

# Village of Bulyea

## Official Community Plan



2015

**THE VILLAGE OF BULYEA**

**Official Community Plan BYLAW NO. 11/15**

1. Pursuant to Section 29 of *The Planning and Development Act, 2007*, the Council of the Village of Bulyea hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Village Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Read a second time this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

Read a third time and passed this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

\_\_\_\_\_  
MAYOR

SEAL

\_\_\_\_\_  
ADMINISTRATOR

# THE VILLAGE OF BULYEA

## OFFICIAL COMMUNITY PLAN

### SCHEDULE "A" to BYLAW NO. 11/15

---

MAYOR

SEAL

---

ADMINISTRATOR

---

Lenore Swystun, MCIP, RPP  
Professional Planner

---

Samantha Mark, MCIP, RPP  
Senior Regional and Community Planner

## TABLE OF CONTENTS

SECTION 1: INTRODUCTION .....	3
<b>1.1 Purpose</b> .....	3
<b>1.2 Authority and Mandate</b> .....	3
<b>1.3 Planning Principles</b> .....	3
<b>1.4 Welcome to the Village of Bulyea</b> .....	4
<b>1.5 Format of the Plan</b> .....	5
SECTION 2: COMMUNITY VOICE – VISION AND GOALS.....	7
<b>2.1 Community Engagement Process</b> .....	7
<b>2.2 Foundations for Success</b> .....	7
<b>2.3 Village of Bulyea Community Vision</b> .....	8
<b>2.4 Goals for the Village of Bulyea</b> .....	9
Section 3: General Policies for New Development .....	10
<b>3.1 General Development Land Use Policies</b> .....	10
<b>3.2 Community and Social Priorities</b> .....	11
<b>3.3 Infrastructure and Transportation Networks</b> .....	13
<b>3.4 Residential</b> .....	17
<b>3.5 Community and Recreational Services and Amenities</b> .....	19
<b>3.6 Heritage and Cultural Resources</b> .....	22
<b>3.7 Natural Resources and Environmental Sustainability</b> .....	23
<b>3.8 Community Economic Development and Tourism</b> .....	25
<b>3.9 Future Urban Development and Inter-Municipal and Governmental Cooperation</b> .....	29
Section 4: Administrative Tools .....	32
<b>4.1 Action Planning</b> .....	32
<b>4.2 This Plan Guides Action</b> .....	32
<b>4.3 The Future is a Shared Responsibility</b> .....	32
<b>5.1 Planning Tools</b> .....	33
<b>5.2 Definitions</b> .....	33
<b>5.3 Adoption of the Official Community Plan</b> .....	33
<b>5.4 Contract Zoning</b> .....	33
<b>5.5 Concept Plans</b> .....	34

**5.6 Comprehensive Development Review** ..... 34

**5.7 Special Studies** ..... 35

**5.8 Public Works** ..... 35

**5.9 Design Standards and Guidelines** ..... 35

**5.10 Development Levies and Agreements** ..... 35

**5.11 Servicing Agreements**..... 36

**5.12 Subdivision Process** ..... 36

**5.13 Monitoring and Performance** ..... 36

Appendices..... 38

Appendix “A” – Village of Bulyea Future Land Use Map ..... 39

Appendix “B” – Village of Bulyea Reference Maps..... 40

Appendix “B1” – Community, Park and Recreational Amenities..... 40

Appendix “B2” – Health, Safety and Emergency Services ..... 41

Appendix “B3” – Potential Flood Prone Areas..... 42

Appendix “B4” – Heritage Buildings and Historic Places of Interest ..... 43

Appendix “B5” – Heritage Sensitive Lands ..... 44

Appendix “B6” - Transportation Hierarchy ..... 45

Appendix “B7” – Sewage Collection System..... 46

Appendix “B8” – Water Distribution System ..... 47

Appendix “B9” – Bedrock Surface Geology and Water Wells..... 48

Appendix “B10” – Pipelines and Utility Right of Ways ..... 49

Appendix “C” – Infrastructure Capacities ..... 50

Appendix “D” – Village of Bulyea Action Plan Table ..... 51

## SECTION 1: INTRODUCTION

### 1.1 Purpose

The Official Community Plan, herein after referred to as the “Plan” is adopted by the Village of Bulyea, in accordance with *The Planning and Development Act, 2007*, to provide a framework of goals, objectives, and policies to guide the management of land use, along with future development within the Village limits. This Plan is designed to assist decision makers in securing the future and current goals of the community of Bulyea while ensuring that development takes place in an orderly manner, balancing the environmental, social, physical, and economic needs of the community.

### 1.2 Authority and Mandate

Section 32 of the Act states that an Official Community Plan must incorporate applicable provincial land use policies and *Statements of Provincial Interest* with respect to:

- ◆ Sustainable current and future land use and development in the municipality;
- ◆ Current and future economic development;
- ◆ The general provision of public works;
- ◆ The management of lands that are subject to natural hazards, including flooding, slumping, and slope instability;
- ◆ The management of environmentally sensitive lands;
- ◆ Source water protection; and
- ◆ The means of implementing the Plan.

An Official Community Plan may also include:

- ◆ Statements of policy regarding sustainable current and future land use and development in the municipality;
- ◆ Policies regarding the coordination of municipal programs relating to development;
- ◆ Policies regarding the use of dedicated lands;
- ◆ Concept plans, pursuant to the Act;
- ◆ A map or series of maps that denote current or future land use or policy areas;
- ◆ Any other statements of policy relating to the physical, environmental, social, or cultural development of the municipality that Council considers advisable; and
- ◆ Policies that address the coordination of land use and development, future growth patterns, and public works with adjacent municipalities.

### 1.3 Planning Principles

The following planning principles provide a context for decision making and were considered in the development of this Plan which recognizes the Statements of Provincial Interest:

- ◆ *Comprehensive and Sustainable* planning requires land use plans and development decisions to consider economic, social, cultural, and environmental needs of communities and regions for present and future generations.
- ◆ *Responsive and Sensitive* planning recognizes the importance of stakeholders and the contribution that they bring throughout the planning process.
- ◆ *Respectful and Balanced* planning provides an atmosphere of mutual respect and encourages discussion that balances the interests of all stakeholders in the management of common provincial resources and the development of economic, social, cultural, and environmental opportunities.
- ◆ *Efficient and Effective* planning considers the orderly and beneficial development of land uses, infrastructure and community services to ensure public safety, to meet the needs of the community and to be consistent with strategic planning at the provincial level.
- ◆ *Informed and Innovative* planning is based on relevant information and expected implications of making land use development decisions and considers innovative solutions to planning challenges.
- ◆ *Cooperative* planning maximizes the use of human and material resources across regions and involves individuals, municipalities, First Nations and Métis people, and provincial agencies as they work together toward a common vision to manage the economic, physical, social, cultural and environmental aspects of their communities and regions.

#### 1.4 Welcome to the Village of Bulyea

The Village of Bulyea is a community of approximately 102 people<sup>1</sup>, located in the Rural Municipality of McKillop No. 220 providing services to a much larger area. It is located 72 kilometres (km) from the City of Regina, 13 km from the Town of Strasbourg, and 15 km from the Village of Earl Grey. Last Mountain Lake resides in the region which includes the Regional Park of Last Mountain Lake and Rowan Ravine’s Provincial Park.

There is a great sense of community in the Village. Bulyea’s close proximity to other centres and services makes it an attractive place for families and seniors to call the Village their home. There is a Kindergarten to Grade 6 school, curling rink and skating rink, community hall, ball diamonds, hardware store and gas station, computer services and more. The hardware store is an asset and draws people into Bulyea from resort and surrounding communities.



<sup>1</sup> Census of Canada. (2011). Community Profile. [2011 Data Products]. Retrieved from E-STAT <http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>

The cultural diversity in the Village continues to expand and this is something the community wants to celebrate. In the future maintenance, enhancements and some expansion is in the community’s vision, goals and policies as reflected in this Plan.

### 1.5 Format of the Plan

The Village of Bulyea Official Community Plan is divided into five (5) major parts:

<b>Section 1</b>	An introduction to the Official Community Plan, providing some general background information and guidance.
<b>Section 2</b>	Community voice and engagement process. The vision and goals of the Village are included.
<b>Section 3</b>	Land use policies to guide the overall use, planning and development of land in all areas of the community.
<b>Section 4</b>	Introduction to action planning as a means of implementing the Official Community Plan.
<b>Section 5</b>	Implementation, action planning, and administrative tools and legislative supports available for Council to administer the Official Community Plan are highlighted.

The **policies** of the Plan are action statements intended to address particular issues and advance the Village towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in this Plan.

**Future Land Use Map:** One of the key aspects of the Plan is to provide an overall future land use and development concept for the Village of Bulyea. The Future Land Use Map (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and human made features.

- ◆ **Residential** – reflects existing areas of residential development, land subdivided for residential development, and land intended for future residential growth.
- ◆ **Commercial** – reflects existing and future areas of commercial development.
- ◆ **Industrial** – reflects existing and future areas of industrial development.
- ◆ **Community Service** – reflects existing major institutional uses, recreational uses and public works. The use may occur in any area where it is compatible with adjacent uses. This designation is typically reserved for Village amenities.
- ◆ **Future Urban Development** – applies to land that may not be responsibly or feasibly developed without substantial infrastructure expansion or the prior development of other lands. Existing uses will be provided for, however, no additional development is permitted that may jeopardize the future development of the land for urban uses. Generally, land will be removed from this designation after completion of appropriate infrastructure and approval by Council.

**Reference Maps:** The series of reference maps attached in Appendix “B” provide supplementary information. All Reference Maps are approximate and are subject to change. Reference Maps are conceptual only and should not be used to make site specific decisions.

**Action Plan:** To achieve the goals set out in the Bulyea Official Community Plan, a clear plan of action or implementation strategies is required. An action plan table for the Village has been included in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the community achieve its goals outlined in the Plan.

## SECTION 2: COMMUNITY VOICE – VISION AND GOALS

Community engagement played an important role in the creation of the Village of Bulyea Official Community Plan. Local wisdom and experience was used to write the vision, goals and policies for the Village. A number of local and regional community members, business owners and other stakeholders participated in meetings and data collection sessions.

### *2.1 Community Engagement Process*

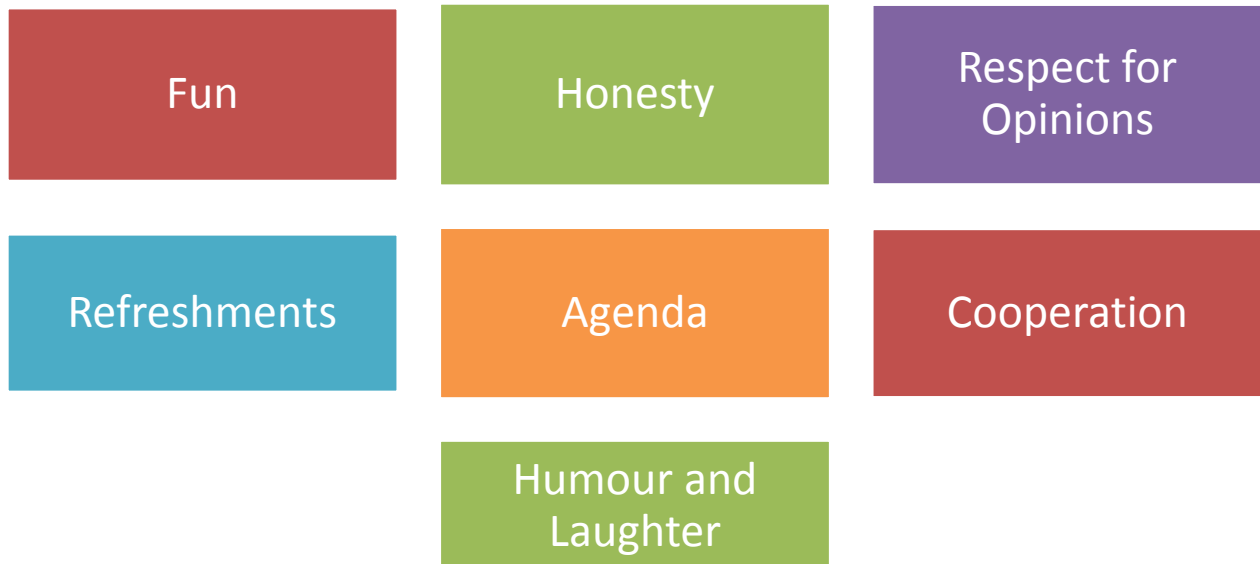
The facilitation and process utilized during this Planning Framework is based on an Appreciative Inquiry model and is intended to ensure time for community capacity building and quality results. The model builds from the positives and asks participants to discuss “best-hopes and goals” for the future of the community.

Community engagement involves a wide range of participants with varying opinions and ideas. The model allows for the creation of open space where everyone can voice their opinions and be heard throughout the process. It guides the community to create a shared vision that everyone can live with.

Roles were shared at the beginning of each session for the facilitative planners and participants, with a common goal for everyone to learn something new, have fun, and share with others the work being done together.

### *2.2 Foundations for Success*

Foundations for Success were created with community representatives to ensure successful and productive meetings and process overall. The shared Foundations that are important to the community are below:



### **2.3 Village of Bulyea Community Vision**

The vision is based on the goals and aspirations of the present and is intended to guide future growth and development for the next twenty-five (25) years and beyond.

#### **In 2040...**

The Village of Bulyea has a strong infrastructure base and encourages sustainable development that continues to build a community that provides a high quality of life, sense of the community, and affirms cultural diversity.

We provide a holistic and balanced life through recreation, arts and culture and harness our human resource potential through a shared vision by supporting all our residents.

We will be a welcoming and friendly neighbour, and we will be active in promoting inter-municipal cooperation and regional development.



## 2.4 Goals for the Village of Bulyea

Community and Social	<ul style="list-style-type: none"><li>• To maintain and continue to create opportunities for a positive sense of community that encourages community involvement.</li><li>• To provide safe and accessible amenities and services for all ages.</li></ul>
Infrastructure and Transportation	<ul style="list-style-type: none"><li>• To maintain and expand transportation and infrastructure within the Village by exploring cost-sharing opportunities with businesses and surrounding communities.</li></ul>
Residential	<ul style="list-style-type: none"><li>• To encourage residential options and development that supports an all age community lifestyle.</li></ul>
Recreation	<ul style="list-style-type: none"><li>• To sustain and enhance existing recreational amenities and services in the Village.</li><li>• To support new recreational development upon community growth and demand.</li></ul>
Heritage and Cultural Resources	<ul style="list-style-type: none"><li>• To identify and preserve community heritage and cultural assets.</li><li>• To celebrate cultural diversity through arts, programming, and events.</li></ul>
Natural Resources and Environmental Sustainability	<ul style="list-style-type: none"><li>• To encourage sustainable management of natural resources and the environment.</li><li>• To explore alternative methods for environmental sustainability.</li></ul>
Community Economic Development	<ul style="list-style-type: none"><li>• To ensure commercial and industrial development is reflective of the character of the community and provides economic benefits to the Village.</li></ul>
Inter-Municipal Cooperation	<ul style="list-style-type: none"><li>• To collaborate with surrounding municipalities on land use planning, infrastructure management, tourism, and community and regional economic development.</li></ul>

## Section 3: General Policies for New Development

### 3.1 General Development Land Use Policies

- .1 The Village of Bulyea 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 Village. Major deviations to the OCP design and policies shall require an amendment. The Future Land Use Map (Appendix “A”), shows the general designation of future land use.
- .2 Bulyea shall have a compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure, and public facilities. This OCP will designate an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long-term need.
- .3 This OCP will ensure compliance with the Village of Bulyea Building Bylaw No. 7/15 to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in *The National Building Code of Canada*.
- .4 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 area concept plans.
- .5 In managing growth and change, the Village shall maintain a long term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities.
- .6 As per the *Statements of Provincial Interest*, the Village of Bulyea recognizes the agricultural land within the Rural Municipality of McKillop is valuable. Land for sustainable growth of agriculture activities including diversification and expansion of agricultural and value-added agribusiness development is encouraged.
- .7 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.
- .8 Firefighting requirements will be considered as a part of every re-zoning application, subdivision review, and servicing agreement.
- .9 Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

- .10 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.
- .11 Re-zoning proposals for development will be considered based upon the following criteria:
  - a. Impact on surface and groundwater;
  - b. Provision of green space and trails;
  - c. Cost-effective relative to the provision of services;
  - d. Provision of public safety;
  - e. Sewage disposal impacts and pollution potential;
  - f. Integration with natural surroundings and adjacent land uses; and
  - g. Other criteria which support a sustainable community.

### **3.2 Community and Social Priorities**

The Village of Bulyea is an active community with residents of all ages. Community members are the top priority and ensuring their safety is critical. Providing a variety of services and amenities for various age groups and cultural backgrounds is also important to the Village to ensure everyone feels welcome and comfortable in the community.

#### Objectives

- ◆ To provide opportunities for community members to be engaged in community events, initiatives, and organizations.
- ◆ To continue to build on our sense of community and quality of life.
- ◆ To recognize our volunteers and continue to maintain volunteerism in the community.
- ◆ To promote cultural diversity and attract and welcome all cultures in the Village.
- ◆ To provide programs, services, and amenities that are accessible for all.

#### Community Engagement Policies

- .1 The Village of Bulyea will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including, though not limited to, print, web-based, and open forums allowing public participation on community issues.
- .2 The Village may establish *ad hoc* advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.

- .3 Community members volunteer their time and effort to support community events and initiatives, community volunteerism and spirit shall be recognized by the Village. Volunteer opportunities should be shared with community members to promote community involvement.

### Social Need Policies

- .4 The Village will advocate for the integrated planning and provision of services, programs, and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to achieve accessible, appropriate, and flexible service provision for all residents irrespective of their physical, economic, social, or cultural characteristics.
- .5 The Village will ensure all developments are safe, accessible to all, and are conducive to social interaction by encouraging barrier free access design and locational considerations.
- .6 The Village shall ensure accessibility is considered in the design of all areas and facilities intended for public use.
- .7 The Village will identify social needs and plan service delivery by working with government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis to:
  - a. Identify and pursue programming needs for youth, seniors, and families through community input; and
  - b. Provide a variety of housing choices including affordability.

### Health and Safety Policies

- .8 Public safety and health requirements shall guide all development. The Village shall ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.
- .9 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event occurring. An understood and practiced plan needs to be maintained.
- .10 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.



- .11 The Village shall continue to work with neighbouring communities to provide health and emergency services such as ambulance, fire, and police and including increasing volunteer and staffing numbers.
- .12 The Village is encouraged to utilize FireSmart<sup>2</sup> principles for subdivisions planned within and adjacent to potential fire hazard areas.
- .13 The Village shall continue to dialogue with the Saskatoon Health Region, surrounding municipalities and other stakeholders to explore opportunities for increased health services in the region including local training for Emergency Responders, First Aid and AED.
- .14 The Village is located along an active rail line. The Village shall work with the respective rail agencies to comply with any adopted set of recommended development guidelines and setbacks for residential development adjacent to the rail right-of-way.
  - a. Development constraints related to those adjacent to active railways are addressed in Section 3.3.

### ***3.3 Infrastructure and Transportation Networks***

The Village of Bulyea provides infrastructure services including water, sewer, and waste management. Water is treated through the water treatment plant; liquid sewage is treated through a 2-cell lagoon; garbage is taken to a landfill located in the RM of McKillop No. 220; and since August 2014, single-stream recycling pickup is provided every second week. The Last Mountain Regional Landfill is shared with surrounding municipalities. Maintaining and upgrading infrastructure systems is a priority to the Village. The community is open to exploring opportunities to work with neighbouring municipalities and stakeholders to cost-share and deliver infrastructure as well as new and efficient technologies.

There are a number of local roads within the Village that are paved and graveled. Highway 20 is the main Provincial highway that leads to the community. Phased road paving is something the Village would like to implement as well.

---

<sup>2</sup> FireSmart principles and resources can be found at the following website:  
<http://www.environment.gov.sk.ca/firesmart>

## Objectives

- ◆ To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- ◆ To maintain and enhance transportation networks and infrastructure.
- ◆ To protect and enhance our water resources and distribution systems.
- ◆ To encourage energy efficient and alternative methods for infrastructure systems.
- ◆ To ensure proper safety requirements for development along the railway.
- ◆ To explore opportunities with business owners, surrounding municipalities and other stakeholders to develop and provide infrastructure services and transportation networks.

## Infrastructure Policies

- .1 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- .2 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.
- .3 The Village should work with communication providers to enhance cell and internet services in the community.
- .4 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.
- .5 The Village of Bulyea shall explore options to expand the water and sewer systems to accommodate growth and rising demand. Environmentally friendly and efficient systems and technology may be pursued.
- .6 The planning, phasing, and development of water and sewer services will be based on:
  - a. Conformance with environmental regulations;
  - b. The demand for services and the need for upgrading;
  - c. The financial resources of the Village; and
  - d. The logical extension of existing services.

- .7 In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with policies of the Official Community Plan to ensure the effective and efficient control of development and public spending.
- .8 The Village should develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
  - a. Provide baseline information to measure performance;
  - b. Improve efficiency and effectiveness;
  - c. Rank relevant and up-to-date inventory;
  - d. Analyze the system's condition and capacity; and
  - e. Budget service life for long term replacement.
- .9 The progress of the Asset Management Plan shall be monitored as it is a working document for the short and long term and as such has a schedule, budget, and deliverables. The current and projected Infrastructure Capacities for the Village of Bulyea are attached as Appendix "C."
- .10 All subdivision or development within new areas will require an analysis of existing municipal servicing capacity to evaluate the ability for the Village to adequately service new development. The Village shall minimize utility and infrastructure costs to the Village in areas which presents special servicing problems.
- .11 For subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services through a servicing agreement. New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet municipal requirements.
- .12 Adequate surface water drainage will be required throughout the Village and on new development sites to avoid flooding. New developments shall be required to assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.
- .13 The Village shall encourage various waste reduction strategies to promote a sustainable community.

#### Transportation Networks

- .14 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads adjacent to the highway, on municipal streets, roads, or at existing intersections.
- .15 On-going consultation with the Ministry of Highways and Infrastructure shall occur with regards to Highway 20. The Village will endeavour to coordinate the planning, construction, or alteration and any plans for future interchanges/intersections to address access requirements and to

minimize any negative effects to Village residents and businesses. Signed truck routes shall continue to be monitored in order to minimize intrusion into residential areas.

- .16 Street classification and phasing of road paving should be including in the operating budgets of the Village to ensure on-going maintenance and enhancements.
- .17 Roadway and pedestrian linkages between the Village Centre and peripheral areas will be established or identified to ensure multiple modes of movement including pedestrian, bicycles, and vehicles, are provided with safe and efficient circulation.
- .18 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. Right-of-ways shall be of a sufficient width to accommodate alternate forms of transportation to the automobile.
- .19 The municipality, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners, including Railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
  - a. New land development or re-development in proximity to existing rail operations;
  - b. New or significantly expanded rail facilities in proximity to existing residential uses; and
  - c. Road/rail crossing issues.
- .20 The Village should work with community members, stakeholders, and neighbouring municipalities to develop local and regional trails for walking, biking, ATV's and skidoos.
- .21 Consultation with the Railways shall be required when a potential development is proposed for a:
  - a. Development or re-development proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
  - b. Road and utility infrastructure works which may affect a rail facility;
  - c. Transportation plans that incorporate freight transportation issues; and
  - d. All new, expanded, or modified rail facilities.
- .22 The Zoning Bylaw shall specify building setbacks utilized from the *Guidelines for New Development in Proximity to Railway Operations*<sup>3</sup> for new developments located along an active rail line.

---

<sup>3</sup> Information on building setbacks from railways can be found in Section 3.3, pg. 27 of the following document "Guidelines for New Development in Proximity to Railway Operations"  
[http://www.proximityissues.ca/asset/image/reference/guidelines/2013\\_05\\_29\\_Guidelines\\_NewDevelopment\\_E.pdf](http://www.proximityissues.ca/asset/image/reference/guidelines/2013_05_29_Guidelines_NewDevelopment_E.pdf)

- .23 Noise and vibration levels near roadways and rail lines shall be a factor in the evaluation of proposals throughout the development review process. Noise and vibration assessments may be required for new development within 300 meters (984 ft) from the rail line in order to prescribe mitigation measures and to determine the viability of foundation structures.
- .24 All costs associated with preparing the noise and vibration assessment and implementing the approved mitigation measures shall be borne by the affected developers.

### 3.4 Residential

There are various single-detached housing types in the Village of Bulyea. There are opportunities for infill development with a number of vacant lots ready for residential properties. The community would like to continue to offer residential options for all people, providing the ability to live in the community for a lifetime.

#### Objectives

- ◆ To diversify the supply and emphasize choice when providing a full mix and range of housing types that respond effectively to the needs of different incomes, ages, and interests.
- ◆ To encourage infill residential development to maximize the use of existing infrastructure and services.
- ◆ To provide areas for future residential expansion.
- ◆ To utilize existing infrastructure and expand service to meet rising demands.
- ◆ To attract senior housing development to support the life continuum in the Village.

#### General Policies

- .1 An efficient Village form will encourage a diversity of housing and site form in new residential areas, facilitating infill development, and providing for additional multi-unit residences, and allow for higher density residential development.
- .2 Seniors housing has been identified as a need in the community. A variety of housing types shall be encouraged in the Village to support a life continuum.



- .3 New residential areas shall be developed and integrated with existing development in a manner that facilitates links to the community, efficient servicing, and access to schools and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
- .4 The Village will encourage infill residential development within already built-up areas that:
  - a. Helps to meet the housing needs of a diverse population; and
  - b. Makes efficient use of municipal and community infrastructure.
- .5 The supply of and demand for residential land will be monitored continually and demand projections adjusted accordingly.
- .6 In planning new residential areas or re-zoning portions of land for residential use, Council will have regard to:
  - a. Compatibility of adjacent land uses;
  - b. The ability of the Village to provide cost-effective municipal services;
  - c. The impact on financial and capital planning by the Village;
  - d. Avoidance of environmentally sensitive and/or hazardous areas;
  - e. Zoning, subdivision design, street layout, and site planning;
  - f. The ability for service provision including fire and snow removal;
  - g. The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage;
  - h. Provision of dedicated lands pursuant to *The Planning and Development Act, 2007*; and
  - i. Integrating with existing development in a manner that facilitates linkage to the community.
- .7 RTMs, Modular and Mobile homes will be encouraged in locations specifically designed to accommodate such development and will be designated accordingly in the Zoning Bylaw.
- .8 Residential development shall occur where appropriate levels of infrastructure, municipal services, and public facilities are available or where they can be economically provided to support current and projected needs. Re-zoning 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 Village.
- .9 Residential development proposals by persons proposing to re-zone may be guided by a Comprehensive Development Review (CDR). The CDR should indicate:
  - a. Future major roads;
  - b. Drainage systems and improvements required to meet non-agricultural drainage requirements;
  - c. Major open space (including unique physical areas);
  - d. Cultural and archaeological significant areas;
  - e. Areas requiring protection through buffering or other means;

- f. Major hazards such as flooding, areas of high water table, and slope lands; and
  - g. Staging of development and future development or expansion into adjacent land.
- .10 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. Home-based businesses will be regulated by the Zoning Bylaw.

### ***3.5 Community and Recreational Services and Amenities***

Community and recreational services and amenities are valued by Bulyea community members. The Bulyea School is a Kindergarten to Grade 6 elementary school. After Grade 6, the students are bused to the Town of Strasbourg (approximately 13 kms away). The Bulyea School offers youth a variety of programming.

Other community and recreational amenities include the fire hall, ball diamonds, curling rink, and skating rink.

#### **Objectives**

- ◆ To maintain current community and recreational services and amenities and enhance them when feasible to do so.
- ◆ To support the Village of Bulyea school.
- ◆ To recognize our volunteers and their efforts in the community.
- ◆ To provide for appropriate sport, recreational, and cultural facilities for all ages.
- ◆ To collaborate with neighbouring municipalities to develop multi-modal trail networks throughout the region.

#### **General Policies**

- .1 Community service lands include institutional, public services, recreational, health, cultural or educational uses. These amenities shall recognize and assess the impact future adjacent land uses may have on their activity.
- .2 Existing community and recreational amenities in the Village shall be promoted. The Village shall encourage opportunities for joint-use for community gatherings and events.
- .3 Community and recreational amenities and services shall be accessible to all.

- .4 Institutional and recreational uses and parks may be located in any land use designation in the Plan area, with each re-zoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.
- .5 The Village shall recognize community volunteers and organizations/committees for their continuous efforts and role they play in the community. Community based organizations, committees and volunteerism shall continue to be supported and encouraged.

### Community Service Policies

- .6 Community services and amenities such as curling rink and skating rink, and the community organizations and committees shall be maintained and promoted. The Village shall support enhancements to community services amenities when there is an opportunity to do so.
- .7 Proposed community service developments will be evaluated based on:
  - a. Location, site layout, and proper vehicular access;
  - b. Compatibility with adjacent land uses; and
  - c. Provision of adequate municipal services.
- .8 The Village will continue to maintain and improve park, playground, and open space development for a variety of outdoor recreational activities including trails. Natural areas, linkages, and pathways should be maintained, to the greatest extent possible, as an environmental resource.
- .9 Locally grown food and agriculture is supported in the Village. Green houses, community gardens and other methods of production shall be encouraged.



### Municipal Reserve Policies

- .10 Every subdivision servicing agreement will fulfill the requirements for dedicated lands regarding recreational and park space.
- .11 Where there is subdivision of land, any area that is determined to be hazard land will be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
- .12 The following factors will be considered in making decisions on the provision of dedicated lands in the form of municipal reserve and environmental reserve:

- a. In new residential development, developers will meet the requirements for the dedication of municipal reserve areas for park space and the designation of environmental reserve;
- b. Where cash-in-lieu is taken, the money may be used to purchase municipal reserves, particularly where the land can also be used for storm water management or for expansion and development of public reserve and environmental reserve as needed in other areas. Cash-in-lieu funds will be placed in an account separate from other municipal funds; and
- c. In new developments, developers should consider that dedicated lands provide an extension to residential area parks and pedestrian connections to those parks.

## Recreational Policies

.13 A balance of indoor and outdoor experiences shall be provided to ensure recreational facilities receive optimum usage and can be used by all residents in the Village for year-round recreational pursuits.



.14 The Village shall retain and support current recreational facilities such as the ball diamonds, curling rink, and skating rink for the benefit of local and district residents.

.15 The feasibility of developing new recreational amenities and programs should be explored when there is demand and need.

.16 The Village will endeavor to work with surrounding municipalities, public organizations and private sector developers to encourage and facilitate the development of new, or the upgrading of existing recreational and community facilities and programming.

.17 A network of pedestrian/bicycle trails between parks, recreational, and institutional uses within the community shall be identified. The Village shall strive to provide and maintain year-round, safe, well-lit and convenient trails for pedestrians, scooters, and cyclists.



.18 Together with surrounding municipalities and other stakeholders, the Village should identify and pursue opportunities to expand trails out into the region.

### 3.6 Heritage and Cultural Resources

Saskatchewan Wheat Pool built its first elevator in Bulyea. This elevator operated from July 1925 until a new crib elevator was opened in 1968 after which it was used as storage until the mid-90's. The SWP closed the Bulyea site in December 2000 and sold it to a private owner as a storage facility.

Originally, settlers from Ireland called Bulyea home. Now there are a variety of cultures and backgrounds within the community. The diversity is recognized and community members would like to celebrate it through arts, events, and programming.

#### Objectives

- ◆ To identify and preserve heritage and cultural resources in the Village.
- ◆ To recognize and encourage community members to continue to participate in community organizations, committees, initiatives, and events.
- ◆ To celebrate cultural diversity.
- ◆ To encourage cultural activities in the community including arts, programming and events.

#### Heritage Policies

- .1 Sites with potential for significant heritage resources shall be identified to ensure the protection of these resources when these lands may be affected by development. When development is proposed in these areas, an assessment of the potential impact on natural and human heritage resources prepared by a qualified environmental professional shall be required as part of the development proposal. Village heritage resources are identified as a reference map in Appendix "B."
- .2 Heritage resources should be documented and promoted.
- .3 The Village shall work with community stakeholders to identify and assess the importance of built and natural heritage sites and areas within the Village. At the request of property owners and in accordance with *The Heritage Property Act*, significant historic sites and architectural features shall be designated and suitably recognized.



- .4 Where a proposed development is located in a heritage sensitive area, the Village will refer the proposal to the Heritage Resources Unit to determine if a Heritage Resource Impact Assessment is required pursuant to *The Heritage Property Act*.



- .5 Heritage resource shall be protected where:
  - a. Buildings or landscapes received or in the process of receiving municipal or Provincial heritage designation; and
  - b. Buildings or landscapes have been developed and operate as heritage sites.
- .6 The Village will encourage opportunities for the reuse, rehabilitation, preservation, or restoration of historic buildings.

### Cultural Policies

- .7 New residents with different cultures and backgrounds will be welcomed in the Village and integrated into the community through various means.



- .8 The Village will ensure development enhances the cultural well-being of residents through continuous support for art and cultural programs.
- .9 Year-round seasonal activities and festivals shall be promoted by the Village. New events year-round that gather community members at large shall be encouraged.

### ***3.7 Natural Resources and Environmental Sustainability***

Natural resources in Bulyea and surrounding area include agricultural lands and water resources such as lakes and other waterbodies. The community wants to enhance their environmental sustainability through efficient use of resources by means of implementing new technologies related to solar, wind and geothermal in various systems and development.

## Objectives

- ◆ To acknowledge and protect natural, environmental features and systems within the Village and wider region.
- ◆ To preserve our green space and parks within the Village.
- ◆ To work with appropriate agencies regarding development on or near hazard lands.
- ◆ To maintain clean air quality.
- ◆ To reduce waste consumption through recycling and composting options.
- ◆ To continue to plant trees in the Village to ensure a healthy tree stock.
- ◆ To encourage energy efficient uses such as solar, wind, and geothermal.
- ◆ To explore options for wildlife control.

## General Policies

- .1 New development shall be prohibited in a flood way of the 1:500 year flood elevation of any watercourse or waterbody.
- .2 The Village may pursue a flood study to accurately determine estimated peak levels and flood areas within the 1:500.
- .3 Natural and sensitive environmental areas shall be identified (see reference map in appendix “B”) and protected where human activities may create potential to stress the environment. Development of new buildings and facilities in the 1:500 year flood fringe of any watercourse or water body shall require flood-proofing to an elevation of 0.5 metres above the 1:500 year flood.
- .4 The Saskatchewan 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.
- .5 Development proposals in flood plain areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.
- .6 The trees in Bulyea are a highly valued asset to the community. The Village should consider options for a tree restoration program to preserve the tree stock.
- .7 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.

- .8 Future development shall integrate into 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.

### Ground and Source Water Protection

- .11 Development shall not deplete or pollute groundwater resources within the Village. Investigations to assess the impact of development on groundwater resources including drainage may be required to protect aquifers and their supply. Saskatchewan Water Security Agency will be utilized as a source for technical advice.
- .12 The Village shall work co-operatively with Saskatchewan Water Security Agency to monitor ground water resources and may require annual assessment of residual nutrient levels in the soil, ground, and local surface water by a qualified professional recognized by the Water Security Agency demonstrating:
  - a. The development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and
  - b. The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface, and groundwater quality resources.
- .13 The Village of Bulyea 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.
- .14 Adequate surface water drainage will be required throughout the Village 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, including the upstream and downstream implications.
- .15 Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.

### ***3.8 Community Economic Development and Tourism***

There are some businesses that reside within the Village including a hardware store, gas station and lumber yard, grocery store, computer services, and post office. While the community supports residential development, they are also open to more commercial and industrial development that fits the character of Bulyea.

Last Mountain Lake is nearby and, as a result, there is a high volume of traffic that travels by the Village. The Village would like to increase tourism options to attract people to stop in the community for food and rest before carrying on to their destination.

### Objectives

- ◆ To retain and promote existing commercial and industrial businesses in the Village.
- ◆ To attract developments for the travelling public.
- ◆ To ensure compatibility with adjacent land uses.
- ◆ To coordinate infrastructure with commercial and industrial growth.
- ◆ To ensure that industrial activity does not impact negatively on the attractive character of the community.
- ◆ To explore Bulyea and area marketing options including directories and signage.

### General Policies

- .1 The Village supports existing businesses and industries and welcomes new commercial and industrial development to the community by ensuring there is sufficient commercial and industrial land available for a variety of commercial and industrial developments. The Future Land Use Map (Appendix “A”) illustrates potential areas for commercial and industrial development.



- .2 Commercial and industrial developments that require servicing shall be encouraged to locate where existing infrastructure is in place. The Village shall consider expanding infrastructure when there is a demand and when it is feasible for the municipalities.

### Commercial Policies

- .3 A variety of lot sizes shall be provided to ensure the availability of land for a broad range of commercial activities. Commercial areas shall be provided with adequate infrastructure that can accommodate these developments in a timely, economical, and environmentally sustainable manner.

- .4 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.
- .5 Highway commercial uses which primarily serve the traveling public shall be encouraged to locate where there is access available from major roadways, including Provincial roads and highways if appropriate.
- .6 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.
- .7 Commercial re-zoning applications will be evaluated based on the:
  - a. Potential for increased vehicular traffic in the community;
  - b. Compatibility with neighbouring properties and potential for land use conflict;
  - c. Potential for nuisance related to noise, odours, dust or pollutants;
  - d. Appearance of the property resulting from business related use and structures; and
  - e. Size of the business related to the area and the number of personnel involved in the business.
- .8 Commercial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical, and environmentally sustainable manner.

## Industrial Policies

- .9 The designation of additional land for industrial use shall take into consideration the following criteria:
  - a. The site shall have direct and approved access to a major public road system;
  - b. The development will not generate additional traffic on residential streets; and
  - c. The development shall not detract from the visual attractiveness of the area.
- .10 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 into nodes along established and future transportation interchanges.
- .11 Industrial re-zoning applications will be evaluated based on the:
  - a. Potential for increased vehicular traffic in the community;
  - b. Compatibility with neighbouring properties and potential for land use conflict;
  - c. Potential for nuisance related to noise, odours, dust or pollutants;
  - d. Appearance of the property resulting from business related use and structures;

- e. Size of the business related to the area and the number of personnel involved in the business;
  - f. Impact on municipal servicing;
  - g. Industrial development shall be adequately buffered between adjacent uses; and
  - h. Traffic to and from industrial areas shall avoid passing through residential areas.
- .12 Industrial development that is functional and compatible with surrounding land uses shall be encouraged. To achieve a positive image of industrial development a high standard of site and building design may be required to guide site layout, architecture, buffering, and landscaping.
- .13 Industrial areas shall be easily and economically serviceable with municipal services or shall be limited to industries that do not require municipal services.
- .14 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.
- .15 Facilities or developments, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:
- a. Hazardous facilities shall not be located closer to dwellings than permitted or recommended by the Saskatchewan Ministry of Environment;
  - b. Anhydrous ammonia facilities shall be located a minimum of 100 metres (328 ft) from provincial highways and municipal roadways;
  - c. Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and,
  - d. In instances where the risk is severe, development may be directed to a suitable rural location.
- .16 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated use or in new industrial parks. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with *The Saskatchewan Fire Code, The Environmental Management and Protection Act, The Dangerous Goods Transportation Act, The Fire Prevention Act, 1992, The National Building Code*, and other applicable codes and standards.

## Tourism Policies

- .16 The use of signage and promotional materials to promote the Village may be pursued.

- .17 Developments that attract people to eat and stay in the Village of Bulyea should be encouraged including restaurants, gas stations, and accommodations.

### ***3.9 Future Urban Development and Inter-Municipal and Governmental Cooperation***

The Village of Bulyea is located in the RM o McKillop No. 220 and is only 13 kms from the Town of Strasbourg. There is an opportunity for inter-municipal cooperation and dialogue on initiatives, service delivery, land use planning, and events.

#### **Objectives**

- ◆ To consult and work with adjacent municipalities on regional land use matters and development proposals.
- ◆ To continue to participate in district initiatives and service delivery including health care and emergency services.
- ◆ To work with neighbouring municipalities and First Nations to identify regional initiatives that provide local and district benefits such economic development and cost-sharing of infrastructure.

#### **General Policies**

- .1 The Village will continue to work in partnership with other jurisdictions and other agencies as a means of providing and sharing services effectively and efficiently.
- .2 The Village will continue to be involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services (fire protection, recreation, health care, emergency services, education, and economic development).
- .3 Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing community services that optimize use and cost-efficiency shall be encouraged.
- .4 Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within a municipality, or which cross municipal boundaries, including:
  - a. Managing and/or promoting growth and development;
  - b. Managing natural heritage, water, agricultural, mineral tourism, cultural heritage and archaeological resources;
  - c. Infrastructure, public service facilities, and waste management systems;

- d. Eco-system and watershed related issues;
- e. Natural and human-made hazards; and
- f. Population, housing and employment projections based on regional market areas.

### Joint Management Areas

- .5 The Village shall ensure that development and land use patterns which are adjacent or in proximity to Bulyea that may have negative effects on future urban design and/or densities that may hinder the Village's expansion will be discouraged, or mitigated.
- .6 The Village shall pursue partnerships with neighbouring municipalities to minimize potential land use conflicts for existing and proposed uses on undeveloped lands adjacent to the Village. An agreement between the Village and RM to manage development within these identified growth corridors should be explored, in order to prevent the need for early annexation of these lands by the Village.
- .7 Referrals from the RM respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:
  - a. The potential for land use conflict and compatibility with adjacent municipal development or planned development;
  - b. The impact on future land use; and
  - c. The effect on municipal services and inter-municipal agreements for services to the rural area.
- .8 The Village may undertake to alter its boundaries to ensure that they are able to retain a five (5) year supply of land or for the purposes of accommodating specific development proposals where Village services are required.

### Inter-Governmental Cooperation

- .9 The Village shall encourage compatible development where land has been purchased by a First Nations Band and it is pursuing "Reserve" status through either the *Treaty Land Entitlement Act* process (TLEFA) or the specific claims process. Council, shall in good faith, meet with the Band Council of the First Nation proposing the Reserve to discuss and/or negotiate shared services, compatible bylaws, and other matters of mutual interest.
- .10 Lands selected by a First Nation in an urban municipality are governed by the *Treaty Land Entitlement Act*, which requires an agreement between the First Nation and the affected municipality regarding tax loss compensation, municipal service provision, any payments in lieu to the municipality, bylaw application and enforcement, and an appropriate dispute resolution mechanism for solving matters of mutual concern.

## Revenue Sharing

- .11 Inter-municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the region shall be encouraged.
  
- .12 Revenue sharing shall be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner, when any “regional type” business or development is considering this region that will provide benefit to a number of individual municipalities. All tax-sharing arrangements will be negotiated on fair and equitable basis with respect to: recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.

## Section 4: Administrative Tools

### ***4.1 Action Planning***

Successful implementation on this Plan depends to a large degree on whether its policies can guide development in action in a variety of contexts over the next twenty-five (25) plus years. This section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Village, while at the same time, advancing the Plan’s core principles and building on its broad objectives.

### ***4.2 This Plan Guides Action***

As a statutory document for guiding development and land use in the Village, the Plan gives direction to Council on their day-to-day decision making. The Plan’s land use policy areas illustrated in the Future Land Use Map in Appendix “A” provides geographic references for Village policies. If the Village 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:

- a. Municipal bylaws and public works will conform to this Plan;
- b. The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery and infrastructure, will be guided by this Plan;and
- c. 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.

### ***4.3 The Future is a Shared Responsibility***

Communities are successful when all sectors co-operate with their time, effort, and resources to enhance the quality of life in the community and wider region. The Village can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle in the Village.



## Section 5: Implementation and Monitoring

### 5.1 Planning Tools

This section outlines the variety of traditional tools that the municipality has available to them 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 process to ensure that the Plan is effective over the long term.

### 5.2 Definitions

The definitions contained in the Village of Bulyea Zoning Bylaw shall apply to this Official Community Plan and are not contradictory to this Plan. Any amendments to one's Zoning Bylaw definitions shall ensure they do not conflict with this Official Community Plan.

### 5.3 Adoption of the Official Community Plan

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Village 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 municipality will be achieved.

The Official Community 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.

### 5.4 Contract Zoning

For the purposes of accommodating a re-zoning for unique development situations, Council may consider entering into re-zoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying for a re-zoning agreement, to have an area of land re-zoned to permit a specified proposal, the Council may enter into an agreement with the person outlining:

- a. A description of the proposal;
- b. Reasonable terms and conditions with respect to:
  - i. The uses of the land and buildings or the forms of development; and
  - ii. The site layout and external design, including parking areas, landscaping and entry and exit ways, but not including the colour, texture, or type of materials and architectural detail.
- c. Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out; and
- d. A condition that, on the re-zoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions, and the time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions on entering into a re-zoning agreement. The following are additional guidelines:

- ◆ The re-zoning 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 re-zoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being re-zoned;
- ◆ The development or re-development of the site for the specific use will be of benefit to the immediate area, the municipality, and the region;
- ◆ 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.

### **5.5 Concept Plans**

Concept plans are policy reference plans adopted as part of the Official Community Plan. 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.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the Official Community Plan, adopt a concept plan for the purposes of providing a framework for subsequent subdivision and development of an area of land. The Council shall ensure that any concept plan is consistent with its Official Community Plan. Any part of a concept plan that is inconsistent with the Official Community Plan has no effect insofar as it is inconsistent.

### **5.6 Comprehensive Development Review**

A Comprehensive Development Review may be completed by the developer, prior to presenting it to Council, proposing to re-zone land greater than two (2) parcels for country residential, commercial, or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage 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; and
- ◆ Appropriate information specific to the particular land use (residential, commercial, or industrial).

### ***5.7 Special Studies***

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 road and highway system within the Village to identify lands affected by flooding or slope hazards, endangered species habitat, heritage resources, potable water supply septic management, the potential for ground and surface water pollution and any general health risk to health and the environment.

### ***5.8 Public Works***

The capital works program and public improvements of the Village shall be consistent with the policies set out in this Official Community Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.

### ***5.9 Design Standards and Guidelines***

The development and administration of design standards and guidelines is encouraged throughout the Village. These guidelines can include areas such as building or site design and appearance, lighting, signage, building orientation, trails, and landscape design standards to promote and achieve a high standard of development.

### ***5.10 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 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 fee.

### **5.11 Servicing Agreements**

Council may establish a separate fee bylaw 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*, to ensure that new subdivisions are developed to 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. The municipality may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

### **5.12 Subdivision Process**

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Village. The affected municipality has input into the subdivision procedure:

- ◆ The municipality provides comments on all subdivision applications within the municipality;
- ◆ 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 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;
- ◆ 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 the Ministry of Government Relations.

### **5.13 Monitoring and 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 those changes. The Plan shall be reviewed annually and after five (5) years and before ten (10) years from the date of its adoption by Council to evaluate the stated goals, objectives and policies to their relevancies.

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

## **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 Village 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 periodic review and amendment, the Plan should serve as an effective guide for Council to make decisions on the future development of the municipality.

## Appendices

*Appendix “A” – Village of Bulyea Future Land Use Map*

*Appendix “B” – Village of Bulyea Reference Maps*

*Appendix “B1” – Community, Park and Recreational Amenities*

*Appendix “B2” – Health, Safety and Emergency Services*

*Appendix “B3” – Potential Flood Prone Areas*

*Appendix “B4” – Heritage Buildings and Historic Places of Interest*

*Appendix “B5” – Heritage Sensitive Lands*

*Appendix “B6” - Transportation Hierarchy*

*Appendix “B7” – Sewage Collection System*

*Appendix “B8” – Water Distribution System*

*Appendix “B9” – Bedrock Surface Geology and Water Wells*

*Appendix “B10” – Pipelines and Utility Right of Ways*

*Appendix “C” – Infrastructure Capacities*

*Appendix “D” – Action Plan Table*



# Appendix “B” – Village of Bulyea Reference Maps

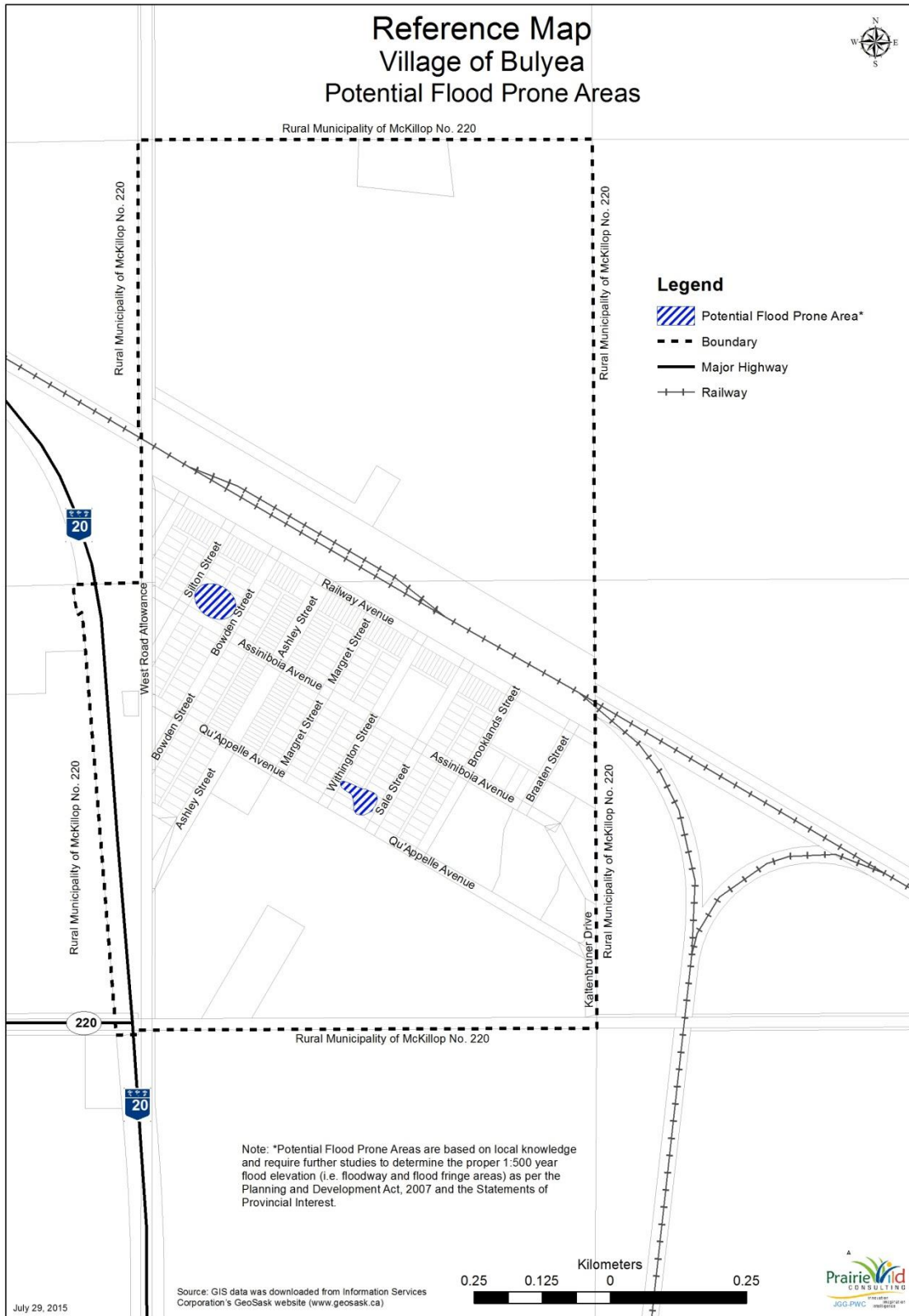
## Appendix “B1” – Community, Park and Recreational Amenities



Appendix "B2" – Health, Safety and Emergency Services

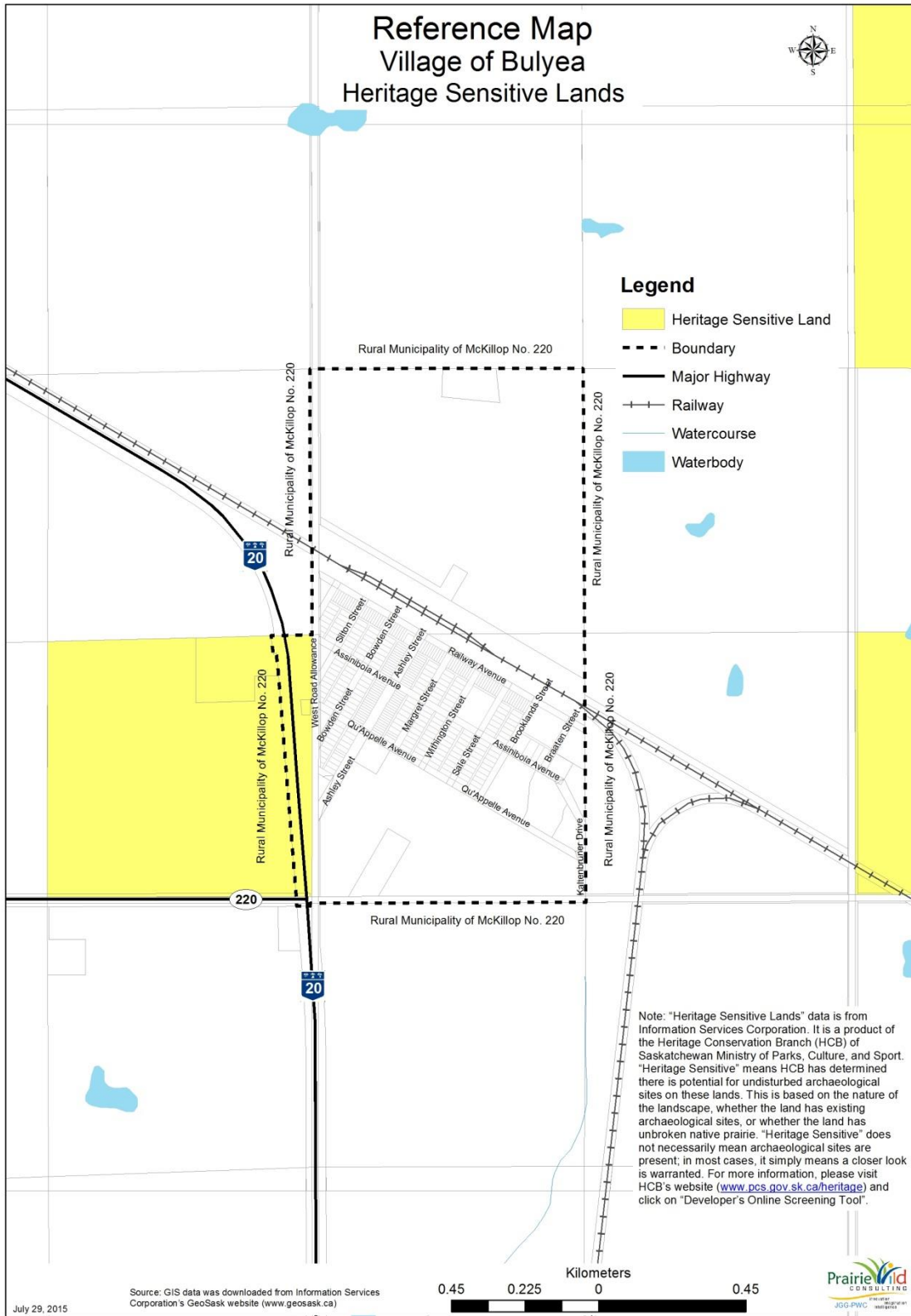


Appendix "B3" – Potential Flood Prone Areas

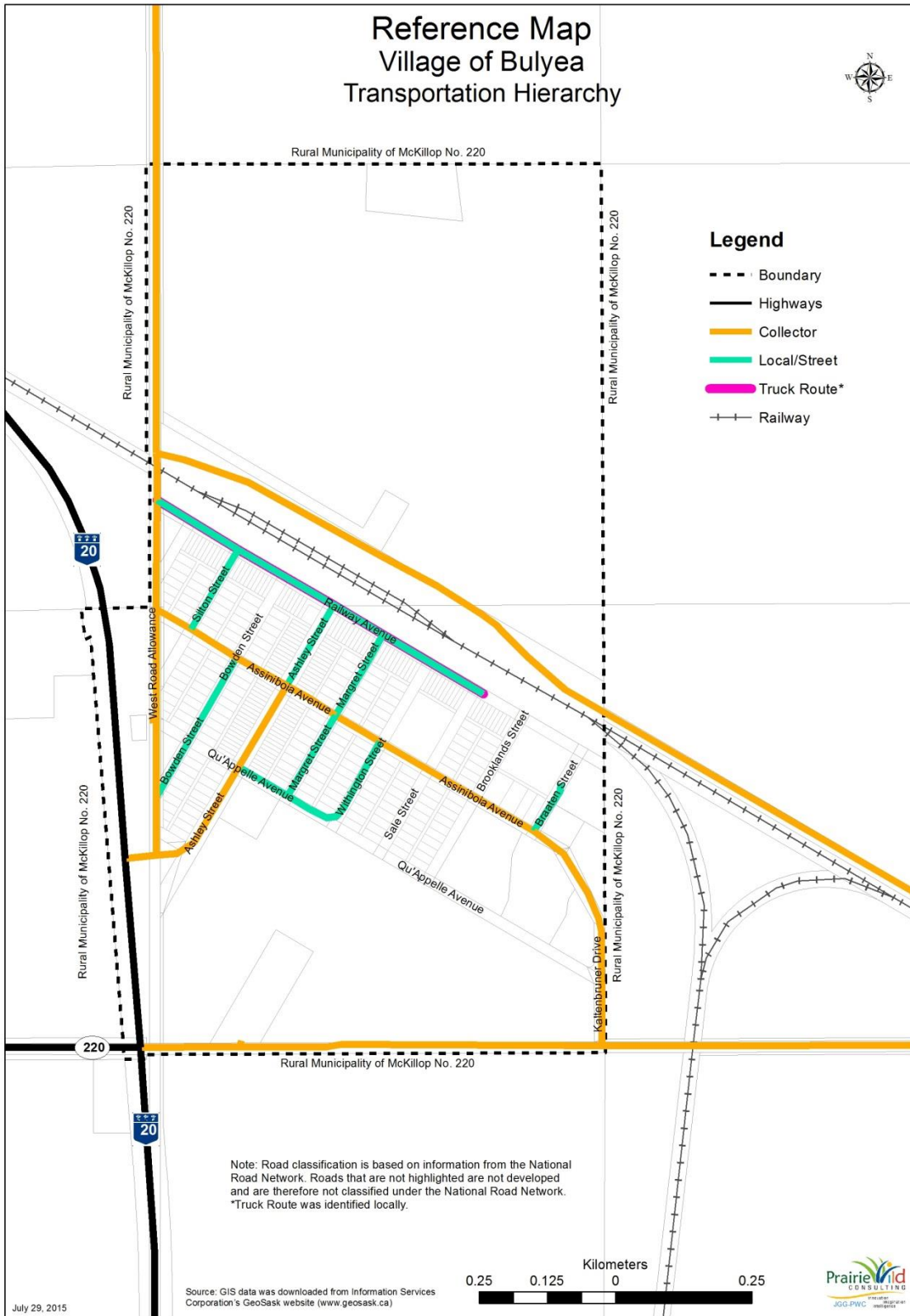




Appendix "B5" – Heritage Sensitive Lands

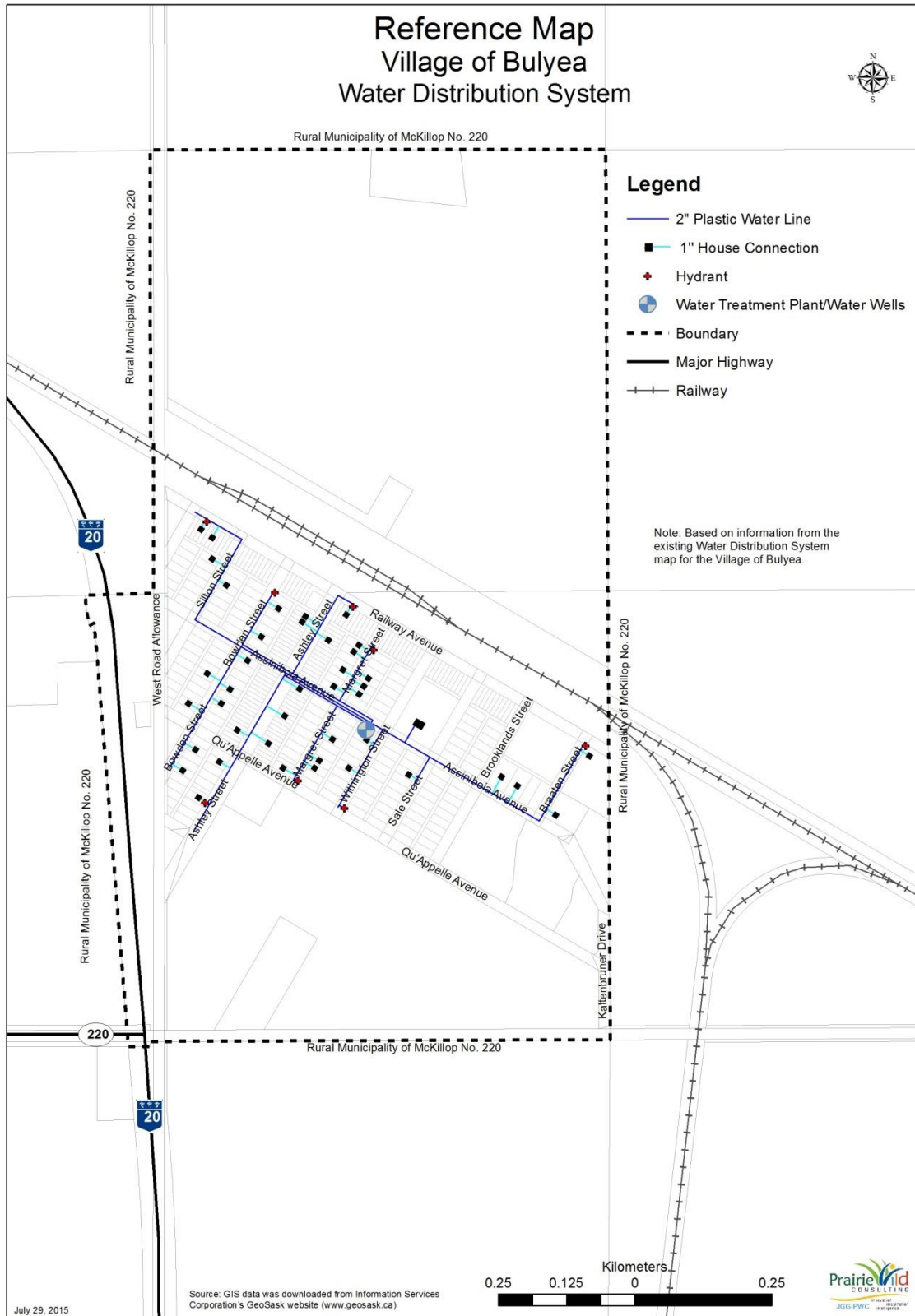


Appendix "B6" - Transportation Hierarchy





Appendix "B8" – Water Distribution System





Appendix "B10" – Pipelines and Utility Right of Ways



## Appendix “C” – Infrastructure Capacities

<b>CONNECTIONS</b>	
WATER SUPPLY	<b>65</b>
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	<b>N/A</b>
ANNUAL WATER TREATMENT	<b>N/A</b>
SEPTIC TREATMENT	<b>2 cell lagoon</b>
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	<b>N/A</b>
SOLID WASTE MANAGEMENT (TRANSFER STATION / LANDFILL life expectancy)	<b>Shared landfill with surrounding communities Bulyea burn pit</b>
CURRENT ENGINEERING STUDY (YES/NO; YEAR)	<b>March 2006</b>
PUBLIC WELLS OR WELL-HEADS	<b>Water Treatment Plant – 2 wells</b>
WATER LINES / UTILITIES	<b>Yes</b>
LAGOONS	<b>Yes – 2 cells</b>
CEMETERY	<b>Yes</b>

**Appendix “D” – Village of Bulyea Action Plan Table**

<b>Policy Section/ Action</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Priority Timeline i.e. immediate, mid- term, 10+ years</b>	<b>Current Status</b>	<b>Reporting Period Status Update Typically annually for most</b>
<b>General</b>		P 10			
<b>Community and Social Priorities</b>		P 11			

<b>Infrastructure and Transportation Networks</b>		P 13			
<b>Residential</b>		P 17			

<b>Community and Recreational Services and Amenities</b>		P 19			
<b>Heritage and Cultural Resources</b>		P 22			

<b>Natural Resources and Environmental Sustainability</b>		P 23			
<b>Community Economic Development and Tourism</b>		P 25			

<b>Future Urban Development and Inter-Municipal and Jurisdictional Cooperation</b>		P 29			

