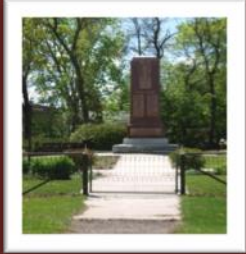


# Town of Grenfell Official Community Plan

Bylaw No. 752-18





**TOWN OF GRENFELL**

**Bylaw No. 752-18**

A Bylaw of the Town of Grenfell to adopt an Official Community Plan.

The Council of the Town of Grenfell in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007* the Council of the Town of Grenfell hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 696-14, the Official Community Plan, and all amendments thereto are hereby repealed.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 this            2nd day of August, 2018

Read a second time this        4th day of October, 2018

Read a third time this         4th day of October, 2018

SEAL

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



**TOWN OF GRENFELL**  
**OFFICIAL COMMUNITY PLAN**

Being Schedule "A" to Bylaw No. 752-18  
of the Town of Grenfell

SEAL

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER

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REGISTERED PROFESSIONAL PLANNER



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# Section 1: Planning Context

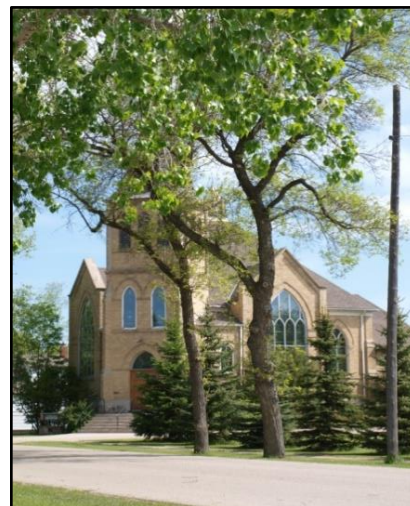
## ***The Official Community Plan***

Grenfell's Official Community Plan (OCP) is intended to promote the vision of the community, how the community sees itself growing and developing in the future and ultimately what kind of place the community wants to be. This OCP provides the guide, or plan, to achieve that vision.

The Plan expresses the community's hope and attitude toward future development and is intended to provide a guideline for planning in Grenfell for the next twenty to twenty-five years. This Official Community Plan also provides flexibility and a sense of direction when addressing unforeseen economic conditions during that time period.

The intent of the Official Community Plan is to provide a comprehensive policy framework to guide physical, environmental, economic, social and cultural development within the Town of Grenfell. The policy directions contained herein provide the structure and direction for growth and development in the community. All development must be consistent with the OCP policies and, where possible complement the policies of the Town of Broadview and Whitewood OCP's, who are partners in the regional inter-municipal planning initiative.

The OCP works in conjunction with other municipal bylaws to regulate growth and development, such as the Zoning Bylaw. Used together, the location, form and character of development are regulated, providing certainty to residents and property owners about the future development of the community. In addition, the Official Community Plan also enables representative of the province of Saskatchewan and the Government of Canada to understand the philosophy of development the Town intends to pursue within its corporate limits.



## ***Legislative Authority***

This document is the Official Community Plan for the Town of Grenfell to guide land use and development. Section 29(1) of *The Planning and Development Act, 2007*, provides the legislative framework for the preparation and adoption of an Official Community Plan. Official Community Plans address future land use, development and other matters of community concern affecting lands within the Plan boundaries.

The Town shall, in conjunction with the adoption of this Plan, amend the Zoning Bylaw in accordance with *The Planning and Development Act, 2007*, as required, to be consistent with the policies and provisions of this Official Community Plan.

## ***Plan Area***

The Grenfell Official Community Plan applies to the area located within the corporate limits of the Town of Grenfell. The Town occupies approximately 1.22 square miles or 3.17 square kilometres. The Plan Area is subject to change as the Town grows and extends its boundaries. The Plan area and corporate limits are outlined on the Future Land Use Map in Appendix A.

## ***Regional Context***

Grenfell is vibrant municipality with a 2016 Census population of 1,100 residents. The Town is conveniently located one and one-quarter hours east of Saskatchewan’s capital city – Regina, on the Trans-Canada Highway. The community is also serviced by the mainline of the Canadian Pacific Railway.

The Town is one of the three regional centres of the district providing goods and services, notably education, medical and health facilities, for the surrounding population as well as containing a strong base of commercial and industrial enterprises. A variety of business sector services are provided and there is available land for new development.

Agriculture is a significant industry to the region, alongside recreational linkages to the Qu’Appelle Valley, bringing commercial and industrial benefits for the Town and district. There is potential for potash, oil, gas, and wind production to expand into the region, which could bring development opportunities to the Town including more residents and business growth.

Grenfell provides many cultural and recreational amenities including South East Regional Library; Grenfell Recreational Park which includes ball diamonds (one with lighting), a nine hole sand green golf course, skating rink with artificial ice, heated outdoor swimming pool, RV campgrounds, playgrounds and horseshoe pits; a 4-sheet curling rink with artificial ice; a community hall; groomed snowmobile trails and many service clubs and organizations.

The Town of Grenfell considers recreation and Town facilities to be important assets of the community. Challenges identified by the Town of Grenfell include expansion of infrastructure, attracting new industries and a lack of rental property. The Town realizes it needs to be prepared for change.

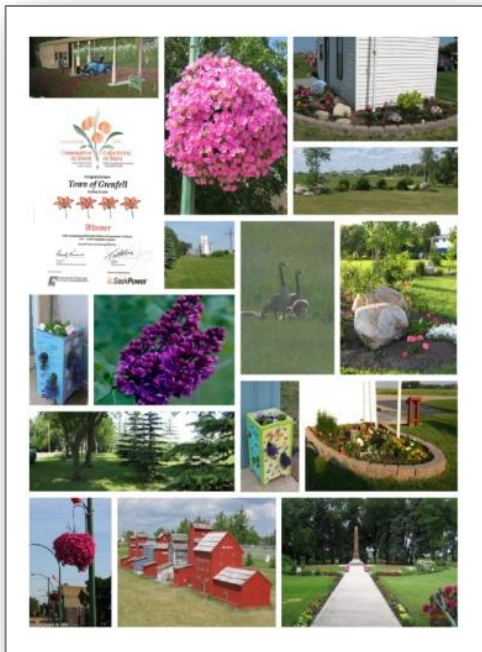
## ***The Grenfell, Broadview and Whitewood Inter-Municipal Initiative***

The Inter-Municipal Initiative has been promoted to assist the Town of Grenfell, Town of Whitewood, Town of Broadview and potentially two adjacent Rural Municipalities and First Nations with growth and development to co-manage the lands in the region. The opportunity exists to jointly promote and address the need to continue stimulating economic development, provide guidelines to reduce conflicts between land uses, increase efficiencies where available, protect sensitive environmental areas, and to develop strategies to support community revitalization and population growth in the region.

## Section 2: Goals and Vision for the Community of Grenfell

### *Community Vision and Mission Statement*

*Grenfell provides a safe, vibrant, clean and friendly community. We do this through words and actions with a strong commitment to seeking economic, business and community opportunities.*



## ***Community Goals***

A clear definition of community goals provides guidance and aids in the identification of growth management and future land use objectives, but more important is the creation of a Community Vision.

- ❖ *Orderly development and identified lands uses which create a sustainable balance between natural, physical, social and economic environment within the Town.*
- ❖ *A thriving downtown core and a safe and attractive highway commercial corridor.*
- ❖ *Grenfell's role as a regional commercial, cultural, educational, medical and service centre is strengthened and welcomes new residents of all ages and backgrounds.*
- ❖ *To plan for a balanced and diversified local economy, supporting existing businesses and creating opportunities for new commercial and industrial developments.*
- ❖ *A Town that cooperates actively with other local and senior governments to make decisions related to regional projects and service delivery.*
- ❖ *Promote sound environmental management and the preservation of natural features and corridors.*
- ❖ *A fiscally responsible community that ensures the future demands of growth are met and that meeting those demands is balanced with expansions to existing standards and services.*

## Section 3: General Location and Development Policies

### 3.1 INTRODUCTION

The policies outlined in this section address issues that may arise throughout the Town of Grenfell. In managing change, the Town will undertake comprehensive, integrated and long-term planning to ensure that developments are compatible with the landscape quality of the area; can be sustained by service levels, and meet Saskatchewan's *Statements of Provincial Interest*.

### 3.2 OBJECTIVES

- *To promote orderly growth and provide a land use guideline for Grenfell.*
- *To provide an adequate supply of developable land.*
- *To manage the cost of new growth and development through the use of long term and annual budgeting.*
- *To ensure all development complies with The Statements of Provincial Interest Regulations, The Planning and Development Act, 2007, and sound planning principles.*

### 3.3 POLICIES

- .1 The Town of Grenfell will strive, through this Official Community Plan (OCP), to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town.
- .2 The Town shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. This OCP will identify suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term needs for the region. The Future Land Use Map provided in Appendix A shows the general designation of future land uses.
- .3 The Town will ensure new development locates in the areas noted as "Future Land Use" on the Future Land Use Map Appendix A. At the time of subdivision, these areas will be zoned, in the Zoning Bylaw, for uses and compatible development consistent with the general designation shown on the Future Land Use Map. Prior to such rezoning, development in these areas will be regulated to prevent development of uses that would conflict with the long-term use of these areas.

If and when sufficient land is no longer available to accommodate additional development, new development will be encouraged to locate in the areas noted as "Proposed Land Use" on the Future Land Use Map Appendix A. Subject to policies contained in Section 12: Future Urban Development, Council will initiate required actions to bring the areas noted as "Proposed Land Use" within the corporate limits of the Town through municipal boundary alteration. These areas will be zoned, in the Zoning Bylaw, for future urban development or for uses and

compatible development consistent with the Future Land Use Map when they are included within the corporate limits of the Town. Those lands that are designated and zoned for future urban development will be rezoned for uses and compatible development consistent with the general designation shown on the Future Land Use Map Appendix A once plans for such development have advanced to the point where the appropriate zoning designation has been clarified and once the provision of municipal services has advanced to the point where additional development in the area can be serviced in a cost-effective manner.

- .4 When reviewing applications for development, consideration shall be given to each proposal's conformity with this OCP. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity. Major deviations to the OCP design and policies shall require an amendment.



- .5 In managing change/growth, the Town of Grenfell shall ensure that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities nor contradict their long-term asset management plans.
- .6 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Official Community Plan.
- .7 Land development shall be guided by Concept Plans and/or comprehensive development reviews, depending on the scale, proposed use and geographic location. These plans or reviews promote orderly, efficient and environmentally safe land development. Development proposals should indicate:
- (1) Future major roads;
  - (2) Drainage systems and improvements required to meet non-agricultural drainage requirements;
  - (3) Major open space (including unique physical) areas;
  - (4) Cultural and archaeological significant areas;
  - (5) Areas requiring protection through buffering or other means;
  - (6) Major hazards such as flooding, areas of high water table, and slope lands;
  - (7) Phasing of development and future development/expansion onto adjacent land;
  - (8) Phasing of development; and
  - (9) Include studies and reports from professional engineers and planners.

Refer to Appendix C for a sample development proposal format.

- .8 Prior to approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and/or the potential benefits to the community at large, including employment, tax revenues and other economic and social opportunities.
- .9 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development.

Developments shall strive to avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

.10 Rezoning proposals for development will be considered based upon the following criteria:

- (1) impact on surface and groundwater;
- (2) cost effectiveness relative to the provision of services;
- (3) sewage disposal impacts and pollution potential;
- (4) integration with natural surroundings and adjacent land uses;
- (5) provision of green space and trails;
- (6) provisions for public safety; and
- (7) other criteria which support a sustainable community.

.11 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.



.12 Public Safety and Health requirements shall guide all development. The Town shall ensure that Emergency Response plans are current and reflect changes in land use or activities.

.13 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

.14 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.

.15 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with OCP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use or recycling of wastes shall be accommodated and programs to reduce the volume of solid waste, such as "reduce, reuse, recycle", shall be supported.

.16 Development shall be integrated with the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.

.17 Residents shall be given the opportunity to pursue community-building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.

.18 The Town will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and forums allowing public participation in community issues.





## Section 4: Residential

### 4.1 INTRODUCTION

Residential development within Grenfell’s existing boundaries could accommodate up to 1,500 residents.

Grenfell has a variety of housing including apartment buildings, townhouses, duplexes, secondary suites, trailer park, Saskatchewan Housing Corporation units, seniors housing and single family dwellings.

A mixture of residential housing types must be encouraged to ensure that affordable housing choices are available to residents of all family sizes and income levels. The following policies will assist the Town in reviewing current proposals for development in a timely manner and to predict the demand for future development in the short term.



### 4.2 OBJECTIVES

- *To ensure an adequate supply of land has been designated for residential development for the growth anticipated to occur over the next five to ten years.*
- *To maintain a high quality of development and style compatibility in residential areas through phased development in an efficient, sequential and staged manner.*
- *To encourage the infilling and selective redevelopment of presently vacant or under-utilized lots to maximize existing municipal services.*
- *To entice residential development that provides a full mix and range of housing types that respond effectively to the needs of different incomes, ages, and interests.*

### 4.3 POLICIES

- .1 The Town shall ensure that residential land is available to accommodate population growth. The Future Land Use Map Appendix A indicates areas designated for residential development.
- .2 The Town will strive to ensure that housing availability include a full range of forms including single detached dwellings, semi-detached and two-unit dwellings, secondary suites, special needs housing, and townhouse and apartment-style multiple unit dwellings to accommodate a range of users including attainable and affordable housing, seniors’ housing and rental housing.
- .3 In areas where land is re-developed, or infilled for residential use, the full range of residential options shall be explored in determining the best product for the specific redevelopment. Infill shall be encouraged in existing residential areas.

- .4 The Town will encourage increased residential housing densities in proximity to downtown thereby maximizing the use of existing infrastructure and services and contributing to a vibrant downtown area.
- .5 Residential development shall occur where municipal services are present or where they can be economically extended in order to maximize the efficiency of existing infrastructure.
- .6 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to a standard equal to the remainder of Town.
- .7 Non-residential development will not be allowed in residential areas except for developments that accommodate municipal services and institutional uses compatible with the residential area. Parks, recreational and institutional uses, such as schools, churches, childcare facilities, seniors housing and nursing homes shall be accommodated in residential areas.
- .8 Residential estate/acreage development shall be responsible for their respective on-site servicing and development costs. If the developer requests Town's services it would be on a full recovery basis and dependent on availability of service supply.



### ***Mobile Home Parks***

- .9 The Town acknowledges the role Mobile Home Parks fill as an affordable means of housing. Mobile Home Parks shall be integrated into existing areas or new areas for this form of residential development shall be identified. Mobile homes will be required to have permanent foundations and have service connections for water and wastewater.

### ***Implementation***

The Zoning Bylaw shall include the following residential zoning districts:

- R1 – Residential District
- R2 – Residential Multiple Dwelling District
- RMH – Residential Mobile Home District

## Section 5: Commercial

### 5.1 INTRODUCTION

Grenfell has a strong commercial and retail sector, sustaining a wide variety of businesses to serve the needs of the Town's residents and surrounding district. The community takes pride in offering a number of the services found in much larger centres.

### 5.2 OBJECTIVES

- *To support existing businesses and uses and welcome new commercial development to the community including home-based businesses.*
- *To promote an attractive and commercially viable Town Centre business area.*
- *To ensure there is sufficient commercial land available for a variety of commercial development.*
- *To raise the profile of the highway commercial areas for appropriate commercial use.*

### 5.3 POLICIES

- .1 Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality. The Future Land Use Map Appendix A indicates areas designated for commercial development.
- .2 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.
- .3 The Town will ensure that commercial buildings and sites are constructed and maintained to acceptable standards through the use of the community's Nuisance Bylaw and Building Bylaw.



#### **Town Centre**

- .4 The Town will continue to consult with individuals, business owners and organizations in Grenfell to identify initiatives or provide incentives that would encourage businesses and enterprises to locate in the Town Centre.
- .5 The Town Centre will be prioritized as a location for retail activity, professional services, government functions and cultural activities within Grenfell.

- .6 Mixed-use residential/commercial infill in the Town Centre shall be carried out so as to avoid or minimize potential land use conflicts with adjacent commercial development.

### ***Home-Based Businesses***

- .7 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area, and are not of a size, scale or use that would affect the viability of established commercial areas.
- .8 Home-based occupations or businesses will be encouraged in the Town as valuable contributors to the district economy. The Zoning Bylaw shall specify development standards for home-based businesses.

### ***Highway Commercial***

- .9 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Town of Grenfell.
- .10 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .11 Improving Grenfell's aesthetic appeal from the highway entryways is an important consideration, including appropriate signage advertising amenities available in the community, landscaping and lighting attributes to attract business and customers.
- .12 Highway commercial uses shall properly integrate with Provincial highways through the use of service road systems or controlled access points approved by the Saskatchewan Ministry of Highways and Infrastructure.

### ***Tourism***

- .13 The Town shall market Grenfell as a destination site jointly with the attractions in the adjacent Rural Municipalities linking the tourism destinations of the district to increase the appeal for local residents and visitors.

### ***Economic Development***

- .14 The Town shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities within the industrial, commercial and institutional sectors by ensuring the necessary infrastructure is provided to support current and projected needs.

- .15 Economic development opportunities that diversify the economic base provide a range and choice of suitable sites and that supports a wide range of economic activities and ancillary uses, shall be pursued.
- .16 The Town will cooperate with senior levels of government, the Grenfell/Broadview/Whitewood Regional Inter-Municipal Initiative, and business organizations to promote Grenfell as a regional retail and service commercial centre.



### ***Implementation***

The Zoning Bylaw shall include the following commercial zoning districts:

- C1 – Town Centre Commercial District
- C2 – General Commercial/Light Industrial District
- HPC – High Profile Commercial/Light Industrial District



## Section 6: Industrial

### 6.1 INTRODUCTION

The Town recognizes and values business development as vital to strengthening the character of the community and as a way of inspiring and attracting residents to live, work and play within the Town. The development and diversification of business is important to the economic stability and long-term viability of the Town as a local focal point of commerce. To this end, there is a need to support the industrial sector as a key element for promoting diversification and creating new employment opportunities.

### 6.2 OBJECTIVES

- *To expand and build upon Grenfell's experiences with industrial and agricultural resource based activity.*
- *To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary and further service industries in appropriate locations.*
- *To accommodate future industrial development with planned industrial parks.*

### 6.3 POLICIES

- .1 Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner. The Future Land Use Map Appendix A indicates areas designated for Industrial development.
- .2 The Town will encourage various industrial lot sizes and may provide varied servicing levels, including fully serviced (water, storm water, sewage) and lightly serviced parcels (water).
- .3 Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster along established and future transportation interchanges.
- .4 The designation of additional land for industrial use shall take into consideration the following criteria:
  - (1) The site shall have direct and approved access to a major public road system;
  - (2) The development will not generate additional traffic on residential streets;
  - (3) The development shall be not have adverse impacts on the natural environment, including groundwater resources; and
  - (4) It shall not detract from the visual attractiveness of the area.



- .5 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odour or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- .6 Ensure that industrial buildings and sites are constructed and maintained to acceptable standards through the use of the community's Nuisance Bylaw and Building Bylaw.
- .7 Industrial uses which are likely to be unsightly due to the nature of the industrial operations (i.e. exterior storage, or similar types of buildings or structures) should generally be discouraged from locating along the highway approaches and entrance roadways into Grenfell. If such uses are proposed in these areas, special landscape buffers or other mitigating measures should be taken to screen these industrial uses from view.
- .8 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.

### ***Implementation***

The Zoning Bylaw shall include the following industrial zoning districts:

IND – Industrial District



## Section 7: Community Amenities, Recreational Services and Parks

### 7.1 INTRODUCTION

Grenfell offers a wide variety of facilities and activities for community residents and visitors. Grenfell has a very high quality sports and recreation facilities including a first class swimming pool complex. The Town of Grenfell strives to sustain and retain current services in order to meet the needs of the current population and economic activities.

The role of Community Services is to provide leadership and partnership in the delivery and coordination of recreation, facilities, community programs and events, tourism product and destination development. Individuals may become involved with the happenings involving recreation, sport, and community services by volunteering to serve on committees of Council.

The Grenfell Recreational Park and Campground are located in the Town. The Park provides a wide range of amenities, services and activities. The Grenfell Golf Club is located in the southern area of the Town of Grenfell. Grenfell supports a number of church communities.

### 7.2 OBJECTIVES

- *To support existing and future community facilities in order to attract residents, commerce and other opportunities.*
- *To provide for recreational amenities, institutional and community services and cultural facilities that are accessible and available for all ages and lifestyles.*
- *To ensure a wide range of services and facilities are available to both local and regional residents.*
- *To ensure land is set aside for the development of parks, environmental reserves, and green spaces.*
- *To provide passive recreation areas and preserve open space areas with aesthetic value to meet the community needs and contribute to the community's appearance.*
- *To identify the future open space and recreation needs of the community and a broad strategy to meet those needs.*
- *To develop a diversified program of recreation and cultural activities and services to meet the needs of the community.*
- *To develop and implement policies regarding the maximum use of facilities by schools, community groups, and other users for recreation and cultural activities.*

### 7.3 POLICIES

- .1 A community service district will be established in the Zoning Bylaw to provide a range of uses including parks, recreation, resource conservation and other compatible development.

- .2 The Town will strive to recognize and respond to the needs of a growing community and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.

### ***Community Amenities and Services***

- .3 Community Service, institutional uses and parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.
- .4 Proposed Community Service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.
- .5 Neighbourhood-oriented institutional uses such as schools, churches, day care facilities etc. may locate within the neighbourhood area they serve. These uses will not require OCP amendments in order to be situated within a residential or commercial area.

### ***Recreational Facilities***

- .6 Future recreational uses in Grenfell shall include the development of structures, buildings and landscaped areas, which without limiting innovation and marketing attributes, are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- .7 The Town will work with public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and/or community facilities and programming.

### ***Trails and Parks***

- .8 In new residential subdivisions, the provision and development of buffer and pathways will be encouraged to separate incompatible land uses, and, if possible, to keep important natural and nature-like areas generally intact.
- .9 Natural areas and park space should be maintained, to the greatest extent possible, as an environmental and educational resource to facilitate understanding and appreciation of the natural environment.



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

### ***Municipal and Environmental Reserve***

- .11 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .12 Public, Municipal, and Environmental Reserves may be used for active and passive recreation, the development of continuous pedestrian linkages or for natural drainage courses, storm or run-off water retention, or other similar use.
- .13 The Town will encourage incorporating environmentally sensitive areas and manmade surface drainage facilities such as existing drainage channels, into the park and green space system.
- .14 When dedication of municipal reserve is required for subdivision, the Town may accept cash-in-lieu of dedication, deferral or a combination of dedication and cash-in-lieu, unless there is an identified need for recreational land in the vicinity of the development.
- .15 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as environmental reserve in accordance with the provisions of *The Planning and Development Act, 2007*. In some instances, the approving authority may consider conservation easements in place of environmental reserves.
- .16 New subdivisions must include walkway easements or municipal reserve linking to existing development. The use of municipal reserve dedication for recreational function shall be encouraged including the consolidation of reserve land into larger parks and the provision of trail linkages between these parks and around the Town when possible.

### ***Implementation***

The Zoning Bylaw shall include Community Amenities and Services, Recreational Facilities and Green Space/Park land uses and activities in one Zoning District.

CS – Community Service District



## Section 8: Heritage and Culture and First Nations

### 8.1 INTRODUCTION

Heritage and culture is highly valued by the residents of Grenfell. There exists a nucleus of arts and cultural facilities and enthusiasts and a growing community interest in profiling the area's local culture and history, the Grenfell Museum and Community Centre, plus several service clubs. The First Nations are also an integral part of the community and contribute to the area's diversity.

There are a number of diverse ethnic origins within Grenfell and surrounding area.

### 8.2 OBJECTIVES

- *To support cultural facilities for the benefit of the region.*
- *To identify and conserve to the most extent feasible, the best elements of the Town's cultural heritage, architectural character, buildings, sites and other features.*
- *To encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the district.*
- *To welcome community members from a variety of cultural, ethnic and religious backgrounds to Grenfell.*
- *To consult and engage with First Nations on any impact on traditional lands or activities.*

### 8.3 POLICIES

- .1 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Grenfell.
- .2 The cultural assets, galleries and facilities of the Town will be promoted. The Town will actively promote arts programming and opportunities. (i.e. Directory for music teachers).
- .3 At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designated as heritage properties and suitably recognized.
- .4 The Town will demonstrate the appropriate use and treatment of properties designated through *The Municipal Heritage Property Act*, under the terms of *The Heritage Property Act*.
- .5 Existing heritage resources should be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .6 The Town will encourage owners to conserve buildings and sites with heritage merit. Research and the collection of historical information of heritage building inventory will be continued.

- .7 The activities of the Grenfell Museum will be supported in its efforts to acquire, conserve, study, exhibit regional historical and cultural objects, and to educate/outreach to promote the unique regional culture and heritage history. The museum will be encouraged to market on-site activities and programming that stimulates a regional tourism experience.



- .8 Recognition, through signage or place naming, shall be encouraged throughout Grenfell to honour significant citizen and corporate contributions. Agricultural and industrial heritage may be highlighted through the naming or sponsorship of public amenities and spaces.
- .9 The Council will follow “Duty to Consult” and promote First Nations engagement.

## Section 9: Infrastructure Systems and Public Utilities

### 9.1 INTRODUCTION


Infrastructure services include the provision of water, sanitary sewerage, storm water drainage, solid waste collection and utilities such as electrical, natural gas and communication services. In 2011, the Town installed a reverse osmosis (RO) system. These services are a cornerstone of sustainability and are also strategic elements for the growth of the Town of Grenfell. Infrastructure capacities are provided in Appendix B.

### 9.2 OBJECTIVES

- *To maintain, preserve and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.*
- *To provide effective municipal services that can be supplied economically and safely to a standard equal for all residents of Grenfell that meets the needs of a growing population.*
- *To carefully consider the delivery of infrastructure services provided by the Town to users outside the corporate town boundaries on a request –by- request basis.*
- *To promote phasing and contiguous development to ensure efficient and economically feasible extension of infrastructure services.*
- *To have sustainable and safe waste management practices.*
- *To ensure the Town has a sufficient and safe water supply.*

### 9.3 POLICIES

- .1 The Town shall develop and maintain an Infrastructure Asset Management Plan/Capital Works Plan to ensure affordability in the long-term to:
  - (1) Provide baseline information to measure performance,
  - (2) Improve efficiency and effectiveness.
  - (3) Rank relevant and up- to-date inventory,
  - (4) Analyze the system’s condition and capacity, and
  - (5) Budget service life for long-term replacement.
- .2 The current and projected Infrastructure Capacities for the Town of Grenfell are attached as Appendix B.
- .3 The adequacy of municipal infrastructure services will be monitored and any upgrading or expansion of these systems shall equitably meet the needs of residents and other customers.
- .4 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.

- .5 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .6 The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructure upgrading and extensions.
- .7 Future subdivisions and development shall be logical and cost effective, and will be limited to areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town. Preference will be given to reinforce existing services; however, when municipal services are expanded to new development areas the cost of extending these services shall be borne by the development itself.
- 
- .8 Front end costs of expanding municipal services shall be recovered through off-site development levies to help offset the costs of increasing the capacity of off-site services required to service new and proposed subdivisions.
- .9 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utilities services. Costs will be negotiated through a servicing agreement for the provision of extensions to the infrastructure at a standard acceptable to the Town.
- .10 Services extended to development outside the Town's corporate limits may be offered providing:
- (1) All costs are borne by the developer or the Rural Municipality subject to the policies and regulations of the Town of Grenfell;
  - (2) All maintenance costs associated with each service extensive is borne by the developer, landowner or sources other than the Town of Grenfell; and
  - (3) The provision of the service does not interfere with the Town's ability to provide service within it existing corporate boundaries.
- .11 Adjacent lands shall be setback from existing public works facilities and any planned future expansion to minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- .12 The Town shall continue to work with the Water Security Agency (WSA) to ensure the water supply system remains a reliable source of potable water for the community. The Town shall confirm, before the approval of a development proposal, that there is an established or proven supply of water capable of servicing the needs of a proposed development.
- .13 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.



- .14 As the Town of Grenfell is located in an area that has limited topographical relief, all multi-parcel, or large scale (i.e. recreation) proposed developments are required to prepare and implement a site-specific storm water management plan, where deemed necessary. The cost to prepare the plan may be borne by the developer or shared between the developer and the Town, and shall include, but not be limited to providing the following:
- (1) Identification of flood hazard lands;
  - (2) Determination of the capacity of exiting off-site storm drainage facilities;
  - (3) Identification of environmental issues related to the management of the storm water;
  - (4) Establishment of design criteria for minor and major storm drainage system components
  - (5) Provision for limiting erosion and sediment, and
  - (6) Cost estimates related to maintenance and operation where appropriate.
- .15 The Town shall pursue a comprehensive waste management plan to explore/continue the regionalization of Solid Waste Management and waste disposal alternatives. Emphasis on solid waste management shall include waste minimization principles with emphasis on organic waste diversion.
- .16 The Town of Grenfell will continue to work with organizations, agencies and adjacent Rural Municipalities in providing and enhancing effective waste management and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid and industrial wastes.



## Section 10: Transportation Networks

### 10.1 INTRODUCTION

Grenfell is located at the junction of the Trans-Canada Highway No. 1 and Highway No. 47. The Town's road network is comprised of local (residential), collector, and arterial streets, as well as Trans-Canada Highway infrastructure. Grenfell is located on the Canadian Pacific main rail line, an important piece in the transportation of goods.

### 10.2 OBJECTIVES

- *To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town.*
- *To ensure that the railway continues to provide vital services to the community while mitigating any negative impacts resulting from ongoing railway operations.*

### 10.3 POLICIES

- .1 Planned development shall minimize transportation-related expenditures in service provision by coordinating access points on Provincial roads and highways to minimize disruption to traffic flows. Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to highways, on municipal streets, roads or at existing intersections.
- .2 Protection or mitigation for loss of existing trees and planting of new trees will be required in a safe and visually appealing manner along streets, roadways and in open spaces associated with new development.
- .3 New roads will be planned and constructed with regard to land use and provision of suitable access. Property for road right-of-ways will be acquired through dedication or an agreement for purchase at the time of development or redevelopment of property.



#### **Railways**

- .4 The Town shall provide for efficient and effective land use transportation planning, including consultation with Canadian Pacific Railway, in order to reduce the potential for future land use conflicts and to provide appropriate protection for rail infrastructure.
- .5 The Town will monitor and explore opportunities to improve linkages across the railway to enhance both vehicular and pedestrian connectivity.



## Section 11: Sensitive Environment Areas

### 11.1 INTRODUCTION

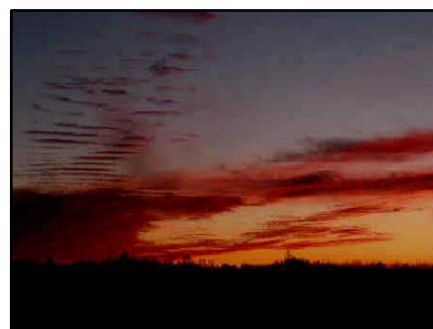
Drainage swales and natural vegetation exist throughout the Town, adding to the character of the community. These natural features are significant assets to the community that should be maintained and promoted; however, they do present challenges to future development that need to be carefully considered and managed.

### 11.2 OBJECTIVES

- *To acknowledge and protect natural, environmental features, and systems within the Town of Grenfell.*
- *To extend the responsibility for sound environmental management to property owners and developers.*
- *To discourage inappropriate development on land with potentially hazardous site conditions, general development constraints or environmental sensitivities as illustrated in the Future Land Use Map Appendix A.*
- *To protect development against the risks of flooding and other biophysical hazards.*
- *To protect ground and surface water resources from contamination, to ensure a safe supply of drinking water.*
- *To ensure storm water management practices and drainage infrastructure are well planned.*

### 11.3 POLICIES

- .1 Development will be directed to areas believed to be capable of supporting such development.
- .2 Natural areas and sensitive environmental area shall be identified and protected where human activities may create potential to stress the environment.
- .3 Environmentally sensitive lands in Grenfell should be protected as environmental reserve in accordance with *The Planning and Development Act, 2007* the *Environmental Assessment Act*, and the *Environmental Management and Protection Act, 2002*.



#### ***Flooding***

- .4 As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the floodway in the 1:500 year flood elevation of any watercourse or waterbody shall be prohibited.

- .5 As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or waterbody in the flood fringe shall be flood-proofed.
- .6 The Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas should be referred to the Water Security Agency for review prior to approval.

### **Hazard Lands**

- .7 The Town will ensure that the subdivision of land or the development of structures does not occur on hazard lands or, if applicable, occurs in accordance with specified mitigation measures. The developer shall be required to prove the suitability of the land proposed for development on the basis of environmental studies and soils reports prepared by qualified professionals.
- .8 The Town will ensure future development is consistent with the 457 metre lagoon setback, as per *The Subdivision Regulations, 2014* or a different setback as required by the Ministry of Environment.
- .9 Consideration of the Federation of Canadian Municipalities and Rail Association of Canada's *Guidelines for New Development in Proximity to Railway Operations* will be given to new developments in proximity to the rail line.

### **Water Protection**

- .10 The Town will ensure that development does not deplete or reduce the quality of water resources in the broader region and protect Grenfell's groundwater resources from contamination, by restricting development near source water.
- .11 The Town shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed. Storm ponds should be viewed an asset to the community and possible connection with trails, vegetation, etc. shall be encouraged.
- .12 Buffer strips should be maintained adjacent to watercourses and water bodies to allow for protection measures against erosion, sediment control and flood hazards. Wetlands shall be preserved for the benefit they serve as catchment basins for drainage.
- .13 Adequate surface water drainage will be required throughout the Town and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development in sensitive areas.
- .14 The Town may undertake a review of a storm water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas. New developments shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.



## Section 12: Future Urban Development

### 12.1 INTRODUCTION

Grenfell has sufficient land within its boundaries to accommodate growth; however, complementary development in the surrounding municipality will ensure the sustainability of the region.

### 12.2 OBJECTIVES

- To plan for the possibility of urban expansion with regards to infrastructure, future land use needs and other services.
- To promote the continuation of agricultural activities on lands located within the Town until the lands are needed for urban development.

### 12.3 POLICIES

- .1 To safeguard municipal services from incompatible land uses, areas suitable for development within the corporate limits of the Town not immediately required for urban development will be designated, in the Zoning Bylaw, as “Future Urban Development” district. The intent of the FUD-Future Urban Development District is to allow for agricultural uses to continue when the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand.
- .2 Future Urban Development Areas may include:
  - (1) Lands which are capable of a full range of utilities, but for which no overall area Concept Plan has been approved for the general area; or
  - (2) Lands which are not readily capable of being serviced with a full range of utilities, and for which no concept plans have been approved.
- .3 In order to facilitate an orderly and economic conversion, the zoning regulations on these lands should take into consideration the following criteria:
  - (1) Lands presently in agriculture use shall be retained for such use in the interim period;
  - (2) Agricultural activities will be of a type which will not create any unacceptable nuisance factors or hazard;
  - (3) The interim development of these lands shall be regulated in such a manner so as to facilitate an economic conversion to urban use, and
  - (4) Capital investment in buildings and structures shall be limited in order to minimize obstacles for future urban development.
- .4 The Town will cooperate with the surrounding Rural Municipality to address and resolve issues and concerns of mutual interest. Development and land use patterns which are adjacent to, or in proximity to, the corporate limits of the Town that may have negative effects on future urban design and/or densities that may hinder the Town’s expansion will be discouraged, or mitigated.
- .5 To ensure sufficient lands are available within the Town boundary, Council may, from time to time, seek to alter the Town boundaries to provide for orderly development in accordance with





the development policies contained in this OCP. Sufficient lands are deemed to exist within the Town if they should accommodate future development for a period of 20 years and if they can be serviced in a practical, cost-effective manner.

### ***Implementation***

This zoning designation will be applied as the interim zoning to all land with Future Urban Development potential within the corporate boundaries of the Town of Grenfell.

FUD – Future Urban Development District

## Section 13: Implementation

### 13.1 INTRODUCTION

Plans are only as good as their implementation. Action plans provide guidance and a framework for ongoing dedication through municipal influence and community engagement to fulfill this Plan's objectives.

### 13.2 MAKING THINGS HAPPEN



Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next several years. This Section ensures that planning is sensitive to local conditions in specific locations of the Town, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Plan, a clear plan of action or implementation strategy is required. Action items should be reviewed regularly to monitor progress and to determine if changes are required.

### 13.3 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the district, the Plan gives direction to the community and Council on their day-to-day decision-making. The Plan's land use policy areas illustrated on the Future Land Use Map in Appendix A provide geographic references for the municipality's policies. If the municipality is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- Municipal bylaws and public works will conform to this Plan;
- The decisions and actions of Council and staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan; and
- Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

### 13.4 THE FUTURE IS A SHARED RESPONSIBILITY

A community is successful when all sectors cooperate with their time, effort and resources to enhance the quality of life in the greater community or district. The Town can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in managing business diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available in the Town. To achieve the goals and objectives of this Plan, the Town will advocate for provincial partnerships and technical assistance to deliver services and programs for sustainable agricultural, economic, and community development.





## Section 14: Administration

### 14.1 INTRODUCTION

This Section outlines the variety of traditional tools the municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of subdivision, zoning bylaws, servicing agreements, development levies and review processes to ensure that the Plan is effective over the long term.



### 14.2 DEFINITIONS

The definitions contained in the Town of Grenfell's Zoning Bylaw shall apply to this Official Community Plan.

### 14.3 ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Plan that is inconsistent or at variance with the proposals or policies set out in the Plan.



By setting out goals, objectives, and policies, the Plan will provide guidance for the Municipalities in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the will be achieved.

The application of the Plan policies is illustrated in the Future Land Use Map provided in Appendix A. This map is intended to illustrate the locations of the major land use designations within the municipality. The Future Land Use Map should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The Land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

This Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

### 14.4 ADOPTION OF MUNICIPAL ZONING BYLAWS

*The Planning and Development Act, 2007* requires the municipality to adopt a Zoning Bylaw in conjunction with the Official Community Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the municipality. In addition, the

Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

- The Zoning Bylaw must generally conform to the Official Community Plan and future land use and development shall be consistent with the goals and objectives of this Plan;
- Future development will avoid land uses conflict and meet minimum standards to maintain the amenity of the municipality;
- Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone;
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- Undue demand shall not be placed on the municipality for services, such as roads, parking, water, sewers, waste disposal, and open space; and
- The objectives and policies in the Official Community Plan provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw provides the municipality with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements, and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards prescribed by the municipalities from time to time.



To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this Plan. In considering a Zoning Bylaw or an amendment, the municipality should refer to the policies contained in the Plan and the Future Land Use Map Appendix A, to ensure that the development objectives of the municipality are met.

#### **14.5 CONTRACT ZONING AND DIRECT CONTROL DISTRICTS**

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

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

## 14.6 CONCEPT PLANS

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of infrastructure services;
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

## 14.7 COMPREHENSIVE DEVELOPMENT REVIEWS

A comprehensive development review shall be completed by any person proposing to rezone, subdivide, or re-subdivide land for multi-parcel country residential, commercial or industrial purposes. The purpose of this review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following topics:

- Proposed land use(s) for various parts of the area;
- The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- The location of, and access to, major transportation routes and utility corridors;
- The provision of services respecting the planning for future infrastructure within the municipality;
- Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- Appropriate information specific to the particular land use (residential, commercial or industrial); and
- Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the municipality's road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

## 14.8 EXISTING AND NON-CONFORMING USES

Where land use is designated in the Plan and differs from existing use, the existing use will be allowed to continue as a non-conforming use. However, any redevelopment of the parcel of land or expansion of the conforming use will be required to comply with the land use designated in the Plan, unless otherwise approved by Council under the provisions for non-conforming uses in the particular Zoning Bylaw.

## **14.9 DEVELOPMENT LEVIES AND AGREEMENTS**

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

## **14.10 SERVICING AGREEMENTS**

Council may establish fees for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision.

Where Council requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A servicing agreement will be required unless there are no services or offsite levies required for a subdivision. The requirements, conditions and fees may vary depending upon service needs.

## **14.11 SUBDIVISION PROCESS**

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in this municipality. In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the municipality before submitting a subdivision proposal to Government Relations. The municipality:

- Provides comments on all subdivision applications within the municipality.
- Has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the municipality's development policies, and to ensure that subdivisions contribute to achieve the long-term goals of the municipality.

## 14.12 MONITORING PERFORMANCE

### Review

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

The Plan must be kept up to date to ensure that the document will deal with the real development issues facing the municipality and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the municipality.



### Amendment

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





# Appendix A Future Land Use Map



## Appendix B Infrastructure Capacities

### Town of Grenfell Infrastructure Capacities

<b>POPULATION</b>	1,070 (SHSP 2013) and 1,100 (2016 Census) Assuming a moderate growth rate 0.5%, a population of 1,240 is possible by 2040.
<b>CONNECTIONS</b>	334 based on 3.2 persons per businesses and residences. Average water demand 288 litres/day = 325 m <sup>3</sup> /day Peak day = 905 m <sup>3</sup> /day
<b>WATER SUPPLY</b>	Well supply = 986 m <sup>3</sup> /day (new well) Raw water line 4,000 m <sup>3</sup> /day (doubles capacity)
<b>SURPLUS CAPACITY</b>	1,972 m <sup>3</sup> /day = 6,500 persons on both wells and 3,250 persons on one well.
<b>ANNUAL WATER TREATMENT</b>	WTP – 54.5 m <sup>3</sup> /hr. = 327m <sup>3</sup> /day (6 hour day) 1,199 m <sup>3</sup> /day (22 hour day) New RO system will have to be further evaluated by engineer to determine increase in capacity.
<b>WATER STORAGE</b>	1,015 m <sup>3</sup> which gives required 2 day storage plus 1 hour fire flow of 64 litres/s (241.2 m <sup>3</sup> )
<b>SURPLUS CAPACITY</b>	WTB – 3,950 persons approximately 2,880 more persons. Water reservoir - 124 m <sup>3</sup> + another 430 persons
<b>SOLID WASTE MANAGEMENT TRANSFER STATION-LANDFILL</b>	Need further information
<b>CURRENT ENGINEERING STUDY</b>	See plans
<b>PUBLIC WELLS OR WELL-HEADS</b>	Recently upgraded
<b>WATER LINES / UTILITIES</b>	Old raw water line could be used to service other areas
<b>LAGOONS</b>	Primary cell – 4.66 hectares = 1,815 persons (745) more persons Secondary cell – 849 m <sup>3</sup> + 1,988 persons (918) more persons

**Source:** *Town of Grenfell*

## Town of Grenfell – Engineering Assessment

### Population:

The current population of Grenfell is 1,070 persons based on 2013 Saskatchewan Health data. Assuming an annual growth rate of 0.5% the projected population for Grenfell in the year 2040 is 1,240 persons. We will use these numbers in assessing Grenfell's current infrastructure capacities.

### Connections:

Assuming 3.2 persons per household, there are approximately 334 residences in Grenfell. If the population grows to 1,230 persons this translates to approximately 384 residences (an increase of 150 residences).

### Water Demand, Supply, Treatment & Storage:

Assuming an Average Daily Water Demand of 300 L/cap/day translates into a current total demand of 325 m<sup>3</sup> per day. Using a peak factor of 2.4 gives a peak day requirement of 780 m<sup>3</sup>. In 2040, the projected average and peak day demands are 370m<sup>3</sup>/day and 890 m<sup>3</sup>/day respectively.

The water system consists of a decommissioned surface water supply and two wells. The original well was constructed in 1981 and has a capacity of 986 m<sup>3</sup>/day. A new well was recently completed to provide redundancy. We don't have the well test records, but assuming it was drilled into the same aquifer we can assume at least the same flow rate of 986 m<sup>3</sup>/day providing more than sufficient capacity for Grenfell's projected growth.

The 200 mm PVC raw water line from the wells has a capacity of 4,000 m<sup>3</sup>/day.

The Water Treatment Plant can process 327 m<sup>3</sup>/day assuming a 6-hour day. If the plant was operated for 24 hours, it would be able to treat 1200 m<sup>3</sup>/day. A new RO system was installed which may have affected the treatment rate though not likely.

Guidelines for water storage are two average day demand plus one hour of fire flow at 67 L/s. This calculates to 980 m<sup>3</sup> storage requirement at full growth. The reservoir has a capacity of 1,015 m<sup>3</sup> which is sufficient.

In summary, Grenfell's water system is in good shape and has sufficient capacity for the projected growth. If growth rates jump or a significant industrial user connects to the system, then the growth rates and capacity of the system should be reviewed at that time.

### Effluent Disposal:

The primary cell has an area of 4.66 ha which provides a treatment capacity for 1,815 persons (585 more than the projected growth requirement). The secondary cell has a storage capacity of 84,900 m<sup>3</sup> which provides sufficient storage for 1988 people for 180 days. This is 758 persons more than the projected growth requirement.

In summary, Grenfell sewage treatment system is in relatively good shape to accommodate the projected growth. This could change if a high sewage generator such as an ethanol plant or food processing plant connects to the system.

The Public Works Director mentioned that there were no issues with both the water distribution and sewage collection pipe systems. Some areas are prone to surcharging in wet weather which contributes

to infiltration and reduces the treatment and storage capacity of the lagoon system, but this is common in every community. A large percentage of the water (150 mm AC) and sewer (200 mm VCT) mains were installed in the 1950's and 1960's. They are likely approaching the end of their design life and the Town should look at an annual replacement program in conjunction with a road rehab project.

**Infill Areas:**

The Town should look at infill areas as the first areas of growth. Two specific areas were identified other than individual lots. An area located on Black Avenue just west of Garnet Street looks to be the most cost effective since there are serviced lots already located on the north side of the street. Servicing this area would require lot services and rehab of the street, an estimate of \$275 K for approximately 10 lots. A higher density development would also be a good use for this area.

The other infill area is the extensions of Athabaska and Assiniboia Avenues to Highway 47 and the adjoining side streets. The sewer system would have to connect at the corner of Pacific Street and Alberta Avenue which has a invert depth of 4.05 m and could likely service the entire 32 acre area. Connecting to other points would require fill. An estimated cost of \$6.4 M to provide all the underground and surface works services approximately 128 lots.

These two areas alone are sufficient to provide for the projected growth for Grenfell especially if higher density developments are encouraged.

**Future Growth Areas:**

Residential area located east of the lagoons - This area is constrained by the 300 buffer required by the WSA and the drainage run bisecting it through the middle. WSA is trying to implement a 600 m guideline which almost covers this entire area. This area would also require a lift station or a significant amount of fill. Short extensions are possible on Alice Street or Anderson Street N that could service approximately 20 lots without the need for a lift station.

Residential area located east of Highway 47 and north of the tracks - This area also requires a lift station.

Residential area located east of Highway 47 and south of the tracks - This area also requires a lift station or businesses could install a septic tank.

West Highway Commercial located between the tracks and Highway No. 1. - This area requires a lift station or the businesses could install a septic tank, low-pressure sewer system similar to the Ministry of Highways shop. Another option would be to run a sewer line from Lake Street and Athabaska Avenue, which could service another 40 acres located south of the lagoons, north of the tracks. This could be either residential or commercial. This main could relieve some of the surcharging and service part of the golf course area. An estimated cost of \$10 M is needed to provide full level of servicing for these two areas.

Highway No. 1 South –located south of Highway No. 1. This area could use the old raw water line to provide water. The stubs at Garnet Street or Anderson Street could be used to connect a force main that will have to cross Highway No. 1. A lift station is required or alternatively, a low-pressure system could be developed. An estimated cost of \$10 M is needed to provide full level of servicing to this area. A lower level of service would be significantly less cost.



# Appendix C Sample Development Proposal

**BERLIN DEVELOPMENTS LTD.**

Proposes

**HEIDELBERG ESTATES**

**MULTI-PARCEL DEVELOPMENT**

A Complementary Phase of Hamburg Estates Phase IV

Submission

Prepared for Town of Grenfell



## HEIDELBERG ESTATES MULTI-PARCEL DEVELOPMENT

### INTRODUCTION

This report is intended to express our client's interest in developing a quality high-density country-residential development within the Town of Grenfell. This development would consist of the Development of Lot 1 of Block 2 of the NW XX-XX-XX-W2nd, to provide a total of 44-45 new residential sites within a planned unit development under condominium ownership on a 20 acre parcel.

In 1994 Berlin Developments Ltd. initiated a country residential proposal known as Hamburg Estates. That initiative was proposed in response to a perceived need in the market place for high-end estate living. To date this development is over 80% sold.

Throughout the development process of estate lots, many clients expressed strong interest in an adult oriented residential condominium project which would complement the urban/rural acreage development by Berlin Developments Ltd.

### PROPOSAL SUMMARY

This initiative proposes to develop subdivided Lot 1 of Block 2 which is 20 acres into 44-45 single residential dwelling units in a planned unit development under condominium ownership. The market targeted would be adult oriented, with housing in the neighbourhood of \$300,000 - \$400,000 per unit. However, marketing will not be limited to this cross-section of the market as the need for even more affordable quality homes is recognized by Berlin Developments Ltd. Development control guidelines would be in place to address construction deadlines, minimum square footage, fencing, architectural controls, and other measures as deemed appropriate as in all Berlin Developments Ltd. A full provision of services is proposed, including surfaced internal roads, utilities and other amenities as required by this market. This would involve the provision of full water service, along with off-site waste management, a landscaping and drainage plan, lighting, common grounds, facility development, garbage removal, and all other amenities common to similar development in other urban centres.

With the exception of an increase in traffic on XXXX Avenue, little demand will be added to municipal services. Impacts of development are minimized by the following:

- *Water connection would be to the existing Town of Grenfell water line (subject to Town approval);*
- *Development of a sewage lagoon and sewage removal system would be undertaken and maintained by the developer;*
- *Power, gas and telephone lines exist in close proximity to the proposed sites;*
- *Internal roads would be surfaced, built to municipal standard; and*
- *The proposed subdivisions are on the existing garbage collection and haul route and convenient for similar solid waste removal weekly as in the balance of the Town.*

Development of the residences and site would be undertaken by Berlin Developments Ltd.

### MARKET ASSESSMENT

Within the WaterWolf region there exists a sizeable population of the upper income 55+ age group. Within this group there exists considerable demand for estate living experience. However, this group is

not willing to forego the conveniences of urban amenities and expects a higher level of service than the rural acreage resident. The large numbers of individuals who have expressed interest in this type of development are those who either feel that a rural acreage home requires too much work or are dissatisfied with high density urban condominium developments.

Developments catering to this market must combine a country residential atmosphere with the high level of amenities required. These amenities include quality potable water and sewage handling, good local roads, a sense of community, local natural amenities and space, while at the same time in close proximity to the City of Saskatoon less than one hour away, all amenities presently provided for in Hamburg Estates.

The minimum 50' x 110' individual parcel size has been selected primarily in response to market demand and experience with urban developments. Second only to the level of services offered, the lot size is the second most important consideration for those interested in country residential living. The response by this age group has created a demand for a large enough lot to provide a minimum 1,200 square foot bungalow with garages for vehicle R.V. parking area while retaining a manageable individual yard for landscape and patio amenities.



Another aspect of this market is a strong preference for a **'sense of community'**, which is even stronger than in the previous Hamburg Estates Developments. Subdivisions that project a sense of community tend to sell quicker, experience a significantly slower turnover rate, and are generally better maintained properties.

Given these market characteristics and continued housing demand, it is important to note that this location has proven to be extremely attractive. No other residential developments exist that offers such an appealing location close to the City of Saskatoon, in a strong urban centres, golf courses, medical facilities, recreation and shopping, etc.

## **PROPOSED IMPROVEMENTS**

The following development controls and improvements are proposed for this development:

- *Potable water will be provided through a connection to Municipal water;*
- *Sewage will be handled by an internal collection system with an off-site lagoon to be maintained by the developer and located the appropriate distance as per Saskatchewan Health and Sask Environment regulations;*
- *Internal roads will be Surfaced or Double chip sealed and built to municipal standard and will include individual access;*
- *Each individual building parcel will be serviced by power, natural gas, telephone, and cable;*
- *Architecturally controlled fencing will be installed required around the property;*
- *Landscaping and common recreation and amenity space will be done by Berlin Developments Ltd. which will accentuate the rural feeling and also provide a common recreation centre and games area;*

- *Surfaced R.V. parking; and*
- *Minimum dwelling size shall be as follows:*

**TABLE C2A: MINIMUM DWELLING SIZE**

HOUSE TYPE	PHASE
Bungalow	1,200 Ft <sup>2</sup>
Bi-Level	1,200 Ft <sup>2</sup>
Split	1,200 Ft <sup>2</sup>
Two-Storey	1,600 Ft <sup>2</sup>

- *All housing will be single detached dwellings, architecturally controlled;*
- *All dwellings will feature a minimum two car attached garage;*
- *Vinyl siding or stucco will be a minimum requirement; and*
- *Accessory buildings will require Developer approval.*

**PROJECT PHASING**

**TABLE C2B: PROPOSED DEVELOPMENTS**

(Subject to Official Community Plan and Zoning Bylaw Review and Amendments)

DEVELOPMENT PHASE	PROPOSED DATE
Development Approval	Summer 2010
Lot Sales	Post Approval
Road Grading/Street Surfacing	Summer 2010
Power, Natural Gas (to each lot)	Summer 2010
Water Connections	Summer 2010
Sewage Lagoon and System Construction	Summer 2010

The cost of tying each residence into power and natural gas, water and sewer and cable and telephone will be included in the purchase price.

## IMPACT ASSESSMENT

It is anticipated that given the location, proximity to amenities, and services, impact to the Town of Grenfell and adjacent land owners will be positive, as the hard surface road development on XXXX Avenue has mitigated concerns over dust and improved adverse weather road conditions.

The parcel of land involved is Class 4 land. This land has severe limitations that restrict the range of crops that can be grown. This is primarily due to the sandy structure of the soil. Much of the land proposed is covered with poplar and aspen bluffs, which are ideally suited to country residential development and in fact will be incorporated in the design.

In addition, Berlin Developments has recognized the need to utilize land efficiently and the negative impact of consuming large tracts of rural land. Therefore, it was felt that this concept would utilize part of an existing developed area. We also recognize the innovative concept will require a review of the existing Official Community Plan and Zoning Bylaw provisions. In addition, we recognize the need to participate in public consultation with all affected stakeholders and the adoption of a structure and / or concept plan for the area.

The proximity to major amenities for this market niche is excellent, as several golf courses are located nearby - along with proposed on-site recreational amenities in a country setting, and convenient surface access to Highway No. 1.

It is anticipated that XXXX Avenue will carry the vast majority of traffic from the residential development. The convenience of using XXXX Avenue to Heidelberg Estates households is anticipated to be high, given the short travel distances involved and the route's superior road design and snow removal services.

The developers will be building the residences to ensure quality and compatible development. Development would occur within one year, thus ensuring an orderly and timely rate of development.

Any required municipal servicing and development agreements will be entered into in order to clearly define areas of responsibility.

Any municipal reserve requirements will be addressed to the Municipality. In addressing the Official Community Plan requirements, the following separation distances and uses have been respected, including separation from:

- *Intensive livestock operations;*
- *Hazardous industry;*
- *Rural industrial zone;*
- *Sewage lagoon sites; and Solid waste disposal sites.*

No development will be allowed on lands with:

- *High aggregate potential;*

- *Designated as conservation areas;*
- *Significant wildlife habitat;*
- *Cultural or historic significance;*
- *On environmentally sensitive areas;*
- *High agricultural capability; and*
- *Natural Hazard conditions.*

## **MARKETING STRATEGY**

Berlin Developments Ltd. will use its proven marketing strategy which consists of:

- *A prominent sign on the corner of the development;*
- *A sales office will be open adjacent to Berlin Developments' principal residence. The sales office/show room will be staffed from 1 p.m. to 5 p.m., seven days per week during peak seasons;*
- *A visual rendering in the show home will outline the proposed development in its fully developed stage;*
- *Brochures and advertising as in all Berlin Developments;*
- *Individual signs will be erected on site indicating relevant information;*
- *Financing for individual purchasers will be made available;*
- *A broad promotion campaign involving television, radio and print media will continue;*
- *Sales would be open to members of the area Real Estate Board's multiple listing service; and*
- *Refunds will be provided if construction is not initiated within one year.*

## **LAND USE POLICY AND ZONING IMPLICATIONS**

It is recognized that this development scenario is new to the Town of Grenfell; however, similar developments have been undertaken around the Cities of Saskatoon, Winnipeg and Calgary. This particular development would require amendments to the policy plan; however, the basic intent of accommodating multi-parcel residential uses would seem compatible. The issue of densities and site sizes would require change. This development would be ideally suited to the use of 'Direct Control District' or 'Contract Zoning' provisions. As in other developments, a suitable contract zoning, servicing, and development agreement could be developed to protect all parties.

The condominium ownership issue should not affect land use considerations, however, would serve to enhance the option for an 'organized hamlet' process for the Hamburg Estates area. The concept of providing higher density and high recreational amenity development, while at the same time retaining a rural emphasis, is not inconsistent with the multi-parcel higher density provisions of the Official Community Plan.

In addition, by incorporating this proposal into an existing development, it would not be inconsistent with separation distance provisions.

## SERVICING COSTS

Servicing costs have been prepared and illustrated below in both summary and detailed formats. The cost estimate was based on the assumption that the water supply system would entail the construction of a distribution system connected to the Municipal water service on XXXX Avenue presently ending at the Hamburg Estates, and the construction of an entirely independent sanitary sewer system with the acquisition of land for a sewage lagoon, north of the development.

The servicing costs reflect the expected level of service for such a development. Landscaping plans and costs have not been included in the proposal at this time as the layout will be modified to address the natural environment.

Table C2C: Summary Cost Estimate	
WATER DISTRIBUTION	\$70,760.00
SANITARY SEWER	\$62,320.00
SANITARY FORCEMAIN & LIFT STATION	\$94,240.00
BUILDING SERVICES	\$40,370.00
WATER SUPPLY LINE	\$95,000.00
SEWAGE LAGOON	\$230,000.00
ROUGHGRADING	\$14,700.00
ROAD CONSTRUCTION	\$148,830.00
UTILITIES (TELEPHONE, ELECTRIC, GAS)	\$99,000.00
STREET LIGHTS	<u>\$22,400.00</u>
SUB-TOTAL SERVICING	\$877,620.00
ENGINEERING AND CONTINGENCY (15%)	<u>\$131,380.00</u>
TOTAL DEVELOPMENT COST	<b>\$909,000.00</b>

Note: Does not include cost of access road to lagoon.

TABLE C2D: DETAILED COST ESTIMATE

Water Distribution System	150 diameter Water main	835 x \$56.00	\$46,760.00
	Fitting, Bends and Valves	L.S.	\$5,000.00
	Hydrant c/w Tees, Leads and Thrust Blocks	6 each x \$2,500.00	\$15,000.00
	Tie in to Proposed Water Supply Line	L.S.	\$1,000.00
	Pressure Test		<u>\$3,000.00</u>
	<b>Sub- Total Water Distribution System</b>		
Sanitary Sewer System (Based on 3.5 - 4 metre depth)	200 diameter PVC	760 L.M. x \$57.00	\$43,320.00
	Manholes (complete with bases, barrels, frames and covers)	8 x \$2,000.00	\$16,000.00
	Television Inspection	L.S.	<u>\$3,000.00</u>
	<b>Sub- Total Sanitary Collection System</b>		
Sanitary Force Main System	Sewage Pumping Station	L.S.	\$65,000.00
	Tie in to Pumping Station		\$1,000.00
	100 mm Sewage Force Main	765 L.M. x \$26.00	\$19,890.00
	Pressure Test	L.S.	\$3,000.00
	Fittings	L.S.	\$300.00
	Air Release Valve	1 Each	\$500.00
	Roadway Crossing (by Coring Method)	25 L.M. x \$130.00	\$3,250.00
	Chain Link Fencing for Pumping Station	L.S.	<u>\$1,300.00</u>
	<b>Sub- Total Sewage Force Main System</b>		

Building Services	19 mm Copper	440 L.M. x \$14.00	\$6,160.00	
	Fitting (main stop, curb stop, curb box and rod and marker)	44 Each x \$160.00	\$7,040.00	
	Sanitary Services 150 mm PVC	435 L.M. x \$40.00	\$1,750.00	
	Sewer Fitting (saddle & plugs)	Saddle 44 Each x \$40.00	\$660.00	
	Trenching and Compaction	440 L.M. x \$40.00	\$17,600.00	
<u>Services to Recreation Centre</u>				
	Water (50 mm PE) Service	40 L.M. x \$5.00		
	Fitting (main stop, curb stop etc)	L.S.		
	Sanitary (150 PVC) Service	40 L.M. x \$10.00		
	Sewer Fittings (saddle & plugs)	Saddle - 1 Each		\$35.00
		Plug - 1 Each		\$15.00
	Trenching and Compaction	40 L.M. x \$40.00	<u>\$1,600.00</u>	
	<b>Sub- Total Building Services</b>			<b>\$40,370.00</b>
Water Supply Line	(150 HDPE) (1,900 Metres Length)	1,900 L.M. x \$50/m	<u>\$95,000.00</u>	
	<b>Sub-Total Water Supply Line</b>			<b>\$95,000.00</b>
Sewage Lagoon Construction	1 L.S.		<u>\$230,000.00</u>	
	<b>Sub- Total Sewage Lagoon Construction</b>			<b>\$230,000.00</b>
Rough Grading	44 Homes x \$300.00/Lot		\$13,200.00	
	1 Centre x \$1,500.00		<u>\$1,500.00</u>	
	<b>Sub- Total Rough grading</b>			<b>\$14,700.00</b>



Road Construction	Topsoil Stripping	13,500 m x \$0.60	\$8,100.00
	300 diameter C.S.P. Culverts Installation	40 L.M. x \$80.00	\$3,200.00
	Common Excavation	10,000 m <sup>3</sup> x \$2.50	\$25,000.00
	Sub grade Preparation	7,500 m <sup>2</sup> x \$0.50	\$3,750.00
	150 mm Sub base	7,400 m <sup>2</sup> x \$2.80	\$20,720.00
	150 mm Base	7,000 m <sup>2</sup> x \$5.00	\$35,000.00
	Asphalt Primer	6,500 m <sup>2</sup> x \$0.50	\$3,250.00
	50 mm Hot Mix Asphalt	6,500 m <sup>2</sup> x \$6.00	\$39,000.00
	Manhole Adjustment c/w Slurry Mix Backfill	8 Each x \$450.00	\$3,600.00
	Valve Adjustment c/w Slurry Mix Backfill	7 Each x \$250.00	\$1,750.00
	Finish Grading of Topsoil Seeding	6,400 m <sup>2</sup> x \$0.65	<u>\$5,460.00</u>
	<b>Sub- Total Road Construction</b>		
Utility Servicing to 45 Units	SaskTel (\$400/Lot), SaskPower (\$300/Lot), SaskEnergy, (\$500/Lot)		<u>\$99,000.00</u>
	<b>Sub- Total Utility Servicing</b>		<b>\$99,000.00</b>
Street Lights		16 x \$1,400.00	<u>\$22,400.00</u>
	<b>Sub- Total Street Lights</b>		<b>\$22,400.00</b>