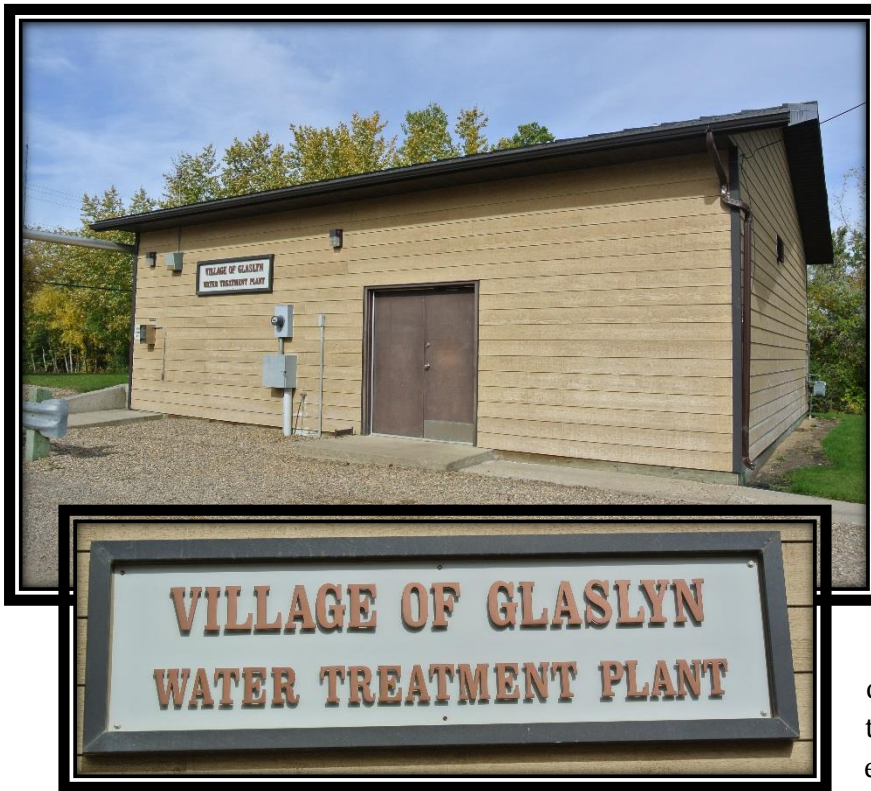
in 1964 and includes fire suppression hydrants and curb stops in individual developments. The WTP was constructed in 1994, and is located on **Lot 1, Block 2, Registered Plan No. AW4969**. The water treatment procedure includes an “application of a potassium permanganate for oxidation and the application chlorine for disinfection with the use of a reaction vessel and filtration equipment” (p. 2, Pinter, 2005). The WTP is also equipped for the filling of water trucks should individuals outside of the municipality wish to purchase treated drinking water. According to Pinter’s report from 2005, the WTP had a remaining lifespan of 30 years, which at the time of publication of this document includes a remaining 19 years of expected operation. The asset management section below will provide more information regarding how the municipality plans on managing this facility. Local water composition does include traces of iron, manganese, and arsenic, but all mineral and pH concentrations fall within the acceptable limits allowed within ground water supplies, and the WTP system filtrates these levels to even lower concentrations (Pinter, 2005). No boil water

advisories or bacterial concentrations, such as E Coli, has ever been recorded within the municipality. The entire municipality is serviced with municipal water.

The municipal lagoon is located on the northwest corner of the **NW ¼ Section 36-50-17-W3M**. In the 1980’s the facility was upgraded from a one (1) cell system to a two (2) cell system to accommodate future growth within the municipality. The Low-Service Industrial District within the Village is the only area within the municipality that does not have current connections to the Village of Glaslyn. As the municipal infrastructure does not extend down to this areas, these lots have independent sewage systems that

get pumped out and transported to the Village’s lagoon. The current capacity of the lagoon is expected to support a population of 500-600 individuals, so by looking at the potential population growth scenarios in *Exhibit 8*, with a standard 2% population growth, by the year 2026 the Village of Glaslyn will likely be needing to upgrade the municipal lagoon. As this is only ten (10) years into the future, it is encouraged that Council begin considering asset management and budgeting for these upgrades.

There is concern regarding the location of the lagoon to the nearby residential development of the Mobile Home District and the Residential District. The Water Security Agency has concern of any high density residential development within 600 metres of the lagoon, which does cause a constraint on residential development within the Village of Glaslyn. Ideally, industrial development can be within 300 metres of the



lagoon, commercial development can be within the 600 metres of the lagoon, but residential development is discouraged from being within that 600 metres. Council acknowledges these concerns and will be working closely with the Community Planning Branch to ensure that any future residential development meets provincial interests.

Exhibit 17: Village of Glaslyn Landfill - NW 27-50-17-W3M



The final municipal public work to be mentioned is the Village's Landfill that is located within the RM of Parkdale No. 498 on **Parcel A, Registered Plan No. 101589756** within the **NW ¼ Section 27-50-17-W3M**. The landfill is owned by the Village of Glaslyn, but jointly operated with the RM of Parkdale No. 498. This inter-municipal cooperation is critical to assist in overcoming costs of operating, and still provide the essential services to the community.

The submission of all future subdivisions within municipal boundaries will be required to incorporate municipal servicing expectations and the logistics of providing municipal services to the future development. Council will encourage infill and higher density development to ensure existing municipal infrastructure is utilized to its highest potential, and that providing municipal servicing to all areas of the municipality will require efficient and sustainable installation in all neighbourhoods.

10.0.1 PUBLIC WORKS OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
1. Compare future development and subdivision infrastructure expansion to ensure increased capacity can be handled by existing infrastructure.	<ul style="list-style-type: none"> a. Future locations for the development of public work infrastructure shall consider, but not be limited to, adjacent land uses, compatibility, utilize existing infrastructure, buffers or screening, access to municipal roadways, adjacency to environmentally sensitive lands and features, and effects of odour, dust, smoke, noise, and rezoning. b. Encourage the use of phase development to ensure sufficient and sustainable expansion of municipal infrastructure. c. When reviewing future subdivision applications and development proposals, Council may submit to utility companies the spectrum of existing and future services within the area. Approval of services may be dependent on service availability.
2. Ensure appropriate disposal of any hazardous and/or contaminated materials.	<ul style="list-style-type: none"> d. Council will continue to work with regional waste management organizations and Municipal Health Holdings to ensure the appropriate recycling, solid waste, and hazardous waste disposal programs are available to residents and businesses that meet government standards and regulations.
3. Promote recycling within the community to reduce volumes of solid waste disposed at the local landfill to attempt to extend the lifespan of the landfill.	<ul style="list-style-type: none"> e. Garbage pickup and solid waste disposal bylaws may be adopted, by separate bylaws, for Glaslyn, or any individual section of the municipality.

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| <p>4. Continue public utility management and asset management for appropriate budgeting.</p> <p>5. Promote inter-municipal cooperation to off-set municipal servicing costs.</p> | <p>f. Locations for easements for public utilities and services will be regulated within the <i>Zoning Bylaw</i>. Where pipelines, utility lines, or other transportation facilities cross municipal roads, the Village may apply special standards for their construction that are necessary to protect municipal assets and interests. Land located above utility lines will be encouraged to be classified under the <i>Dedicated Lands Regulations, 2009</i>.</p> <p>g. Council shall consider the use of off-site servicing fees to contribute to future infrastructure upgrades.</p> <p>h. Council will encourage cooperation with relevant stakeholders and government agencies to form regional public works partnerships, and follow associated regulations where available.</p> <p>i. Ensure adequate cost-recovery usage fees are required from all subscribers to off-set services or budgeted upgrades.</p> |
| <p>6. Ensure all future development and subdivisions have access and are connected to municipal services and abides by public health requirements.</p> | <p>j. All applicants for future development shall be responsible for constructing, maintaining, and operating servicing costs.</p> <p>k. All future subdivision and development proposals will be considered that the installation of public may be completed with the cost responsible by the applicant through the use of a servicing agreement, if such services are not currently installed or available. Public works include access to the following, but not limited to:</p> <ol style="list-style-type: none"> 1. Licenced water system with adequate water supply and capacity. 2. Licenced sewer system, including sewage disposal and lift stations. 3. All season road access, connectivity and capacity. 4. Solid waste collection and disposal. 5. Capacity, timing and location requirements for gas, power, telephone, cable and other service utilities. 6. Capacity and expansion requirements and timing for schools and other educational services. |

7. Encourage the utilization of servicing agreements and development levies to off-set municipal infrastructure expansion costs in a timely manner.

7. Provision for and location of community services such as libraries, bowling alley, rinks, arenas, and other sports fields.
 8. Capacity and range of protective services including fire, police, and other emergency services.
-
- l. The Village of Glaslyn is not responsible for municipal service costs to extend services to new subdivisions, unless the developments are owned by the municipality. Should private development request municipal servicing, the applicant is responsible for all extension and installation costs to the property boundary of each lot or parcel.
 - m. All future subdivision applications that require the installation of municipal services will be required to enter into a servicing agreement with the municipality to cover servicing costs. Due to differences for subdivision development costs, service agreement fees will vary, but through Council resolution a standard for basic requirements and provisions to be included within the agreement will be established. The Village may consider the following when determining the provisions within the servicing agreements:
 1. Sharing in the costs of a public works where the proposed service is of a wider benefit to the municipality.
 2. Conformance with government and environmental regulations.
 3. Consultation with government agencies and other relevant stakeholders.
 4. Demand for services and the need for upgrading.
 5. Assessment of existing municipal infrastructure capacity.
 6. Logical expansion of existing municipal infrastructure and services.
 7. Financial resources of the Village of Glaslyn.
 8. Location, site layout and proper vehicular access.
 9. Land use compatibility and conformance with Zoning Bylaw regulations.

8. Ensure local development, residents, and operations have access to clean and safe drinking water that meets provincial drinking water quality guidelines.

- n. Continue referencing internal municipal policies regarding drinking water quality standards.
- o. Council shall consider implementation of all recommendations included within the 2005 Waterworks System Assessment Report.
- p. The following water supply provisions are applicable to all future developments:
 - 1. Developments shall provide an appropriate on-site water supply for the proposed use; or,
 - 2. Receive a water supply from a regional water distribution system; or,
 - 3. The installation of an independent communal water supply system that is in compliance with the *Public Health Act, 1994* and any other regulations enforced by the local Regional Health Authority, or the *Environmental Management and Protection Act, 2002* and any other associated regulations.

9. Ensure all sewage refuse is appropriately disposed at the municipal lagoon, which meets provincial sanitary waste guidelines.

- q. The following sewer supply provisions are applicable to all future developments:
 - 1. Developments shall provide an appropriate on-site liquid waste treatment and disposal system as approved by the *Public Health Act, 1994*, and any associated regulations enforced by the Regional Health Authority; or,
 - 2. The installation of an independent communal sewage collection, treatment and disposal system that is in compliance with the *Public Health Act, 1994* and any other regulations enforced by the local Regional Health Authority, or the *Environmental Management and Protection Act, 2002* and any other associated regulations.

10. Implement compatible development around municipal public work infrastructure, or the possibility of reduced separation requirements if applicable.

- r. Minimum separation distances, as outlined in *The Act*, 2007 and advised by the Water Security Agency, can be decreased through Council approval if the applicant, the operator of the public works facility, and any other affected owner(s), agree to allow the lesser separation. Such agreements shall include a provision stipulating an interest placed on the titles of the affected lands, developments, or subdivisions. Should such an agreement be made, Council shall be included as a party in the agreement and may use section 235 of *The Act*, 2007 to register the interest to affected lands, development, or subdivisions.
- s. Solid or liquid waste disposal facilities shall be located in conformity with compatible adjacent land uses, and applicable minimum separation distances established within the *Zoning Bylaw*. However, this shall not apply to any facility solely for the disposal of domestic wastes of a development located on the same site.

10.1 Asset Management

The Village of Glaslyn is aware of the current capacities and lifespans of the local water and sewer system that services the municipality. As the municipality is expected to grow into the future based on population trends, it is critical for Council to begin to budget into five (5) and ten (10) year capital plans ongoing maintenance costs, upgrade and expansion costs. Preparation for future upgrades is initiating asset management procedures to begin saving for either the expansion or replacement of municipal infrastructure, and consequently, numerous variables have been considered, such as, but not limited to: location, cost, adjacent land uses, effective buffering, and the amount of additional capacity required.

The 2005 Waterworks System Assessment provides an estimated capital replacement costs for the water system within the Village of Glaslyn. It also provides estimated remaining life years of each of the components of the water system, which Council can use to plan for future upgrades and maintenance costs. It is through a report such as this that Council can begin to budget for the cost upgrades. It is



anticipated that by 2026 the Village of Glaslyn will also be in need of expanding the municipal lagoon, so increased costs from both the lagoon and the water treatment plant at roughly the same time period will require some coordination from Administration and Council.

A full-fledged asset-management plan may be beyond the fiscal and staffing capabilities of the Village of Glaslyn, so through individual public work plans presented within this section, Council can begin building their asset management scheme and incorporate those costs into future budgets. Regional collaboration to assist in overcoming some of these costs with other municipalities that use the facilities can help to make the capital costs more manageable. This type of proactive planning will enable the Village to establish partnerships as necessary to develop strategies for service replacement, funding, staffing, and approximate timelines till completion. Should prompt maintenance or infrastructure upgrades be needed, Council may consider development or infrastructure levies to help offset the costs; however, consultation with government agencies and appropriate stakeholders shall occur prior to the adoption of any municipal resolution.

10.1.1 ASSET MANAGEMENT OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
<ol style="list-style-type: none"> 1. Maintain municipal inventory of public work estimate remaining lifespan to be assist with budgeting for infrastructure costs. 2. Encourage the expansion of existing asset management inventories. 	<ol style="list-style-type: none"> a. Council will continue asset management procedures to initiate appropriate budgeting for maintenance and upgrade costs for municipal infrastructure, ensuring that adequate financing is available when population growth dictates expansion or replacement of existing public works infrastructure. As the population grows, Council will assess what public works will need upgrades or replacement and then prioritize projects by creating concept plans to ensure appropriate and adequate services are available for the municipality.
<ol style="list-style-type: none"> 3. Explore potential inter-municipal opportunities to provide or expand regional public works. 	<ol style="list-style-type: none"> b. Continue collaboration with the RM of Parkdale No. 498 to ensure land use compatibility, efficiency and utilization of local resources and infrastructure.
<ol style="list-style-type: none"> 4. Promote and retain the use of existing municipal resources and knowledge for municipal sustainability. 	<ol style="list-style-type: none"> c. Review municipal assets to ensure future developments and subdivisions do not adversely affect existing development, and ensure municipal assets have the capacity to service future development.

5. Encourage infill development to densify surrounding existing infrastructure prior to expansion.

6. Explore new opportunities for public work infrastructure through revitalization, rejuvenation, and gentrification of existing infrastructure when possible.

7. Promote local education of public work infrastructure and costs to ensure appropriate budgeting for maintenance, monitoring, and replacement.

8. Encourage proactive future public work upgrades and replacement costs through asset management to development sufficient financing for future costs.

d. Delegate development ideas and plans to appropriate committees that may need to be created to ensure interests groups are well represented, and the appropriate stakeholders are consulted during the plan construction phase. Regional committees or collaboration will be encouraged to overcome large-scale challenges, limited resources, and existing infrastructure, in order to provide such services as:

1. Lagoon expansions.
2. Road construction.
3. Expansion of recreational centres and attractions.
4. Development of tourist pathways and cross country trails.
5. Water treatment facilities.
6. Waste management facilities.

e. Council may determine a time period within which all municipal assets will be reviewed, the inventory catalogue updated, and timelines for repairs will be estimated. From this assessment, Council will be able to determine the prioritization of projects to ensure assets and infrastructure within the municipality are maintained.

11.0 TRANSPORTATION

In 1931, the provincial Highway No. 4 was constructed along Railway Avenue within the Village of Glaslyn (NR, 2005). This provincial highway became a main commuting route between North Battleford and Meadow Lake. Prior to the construction of the highway, the major form of transportation into the community was by the CN rail line that is still a prominent feature within the community. Now that the railway has been removed, vehicular transportation along the provincial highways are the primary form of transportation into the area. The provincial highways surrounding the municipality can all handle primary weight traffic, which means that the Railway Avenue within Glaslyn

is a designated heavy-haul route and dangerous goods route. Should an accident occur along the provincial highway running through the community, Council has designated that the north-south bound Loft Street and the east-west bound MacAskill Avenue shall be an alternative heavy haul route through the community. Expansion on emergency measures procedures can be found within the Public Safety section of this document.

With the provincial highway going through the municipality, Glaslyn has high potential for highway commercial development and significant commuter traffic going through the community. Businesses are encouraged to promote their businesses along an aesthetically pleasing sign corridor parallel to the highways that will conform to provincial regulations regarding sign corridors.

The road infrastructure within the community consist of both paved and gravelled roadways. A goal of the municipality is to have internal roadways hard-capped for ease of transportation within the community. There is another goal to promote alternative transportation routes so that any demographic within the community can travel safely and access most areas, such as the downtown commercial core. Council encourages the alternative transportation routes through the use of sidewalks, designated walking trails, and interconnected dedicated lands to promote pedestrian safety.

PROVINCIAL INTERESTS

TRANSPORTATION

The province has an interest in safe, cost-effective, transportation systems that meet existing and future needs for economic growth, community development and diversification.



VILLAGE OF GLASLYN – OFFICIAL COMMUNITY PLAN

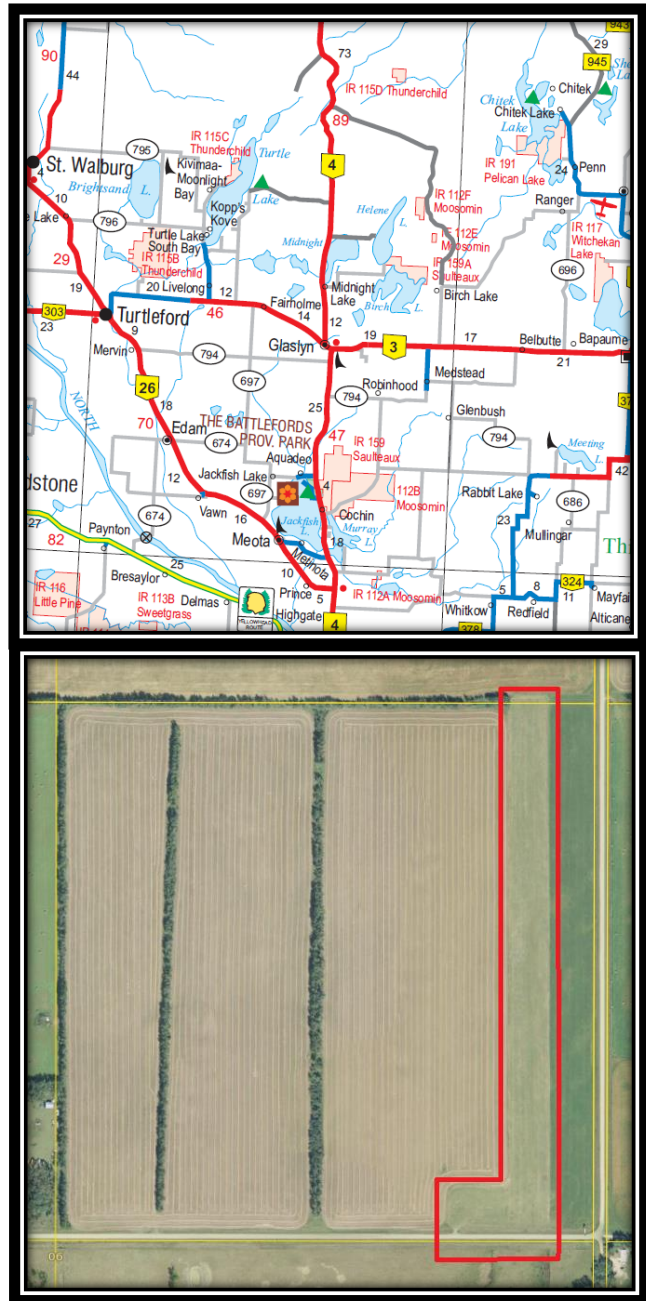
The Village of Glaslyn is also looking at adopting a policy for road standards for particular areas in the municipality. Depending on the zoning district, the road standards will need to be at a grade able to handle that weight or frequency of traffic. Professional engineers are able to standardize road requirements so that when new subdivisions or developments are proposed, the Village can attached a copy of these standards to the servicing agreement and it is easier for the Developer to construct the road to the acceptable standard.

By encouraging alternative transportation routes within the community that are away from vehicular traffic, the Village of Glaslyn would be catering to a wider range of demographics, namely demographics that have reduced mobility, such as senior's and young children. As the municipality provides most of the essential services for local residents, there is a reduction of commuters travelling to North Battleford or Meadow Lake for these types of items. Should individuals be commuting to these communities, the purposes for traveling extend beyond the services and amenities that Glaslyn can provide. If the population continues to grow as well, the municipality may be able to expand its economic diversity and provide more businesses and accommodate the local consumer needs better of residents. Economic development can be promoted through highway commercial development, and expand as a service centre for the surrounding residents.

The Village does have a landing strip that is subdivided out as **Parcel A, Registered Plan No. 73B09683** located on the **N3 ¼ Section 06-51-16-W3M**. It is 800 metres (0.8 km) long and 47.5 metres (150 feet) wide with a grass surface. The parking area located on the south side of the quarter section is approximately 0.51 acres (22,500 sq. ft.) adjacent to the east-west municipal road allowance. This parcel is owned by the Village of Glaslyn to service the local area and service air traffic.

As the municipality expands and new subdivisions are developed, it is important for Council to ensure that the transportation routes align with residential or commercial needs, as well as provincial regulations

Exhibit 18: Northwest Saskatchewan Road Network and local airstrip on NE ¼ Section 06-51-16-W3M





that dictate subdivision designs and expectations. Council will continue to promote the development of infill construction to utilize existing road infrastructure. To ensure the road infrastructure can handle the increased intensity, this requires assessing what demographics or needs residents want within the residential subdivision, along with provincial regulations, such as to ensure appropriate emergency services accessibility to all neighbourhoods through subdivision designs that have multiple points of access and egress so that individuals can evacuate if necessary. Having multiple access and egress points and well maintained roads ensures residents can be removed out of harm in a safe and efficient manner. More information about safety initiatives can be found within the Public Safety section of this document.

Council encourages consulting with government agencies and stakeholders to create future transportation concept plans to ensure that financing and appropriate policies are in place to accommodate future municipal growth and how this relates to transportation needs. The provincial ministry of Government Relations will be reviewing all subdivision designs to ensure access and egress is provided, the ministry of Highways and Infrastructure will evaluate whether there is effective separation and buffering from provincial highways to reduce noise, dust and odour, and local Council will be ensuring the road standards are suitable for developmental needs, as well as whether specific signage is required, and if servicing agreements will be required to ensure installation costs are covered, and encourage alternative forms of transportation beyond vehicular movement when reviewing subdivision applications.

11.0.1 TRANSPORTATION OBJECTIVES AND POLICIES

OBJECTIVE	POLICY
<p>1. Encourage participation with provincial ministries to align local transportation policies with provincial transportation plans.</p>	<ul style="list-style-type: none"> a. The Village of Glaslyn will cooperate with the Ministry of Highways and Infrastructure, and the Ministry of Government Relations, the RM of Parkdale No. 498, and any other relevant stakeholder, in long-term planning initiatives and provincial concept plans that align with provincial transportation plans but address local transportation needs. b. The Village may allow for highway signs or billboards containing advertisements in the appropriate sections of the Zoning Bylaw in order to promote local businesses only as a discretionary use as long as: <ul style="list-style-type: none"> 1. Signage shall be aesthetically pleasing. 2. The sign is consistent with other advertising in the area. 3. The signage will not block or disrupt the view to other businesses or objects in the area.
<p>2. Protect non-vehicular traffic (i.e, cyclists, pedestrians) through designated transportation routes or areas, proper signage, etc.</p>	<ul style="list-style-type: none"> c. Council recognizes that certain areas within the municipality may require special regulations with particular demographics and uses, such as schools, playgrounds, and assisted living centres. Council will ensure that appropriate speed limits, road designs, signage, and traffic control devices are installed to encourage road and traffic safety. Council shall also support pedestrian connectivity through planning functional open spaces that create safe, efficient linkages for pedestrian movement.
<p>3. Consider the use of servicing or development agreements to offset road construction costs for new development and subdivisions.</p>	<ul style="list-style-type: none"> d. All future subdivision applications that require the installation of road infrastructure will be required to enter into a servicing agreement with the municipality to cover servicing costs. Due to differences for subdivision development costs, service agreement fees will vary, but through Council resolution a standard for basic requirements and provisions to be included within the agreement.

4. **Standardize Village road and transportation route standards.**
 5. **Maintain municipal road and walkway infrastructure to remain at municipal standards.**
 6. **Promote and encourage the expansion of alternative forms of transportation through the development of sidewalks on municipal right-of-way's and walking trails on dedicated lands.**
 7. **Encourage the hard-capping of all internal municipal streets.**
 8. **Ensure alterations to existing road infrastructure aligns with municipal goals.**
 9. **Promote inter-municipal cooperation for maintenance of the local airstrip.**
- e. Consultation with a Professional Engineer to determine the minimum Village of Glaslyn road standards per zoning district shall be encouraged to ensure consistency within future development and subdivision upgrades.
 - f. Upon receipt of road standards from the Engineer, Council shall adopt a resolution to implement the standards.
 - g. Council may implement asset management procedures to determine cost requirements for hard-capping internal roadways.
 - h. Future subdivision applications that request a permanent road or street closure that are intended to rectify encroachment concerns on municipal road right-of-way's, Council must consider the following provisions prior to a decision:
 1. The closure does not constrict or compromise access to any other site or areas within the municipality.
 2. The closure does not prevent or have adverse effects on the municipality to repair or maintain transportation routes.
 3. Any additional concerns or considerations Council deems important.
 - i. Should future decommissioning of major transportation routes occur, an operation, decommissioning and reclamation plan will be drafted that address the following:
 1. Clearing and disposing of vegetation.
 2. Construction of a berm or other barrier, if necessary, on either side of the corridor.
 3. Seasonal maintenance plan.
 4. Phasing of system upgrades and expansion.
 5. Re-vegetation, grading or other methods of stabilizing the reclaimed surface from erosion.
 - j. **Encourage regional meetings between interested stakeholders to overcome ongoing costs.**

10. Ensure all future development and subdivisions have adequate road and transportation route access.

11. Ensure future subdivision designs do not create traffic safety concerns or other public safety concerns.

- k. Council will collaborate with appropriate Ministries and entities to ensure subdivisions and development is consistent with the following:
1. Provincial safety standards and access requirements by preparing traffic reports and analysis.
 2. Assessments that the future maintenance of transportation and access routes within the municipality aligns with provincial regulations and transportation plans.
 3. Storm water retention and management.
 4. Promote infill development to utilize existing transportation infrastructure and drainage measures.
 5. Appropriate and multiple access and egress points are provided.
 6. Subdivision design to incorporate interest in alternative transportation methods, such as bicycling and walking.
 7. Identification of various demographics and corresponding accessibility and transportation needs.
 8. Subdivision connectivity with existing adjacent development, potential connectivity to future adjacent development, and ability to support alternative transportation methods.
 9. Appropriate separation distances.
 10. Sound barriers, safety berms, and appropriate screening and fencing.
 11. Adjacent land uses (i.e., residential areas) and transportation impacts through noise, pollution, light, dust, and safety.
 12. Do not create unsafe traffic conditions.
 13. Ensure public access to all publically owned lands is provided.
 14. All upgrades and development is within the municipality's budget for such services.
 15. Sufficient on-site parking.

12.0 PLAN IMPLEMENTATION

The implementation of these policies is through the regulations set forth within the Zoning Bylaw, and individual municipal bylaws that are adopted by Council. Council is the elected decision-maker regarding municipal operations, planning and development. Administration and staff are required to act out, enforce, and implement the wishes of Council. Council delegates specific roles and responsibilities to Administration and staff, and content specifically related to planning and development are presented in the associated Zoning Bylaw.

12.1 Zoning Bylaw

The *Zoning Bylaw* will be the principal method of implementing the objectives and policies contained in this OCP, and will be adopted in conjunction herewith by the Village of Glaslyn. This document outlines the procedures that must be followed, and the authority and roles of the municipal Development Officer and all planning and development within the municipality.

12.1.1 PURPOSE

The purpose of the *Zoning Bylaw* is to control the use of land providing for the amenity of the area within the jurisdiction of the Village of Glaslyn for the health, safety and general welfare of its inhabitants. It is a consistent outlines of the regulations within the municipality that all residents, investors, and developers can follow throughout the subdivision and development process.

12.1.2 CONTENT AND OBJECTIVES

The *Zoning Bylaw* will implement the land use policies contained in this OCP by prescribing and establishing zoning districts for residential uses, retail commercial uses, highway commercial uses, industrial uses, future urban development lands and restricted development lands. Regulations within each district will govern the range of uses, site sizes, yard setbacks, building locations, off-street parking, landscaping and so forth.

1. **R1** – Residential District

The objective of the **R1** – Residential District is to provide for low-density multiple-lot residential development and other compatible development in specific areas with standards for such development.

2. **MH** – Mobile Home District

The objective of the **MH** – Mobile Home District is to provide for specific areas within the municipality that permits mobile homes and other compatible development in specific areas with standards for such development.

3. **C1** – Commercial Core District

The objective of the **C1** – Commercial Core District is to provide for general commercial and other compatible development in specific areas, with standards for such development.

4. **C2** – Highway Commercial District

The objective of the **C2** – Highway Commercial District is to provide for highway commercial and other compatible development in specific areas, with standards for such development.

5. **M1** – Industrial District

The objective of the **M1** – Industrial District is to provide for industrial and other compatible development in specific areas, with standards for such development.

6. **M2** – Low-Service Industrial

The objective of the **M2** – Low Service Industrial District is to provide for industrial and other compatible development in specific areas, with standards for such development that requires low municipal servicing.

7. **UH** – Urban Holdings District

The objective of the **UH** – Urban Holdings District is to provide for municipally-owned land that is held for subdivision and private development through the process of rezoning land to another district. In outlying areas of the municipality, it is likely that the existing land use shall be agricultural in nature, which shall be accommodated as a permitted use within the Zoning Bylaw. Any permitted or discretionary uses within this zoning district shall not impede any future development within any other district to ensure rezoning is possible. As future development occurs, Council shall rezone the development to accommodate specific uses, and the district rezoning shall take into consideration existing zoning districts that surround the proposed district to ensure compatible land uses.

Council may consider adding any other zoning districts to carry out the objectives of this plan, or to provide for a different density of development than initially considered in this plan if it follows all requirements of section 69 of *The Act, 2007* and is amended clearly outlined in the *Zoning Bylaw* and this OCP.

12.1.3 DISCRETIONARY USES

Following the discretionary uses procedures outlined within the *Zoning Bylaw*, all discretionary uses shall be advertised and all effected persons shall be notified of any development, expansion or alteration of discretionary use proposals. These uses shall be decided upon at the discretion of Council.

12.1.4 AMENDING THE ZONING BYLAW

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, Council shall consider such proposals within the context of:

- 12.1.4.1 The nature of the proposal and its conformance with all relevant provisions of this OCP.
- 12.1.4.2 The need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses.
- 12.1.4.3 The need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need.
- 12.1.4.4 The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking.

The capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

12.2 Future Land Use Map

The Future Land Use Map for the Village of Glaslyn reflects the existing land use patterns, as well as identified areas for future land uses and development within the municipality. The designation of these Areas in the OCP is shown on the map entitled *Village of Glaslyn: Future Land Use Map*, which forms part of the policies set out in this plan. The map identifies five (5) “Areas”, to be referred to as:

1. Residential Area
2. Mobile Home Area
3. Highway Commercial Area
4. Industrial Area
5. Low-Service Industrial Area

The purpose of the Areas is to assist in applying general objectives, goals, and applicable policies of the OCP, as well as objectives and policies relating more specifically to the spatial distribution of land uses and development opportunities and constraints. Below are descriptions that provide a more thorough explanation of the intents of these specified areas, as well as additional areas that may come into use in the future.

12.2.1 FUTURE RESIDENTIAL DEVELOPMENT AREA

The intent of the Residential Development Area is to accommodate a wide range of residential development within the municipality. This type of development can utilize smaller lot sizes, and higher density development. The Residential Development Area is intended to serve the needs of residents within the community.

Implementation

- 12.2.1.1 Lands within the Residential Development Area occupied by existing residential development will be zoned for such purposes within the Zoning Bylaw as R1 – Residential District or MH – Mobile Home District.
- 12.2.1.2 Elsewhere within the Residential Development Areas land will encourage the restrictive zoning (such as Agriculture) until and unless applications for residential development are approved by Council.
- 12.2.1.3 Where applications for new residential development or subdivisions are made in the Residential Development Areas, Council will consider such applications and accommodate such development only where it is demonstrated to the satisfaction of Council:
 - 1. Site conditions are suitable for multiple parcel residential development.
 - 2. Environmental impacts of such development are avoided or suitably mitigated.
 - 3. The development is of high quality, as demonstrated by the developer to Council's satisfaction.
 - 4. The subdivision has access to a suitable method of sewage disposal as outlined in the Public Works section of this document. Independent sewage disposal systems are prohibited within municipal boundaries.
 - 5. The subdivision has access to the municipal water supply. Independent water supplies are prohibited within municipal boundaries.
 - 6. Infill development shall be encouraged prior to the expansion of municipal servicing and infrastructure.
 - 7. The development conforms to relevant provisions of *The Act, 2007*, this OCP, the *Zoning Bylaw*, and other relevant municipal, provincial, and federal laws.
- 12.1.2.4 Where applications for commercial development or subdivision are made in the Residential Development Areas, Council will consider such applications and accommodate such development only where it is demonstrated to the satisfaction of Council that:
 - 1. Site conditions are suitable for the type of development proposed.
 - 2. Environmental impacts of such development are avoided or suitably mitigated.
 - 3. The proposed development would not conflict with existing land uses or development.
 - 4. The proposed development would not compromise or restrict future long-term residential development in the broader Residential Development Area.

5. The development conforms to relevant provisions of *The Act*, 2007, this OCP, the Zoning Bylaw, and other relevant municipal, provincial, and federal laws.

12.1.2.5 Council may consider the creation of additional residential districts, should a proper proposal be provided that describes the following:

1. Purpose for the creation of a new residential district.
2. Signed written agreement that the developer shall cover all costs of the text and map amendment costs, as well as notification costs. At Council's discretion this fee could be waived.
3. Concept plans will be required to ensure the neighbourhood meets the policy requirements set forth within the document, and the regulations set forth within the Zoning Bylaw.
4. Evaluation of asset management, and impacts to municipal infrastructure.
5. Servicing agreement requirements to ensure adequate infrastructure will be constructed to meet Village standards.

12.1.2.6 Intensive Livestock Operations (ILOs) shall not be permitted in the Residential Development Area.

12.2.2 FUTURE HIGHWAY COMMERCIAL DEVELOPMENT AREA

The intent of the Highway Commercial Development Policy Areas is to accommodate a diverse range of commercial development. This type of economic development requires large parcel or lot sizes, easy accessibility to major transportation routes, and that require minimal services. Highway commercial development is intended to serve the needs of the travelling public, and for commercial development that is not compatible adjacent to residential development.

Implementation

12.2.2.1 Land within the Highway Commercial Development Areas occupied by existing commercial development will be zoned for such purposes in the Zoning Bylaw.

12.2.2.2 Elsewhere within the Highway Commercial Development Areas, until and unless applications for commercial or highway commercial development are approved, land will remain as zoned in the Village of Glaslyn Urban Holdings District or within RM of Parkdale No. 498 Zoning Bylaw.

12.2.2.3 Where applications for commercial or highway commercial development or subdivisions are made in the Highway Commercial Development Areas, Council will consider such applications favourably and make required amendments to the *Zoning Bylaw* to accommodate such development where it is demonstrated that:

1. Site conditions are suitable for commercial or highway commercial development.
2. Negative environmental impacts of such development are avoided or suitably mitigated.
3. The development conforms to all other relevant provision of the OCP and *Zoning Bylaw*.

12.2.2.4 Where applications for industrial development or subdivisions are made in the Highway Commercial Development Areas, Council will only consider amending the *Zoning Bylaw* (if required) to accommodate such development where it is demonstrated that:

1. Site conditions are suitable for the type of development.
2. Negative environmental impacts of such development are avoided or suitably mitigated.
3. The proposed development would not conflict with surrounding land uses and development.
4. The proposed development would not compromise or restrict future long-term commercial or highway commercial development in the broader Highway Commercial Development Areas.
5. The development conforms to all other relevant provisions of the OCP and *Zoning Bylaw*.
6. Applicants demonstrate that no applicable locations for the subdivision can be found within the Low-Service Industrial or Industrial Development Policy Areas.

12.2.3 FUTURE INDUSTRIAL DEVELOPMENT AREA

The intent of a Low-Service Industrial and Industrial Development Policy Area is to accommodate a diverse range of industrial development. This type of economic development requires large parcel or lot sizes, easy accessibility to major transportation routes, and some may require minimal services. Industrial development is intended to serve the needs of more intrusive economic development that should be separated or buffered from other principal land uses.

Implementation

12.2.3.1 Where applications for industrial development or subdivisions are made, Council will consider such applications and may consider amendments to the *Zoning Bylaw* to accommodate such development where it is demonstrated that:

1. Site conditions are suitable for industrial development.
2. Negative environmental impacts of such development are avoided or suitably mitigated.
3. The development conforms to all other relevant provision of this OCP and *Zoning Bylaw*.
4. The proposed development would not compromise or restrict future long-term industrial development in the broader Low-Service Industrial and Industrial Development Area.
5. The development conforms to all other relevant provisions of the OCP and *Zoning Bylaw*.

12.2.3.2 Land within any industrial Development Area shall be located adjacent to an existing low-service or industrial zoning district and will be rezoned for such purposes in the *Zoning Bylaw*.

- 12.2.3.3 Until and unless applications for industrial development is approved, land will remain as currently zoned in Urban Holdings, and encouraged to remain in the agricultural zoning district in the RM of Parkdale No. 498 Zoning Bylaw. Rezoning will occur at time of application and subdivision.

12.3 Other Implementation Tools

12.3.1 SUBDIVISION APPLICATION REVIEW

In reviewing any application for subdivision, Council shall indicate support for such application to the Approving Authority only when it has:

- 12.3.1.1 Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision, as set out in this OCP, have been satisfied.
- 12.3.1.2 Ensure that the application is in conformity with the *Zoning Bylaw*.
- 12.3.1.3 Negotiated the terms of a servicing agreement, if required, with the applicant.
- 12.3.1.4 Determined its wishes with respect to the dedication of lands.

12.3.2 DEDICATED LANDS

- 12.3.2.1 When reviewing any application for subdivision, the Village may indicated to the Approving Authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to section 185 of *The Act, 2007*.
- 12.3.2.2 Pursuant to *The Act, 2007* the Village may elect to request that the Approving Authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve.

12.3.3 BUILDING BYLAW

- 12.3.3.1 The Village of Glaslyn will use its building bylaw to provide standards for the construction, repair and maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.
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12.3.4 DEVELOPMENT LEVIES AND SERVICING FEES

- 12.3.4.1 In accordance to section 169 of *The Act, 2007*, Council may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding or upgrading services and facilities associated with a proposed development within existing subdivided areas.
- 12.3.4.2 Such bylaw must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the phasing of associated public works completed by a qualified professional (i.e., Professional Engineer).
- 12.3.4.3 In accordance with section 172 of *The Act, 2007* Council may establish, by resolution, a schedule of servicing specifications and servicing fees or standards to be used by the municipality as the basis for the negotiation of servicing agreements with proponents of new subdivision developments. Servicing specifications will provide a consistent set of standards for provision of direct services by developers in new subdivision developments.
- 12.3.4.4 Servicing fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term.
- 12.3.4.5 Offsite service fees for individual subdivision developments will be established based on a calculation of the servicing needs being created by that individual subdivision development, as a part of the municipality's overall servicing needs and servicing plans. Calculations shall be determined by a qualified professional (i.e., Professional Engineer).

12.4 Other

12.4.1 UPDATING THE OCP

Plans and projections for future development shall be monitored on an ongoing basis. Policies contained in this OCP, including *Village of Glaslyn Future Land Uses* map shall be reviewed and updated within five (5) years of approval from the Approving Authority.

12.4.2 FURTHER STUDIES

As necessary, the Council may undertake such studies or programs required to facilitate and encourage positive development or change in the Village of Glaslyn.

12.4.3 PROGRAMS

The Village of Glaslyn shall participate in senior government economic development, public utility, surrounding municipalities, resource enhancement, housing, social and environmental protection programs and projects, where such will help in achieving its goals and objectives.

12.4.4 PROVINCIAL LAND USE POLICIES AND INTERESTS

This bylaw shall be administered and implemented in conformity with applicable provincial land use policies, statements of provincial interest for land use and development, statutes and regulations and in cooperation with provincial agencies.

12.4.5 BINDING

Subject to section 40 of *The Act, 2007* the OCP shall be binding on the Village of Glaslyn, the Crown, and all other persons, associations and other organizations, and no development shall be carried out that is contrary to this OCP.

12.4.6 DEFINITIONS

The Village of Glaslyn *Zoning Bylaw* definitions shall apply to this OCP. Included within that Zoning Bylaw is also an abbreviation section that can be referenced for increased clarity.

13.0 REFERENCES

Glaslyn Homecoming Committee. (1982). *Glaslyn Memories: A history of Glaslyn and the following school districts, Aroma, Brooksdale, Clover Lake, Cordelia, Daysville, Dulwich, Louisville, and Glaslyn*. North Battleford, SK: Turner-Warwick Publishers Inc.

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14.0 MAPS