



LUMSDEN, IN THE QU'APPELLE

TOWN OF LUMSDEN BASIC PLANNING STATEMENT

Bylaw No. 14/2002

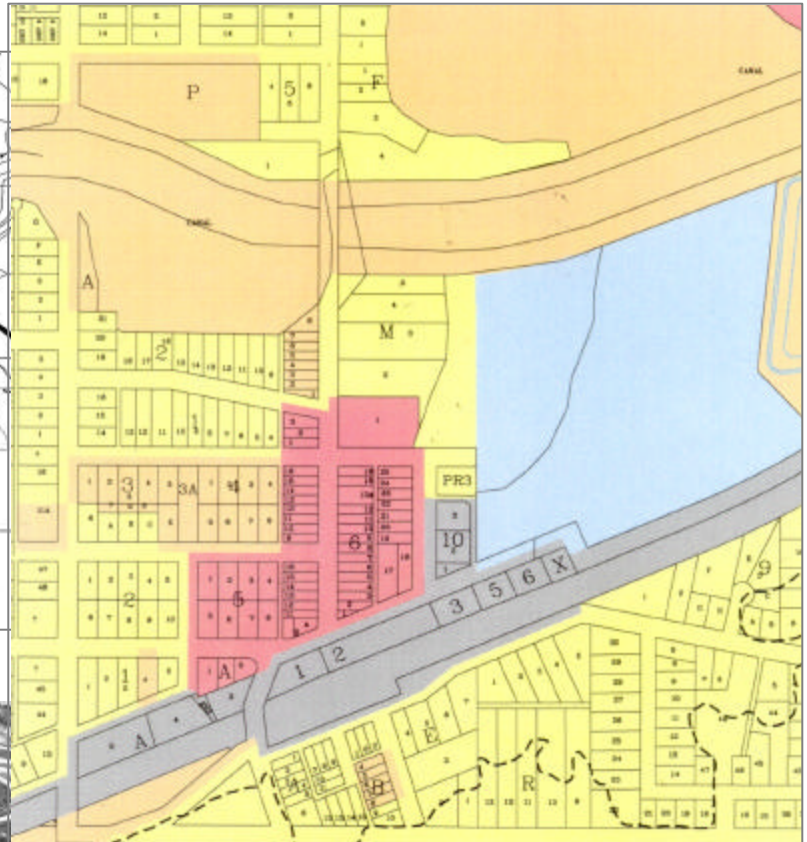


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1.0 INTRODUCTION

This document is the Basic Planning Statement for the Town of Lumsden. When adopted, this Basic Planning Statement replaces the Town of Lumsden Bylaw No. 5/88.

1.1 Scope of the Plan

This plan is intended to guide and facilitate the growth and development, or redevelopment, of the Town of Lumsden for a period of five to ten years, during which there is expected to be a constant population growth within the Town and region, with significant changes to the needs and interests of the population.

The Basic Planning Statement applies to all land within the corporate boundaries of the Town of Lumsden. Sections of the Basic Planning Statement also identify policy pertaining to the relationship between The Town of Lumsden and the adjoining Rural Municipality of Lumsden No. 189.

1.2 Purpose of the Basic Planning Statement

Section 39 of The Planning and Development Act, 1983, as amended, enables Council to prepare and adopt a Basic Planning Statement. This Basic Planning Statement is a statement of the community's objectives and policies in relation to future development and use of land in The Town of Lumsden. The purpose of the Basic Planning Statement is to provide guidance to Council, all public and private agencies, developers, and any other property owner or resident in making development decisions. The Basic Planning Statement addresses the best interests of the municipality to achieve desired, efficient, and effective social, commercial, and environmental conditions in the community. At the same time, the Basic Planning Statement provides a framework for individuals, institutions, and businesses to flourish within the community.

This Basic Planning Statement is intended to guide development, and to provide a framework for addressing development issues as they may arise. To accomplish these purposes, this Basic Planning Statement is prepared and implemented:

- To guide the Town of Lumsden in making development decisions;
- To identify opportunities and constraints that affect the use and development of land;
- To provide a strategy for the future growth and development, including the effect on existing municipal services;
- To provide a strategy for future municipal boundary alterations; and
- To establish the objectives to be accomplished by a Zoning Bylaw.

Upon the Minister's approval of this Basic Planning Statement, and notwithstanding any other general or special Act, no development shall be undertaken and no bylaw shall be passed for any purpose that does not conform to this Basic Planning Statement.

2.0 FUNDAMENTAL VALUES AND VISION

This section provides statements of values and a vision for the future. These values were articulated through the public consultation process leading to this Basic Planning Statement and its accompanying Zoning Bylaw. While not universal, these statements reflect the core community values. Decisions made in relation to future development and management of land use within Lumsden, and in co-operation with The Rural Municipality of Lumsden No. 189, should reflect these fundamental values insofar as they can be translated into policy, regulation, and guidelines.

Over time there may be changes to the fundamental values of the community. These changes would reflect the values of new residents, and the changing emphases of society in general, but typically such fundamental values change slowly. Specific issues may affect the expression of values from time to time, so these value statements are recorded in the Basic Planning Statement to identify general community values unaffected by specific issues that may come up from time to time, and are the standard against which land use and development proposals are measured.

2.1 Community Values

Lumsden residents see themselves living in a community that has retained some traditional values that they would like to keep even as new values are added and the community grows. Residents want to retain the following community values:

- Families and community will work together to support each other, create inter-generational harmony, and ensure Lumsden residents are safe, healthy, and fulfilled.
- The patterns and pace of life should be determined primarily by the people's needs for peace, quiet, health, and enjoyable social interaction.
- The community needs a strong, central business core where goods, services, and social interaction are readily available.
- The community should look and act welcoming to all people.
- Heritage resources and other links to the community's economic and cultural roots are necessary.

2.2 Quality of Life

Lumsden residents believe they have an exceptional quality of life. Quality of life is measured by evidence of people caring for each other and for the Town, by creativity, and by beauty. Retention of a high quality of life is seen as requiring the following:

- Provision of good health care in all of its forms is a necessity and a growing challenge to be met.
- Education as a cornerstone of ongoing success for the community and its residents.
- An established tradition of fine art and craft work contributing to the lives of residents, visitors, and to the world beyond Lumsden.
- An increasingly pedestrian and cycling community placing a high priority on outdoor activities.
- Not sacrificing beauty and cleanliness for other interests.

2.3 A Sustainable Community

Sustainable economic development links commerce and environment in positive ways. To be a sustainable community with employment activities in harmony with the natural environment the residents of Lumsden are committed to the following:

- Employment in Lumsden is as important to the future of the community as is commuter employment in Regina.
- An information and service-based economy, and small to intermediate scale businesses, are opportunities to be pursued.
- Young people need employment opportunities in Lumsden and area.
- The municipality should provide leadership and require or motivate residents and businesses to reduce material consumption, re-use materials, and recycle wastes.
- Pollution cannot be tolerated.
- The hazards inherent in the valley setting, including flooding, slope failure, and accumulation of pollutants, must be recognized and managed to minimize risk.
- Remnant natural areas are important and should be conserved in their natural state.
- Protection of the Qu'Appelle River, the habitat it provides, and water quality, is necessary.

3.0 THE FORM OF LUMSDEN

3.1 Form Considerations

There are several influences on the form of Lumsden. These influences include the presence of the Qu'Appelle River, the historic layout of roadways and utilities, the placement of existing community amenities and services, the limitations presented by natural hazards, the presence of a major highway and rail line, and the constrictions and natural features of its valley setting. These influences have combined to create a relatively sprawling town. The objectives and policies contained in this section regarding the form of Lumsden relate mainly to achieving a sustainable community, with some implications for quality of life.

3.2 Objectives

The following objectives are established to help ensure an economical, environmentally sustainable, and community-focussed town:

1. To ensure efficient use of land and of municipal infrastructure and amenities.
2. To recognize important natural and human heritage resources in the management of future growth and/or redevelopment.
3. To re-establish a commercial core or "Town Centre" as the heart of the community.
4. To identify priority lands for inclusion into the Town of Lumsden to accommodate future residential growth consistent with other objectives.

3.3 Policies

3.3.1 Compact Form

A compact, efficient town form will be encouraged by allowing higher density residential development, encouraging diversity of housing and subdivision form in new residential areas, facilitating infill development, providing for additional multi-unit residential, and by regulating low density residential development to permit secondary suites and accessory (garden) suites.

3.3.2 Town Centre

The south two blocks, approximately, of James Street, just north of the railway tracks, is Lumsden's "Town Centre". This area is the focus of many community events and commercial activities, but it can become more vital as the heart of the community. Revitalization of the Town Centre will be encouraged by improved pedestrian access and amenities, location of high density residential near this area, location of community services and supportive commercial activities in adjacent blocks, co-operation with community business groups to improve public amenities, and eventual relocation of industrial uses away from the area.

3.3.3 Linkage

Efficient vehicle access into Lumsden will be maintained. Within the town, roadway links (where technically and economically feasible), and pedestrian linkage to the Town Centre and around or between the peripheral areas of residential development will be maintained or established to ensure safe, efficient travel within Lumsden.

Traffic count findings for 2002 are presented on Plan Map 3, attached. This information suggests that James Street, from the railway tracks north to Eighth Avenue has significantly more traffic than any other street due to its role as a commercial corridor and as the main route into town from Highway 11. Qu'Appelle Street, Second Avenue, and Broad Street are relatively busy, connecting residents to the Town Centre and to the school. Other streets having less, and generally low volumes, of traffic and serve mainly as local traffic routes in residential areas. Traffic volumes within Lumsden typically are not high, and no problems have been identified that can be attributed to numbers of vehicles. Where necessary, excessive traffic speed and other bad driving behavior may cause concerns that can be addressed by education, signage, bylaws, and enforcement.

Pedestrian trail access along the valley slopes and valley crest will be ensured, important scenic viewing points will be identified, and pedestrian access to these locations preserved as much as possible. Trail corridors and a priority pedestrian and cycling area in and near the Town Centre shall be identified and mapped in Plan Map 2, Pedestrian and Cycling Trail Corridor Map. The Town will undertake to identify important scenic viewing points and include these as trail destinations in revisions to the Pedestrian and Cycling trail Corridor Map. Future development approvals will be provided only once the developer or proponent has shown that the new development conforms with and achieves the objectives of pedestrian and cycling policy.

3.3.4 Residential Land Use

Residential development will continue to be the predominant use of land within Lumsden, and will be the emphasis of new development outside of the Town Centre and existing commercial areas. New residential land use will be an extension of existing development serviced by the Town Centre. New subdivisions will integrate with existing development in a manner that facilitates connection to the community, efficient servicing, and adhere to appropriate development standards to ensure an equitable quality of life for all residents. In general, residential development will be higher density than has been permitted in the past, but not at the expense of natural areas.

The Zoning Bylaw will establish residential districts with accompanying development standards.

3.3.5 Parks and Natural Areas

Parks will be provided as required to meet public needs, with existing parks and remnant natural areas within Lumsden being linked, as much as possible, by pedestrian corridors and greenways (well-treed streets with sidewalks). Natural and nature-like areas will be identified and conserved.

The Zoning Bylaw will identify Environmental Protection areas, including natural and like-natural areas, as a land use overlay district with accompanying development standards.

3.3.6 Commercial

Commercial services will continue to be provided for the convenience of residents and visitors. Commercial development outside of the Town Centre will be encouraged insofar as it supports and does not significantly detract from the commercial viability of the Town Centre. Appropriate development standards will encourage vehicle-oriented services that present visitors and residents with aesthetically appealing entryways to Lumsden from Highway 11. Other entryways to Lumsden shall remain residential in character.

The Zoning Bylaw will establish Commercial districts, each having accompanying development standards.

3.3.7 Industrial Development

Lumsden is not an industrial centre, nor does it aspire to be. Existing light industrial processing, storage, and related uses will be permitted in some existing industrial/commercial locations. Industrial uses located in the Town Centre area will be encouraged to relocate to rural industrial areas. Craft industries are recognized as important to Lumsden's economy and will be accommodated in and near the Town Centre.

The Zoning Bylaw will establish Industrial districts with accompanying development standards.

3.3.8 Boundary Alteration

The Town of Lumsden is expected to continue to grow because it offers a desirable rural character with diverse services, highway access, and proximity to a large urban centre. The Town will expand its boundaries in anticipation of this growth by working with The Rural Municipality of Lumsden No. 189 to incorporate land adjacent to existing Town boundaries, and ensuring that rural residential development in the Rural Municipality does not hem in the Town of Lumsden and preclude future higher density development on the edge of Town. The Town of Lumsden will support the Rural Municipality in its policy of retaining good quality agricultural land beyond the valley slopes.

The Town recognizes that residential development is limited spatially and enhanced aesthetically by the presence of natural areas, drainage courses, and important habitat, and is spatially restricted by regulatory setbacks from the sewage lagoons and landfill. Natural hazards including flooding and slope instability also are recognized. Of these two hazards, flooding is the best understood and most reliably and effectively managed. As such, the Town will focus expansion for higher density residential development on the floodplain where the dyking system can be expanded. The Town will work with provincial regulatory bodies to establish expansion on the floodplain as an acceptable option for Lumsden, and to determine an effective process and necessary guidelines, investigations, and agreements to facilitate desired expansion and development.

3.3.9 Implementing Boundary Alterations

The Zoning Bylaw shall include an FD - Future Development Zoning District. This zoning designation will be applied as the interim zoning to all land incorporated into the Town of Lumsden through boundary alteration. The intent of the FD-Future Development Zoning District shall be to allow rural areas annexed into the Town, and areas where higher density residential development is not practical or desirable at the time, to have limited, low density residential use in the context of continued, appropriate, agricultural activities, until such time as the district is developed for residential or other urban use.

Subdivision of land within the FD District is not permitted. The FD districts must first be rezoned for higher density residential use before subdivision is approved.

The use of the holding symbol "H" may be used in the Zoning Bylaw designation to limit further development until such time as policy for development of these areas is adopted. The Future Land Use Concept Map identifies areas that are a high priority for inclusion into the Town of Lumsden with the intent of accommodating future residential development.

4.0 RESIDENTIAL DEVELOPMENT

4.1 Residential Considerations

Residential development is the most extensive land use in Lumsden. Almost all of the housing stock is single-detached. There are two mobile home parks on the north side of Lumsden, one apartment building, one fourplex, a recently built condominium project, and a senior citizens housing complex near the school at the west end of Town. There is limited housing for people on lower incomes, seniors seeking lower maintenance residential options, or for young people or young families who are not interested in buying, or who can not afford, most of the present housing stock. Greater diversity in housing form and density can enhance social, economic, and environmental conditions for existing and future residents. At the same time, Lumsden residents have indicated that high-rise development (more than three stories) would not be welcomed.

The quality of housing generally is very good, with over half of the houses being constructed since 1960 using modern materials and generally meeting current building codes. There are many well-constructed, beautiful character homes, and many older houses have been upgraded. There continues to be some turn over of home ownership, and demand for lots in nearby rural subdivisions is steady. Demographic trends suggest that Lumsden will continue to be attractive as a commuter centre, but may serve other roles if health care facilities and a reasonable range of commercial shopping and other services are available.

There are a variety of lot types available for residential development in Lumsden, from large lots near the centre of Town that could accommodate high density residential development, to infill lots in developed, residential subdivisions, to large estate lots in recently approved subdivisions. Other estate lot subdivisions have been planned. These subdivisions appear to be responding to evident demand, but sometimes are proposed on the assumption that the costs to the developer will be limited because development standards will be less stringent than elsewhere in Town. Also, there are several large properties that could be readily subdivided into two or three good-size lots.

The Deer Valley residential and golf course development to the south of Lumsden includes over 200 high-end, mainly single-unit, residential sites with no schools, commercial development, or other services besides the golf course. The effect of Deer Valley on Lumsden is expected to include significant school population growth, opportunities for some commercial and retail service providers, increased use of public facilities, and some additional pressure on main roadways and potentially on secondary access ways such as the south James Street road. Due to the development of Deer Valley, there likely will be less demand for large-lot, low density, residential in Lumsden.

There are a number of natural hazards and physical constraints that need to be considered in order to provide for public safety and to limit property damage. These natural hazards and physical constraints include:

- Potentially unstable hill slopes along the valley wall that may actively slump over varying periods causing damage to housing, roadways, buried utilities, and other improvements;
- Erosion on exposed slopes, in gullies, and along the edge of streams;
- Flooding that can impact low areas beyond the protective dykes or other low areas within the town that accommodate storm runoff; and

- Natural and nature-like areas providing for plant and animal diversity, stabilize soil and groundwater conditions, and create the important wooded character that defines Lumsden.

Development also is limited by the location and capacity of municipal services. In the past, municipal servicing restrictions have not significantly limited development as much as it has resulted in areas with differential municipal servicing. Where servicing was difficult to provide, larger lots (lower density) were encouraged with the effect of limiting growth of higher density, more economical, housing, and potential pressure for equitable servicing at a high cost per residential unit. The alternative is to encourage higher density development that provides a sufficient tax base to permit overall enhancement of services. Again, greater variety in the form of residential development can provide for higher density while maintaining open space and addressing natural hazard limitations.

Previous development policy discouraged the annexation of new areas for residential use until other developable areas in Town were fully built up. This practice was prudent in that it encouraged infill, but was not effective in addressing the demand for new low-density residential development. Recognizing the need for greater residential variety, the need for higher density residential, especially near the Town Centre, and the potentially reduced market for low density residential in Lumsden because of Deer Valley, infill and pressure for development of new low-density areas may require different policy solutions.

4.2 Residential Objectives

Lumsden is a residential community above all else. The following objectives attempt to reflect the current and future residential needs of a community that will grow at a steady, moderate rate in the foreseeable future, will experience continued growth in the number (not necessarily proportion) of older people, and that wishes to attract and retain younger people, including young families.

1. To provide for a variety of housing opportunities that respond effectively to the needs of different incomes, ages, and interests.
2. To maintain a high quality of development in residential areas.
3. To avoid possible land use conflicts between residential uses and incompatible, non-residential uses.
4. To provide comparable level of utility and public amenity services (sewer, water, roads, trails, street lighting, etc.) in all existing and new residential areas.
5. To work with the R.M. of Lumsden to discourage new residential subdivision and development within 1.0 kilometre of The Town of Lumsden, or to ensure that such development has comparable density and utility and public amenity services to developments within Lumsden, and does not preclude anticipated Town of Lumsden growth or place undue pressure on services located in the Town.
6. To provide municipal servicing economically.

4.3 Residential Policies

1. A compact, efficient, town form will be encouraged by establishing zoning districts permitting higher density forms of housing and by encouraging diversity of subdivision and development form in new residential areas and in areas where land is re-developed for residential use.
2. New residential areas shall be developed only as infill or as an extension of existing development and integrated with existing development in a manner that facilitates linkage to the community, efficient servicing, and adheres to appropriate development standards to ensure an equitable quality of life for all residents.
3. Residential infill development will be encouraged.
4. Multi-unit residential and higher density single unit residential shall be encouraged.
5. Mobile homes shall be permitted as permanent residences in mobile home parks only.
6. Manufactured (modular) homes shall be permitted as permanent residences in mobile home parks, with limitations in some other residential areas, and in manufactured home communities as higher density housing developments.
7. Multiple unit dwellings that will accommodate the needs of seniors will be encouraged.
8. Multiple unit dwellings and innovative forms of housing will be encouraged in order to provide affordable housing for lower and fixed income residents.
9. Secondary suites, accessory dwellings, garden flats, and conversions of single unit dwellings into multiple dwelling units shall be permitted with some limitations as defined in the zoning bylaw.
10. Private and public care homes, child and adult day care, and other forms of supportive housing and tenure will be facilitated within the town.
11. Home-based businesses will be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with the surrounding residential area, and not of a size or scale that would affect the viability of the Town Centre
12. Residential development shall conform to policies contained in Section 9.3 Floodplain Policies.
13. Residential development shall conform to policies contained in Section 10.3 Slope Stability Policies.
14. Residential development shall conform to policies contained in Section 11.3 Environmental Policies.
15. Residential development shall conform to policies contained in Section 12.3 Walking and Cycling Policies.
16. Rezoning from another land use district to a Residential District will be considered only where servicing can be economically and safely supplied to a standard equal to the remainder of Town.
17. Non-residential development will not be allowed in residential areas except for developments to accommodate municipal services and institutional uses that are compatible with the residential area, and approved accessory uses such as a home occupations.

4.3.1 Implementation

The Zoning Bylaw shall include residential zoning districts as follow:

RE – Estate Residential

The purpose of this Zoning District is to provide for larger parcels of land for low-density residential development, while allowing for limited further subdivision of these lots under this zoning district.

R1 – Residential District

The intent of this Zoning District is to provide for low-density residential development and related uses.

R2 – Multiple Use Residential District

The purpose of this Zoning District is to provide for medium density residential development and related uses.

R3 – High Density residential District

The purpose of this zoning district is to provide for high density, affordable housing in residential developments such as walk-up apartments, dwelling groups, and manufactured home developments.

RM – Mobile Home Park District

The purpose of this zoning district is to provide for high density, affordable housing in mobile home parks.

The Future Land Use Concept Map identifies areas that are a high priority for inclusion into the Town of Lumsden with the intent of accommodating future residential development.

5.0 COMMERCIAL DEVELOPMENT

5.1 Commercial Considerations

5.1.1 General Considerations

Lumsden has two commercial areas, one that dates to Lumsden's settlement period and the other that developed to provide highway convenience services (automobile related) when Highway 11 was rerouted around Lumsden. The commercial areas are located as follows:

- The Town Centre business area encompassing three blocks of James Street between Second Avenue and Fifth Avenue, and a few businesses on Second Avenue near James Street; and
- The highway commercial area flanking Highway No. 20/Eighth Avenue at the north end of James Street at the entrance to town.

Lumsden is a local service centre for the surrounding rural area only to the extent that it can compete with Regina. With population increases in the Rural Municipality of Lumsden, mainly due to rural residential development, the potential market is shifting from farm-oriented services to include services for a growing residential market. Several local businesses closed during this transition, leaving many vacant commercial lots and buildings on James Street and in the central area generally, but recent activity includes new use of old buildings, and redevelopment of some commercial property near the Town Centre.

The transition from rural supply centre to commuter community changes the nature and type of business demand. For People working in Regina during the day have to do their shopping in the evening or on weekends instead of during traditional weekday hours, and may only shop locally for convenience items, recreation items, specialty goods and services, or where service is exceptional and, perhaps, more personal. Professional services may be needed only part-time, and internet-based businesses often need no storefront space. Flexibility in commercial land use policy may permit unique combinations or types of business to succeed. Such flexibility may include permitting residential and commercial mixed use and conversion of outdoor space for commercial use (e.g. sidewalk café).

5.1.2 Special Events and Arts & Crafts Business

It is critical that the Town maintain a commercial area and encourage existing and new businesses to address changing markets effectively. In doing so, the quality of life will remain high and commercial operations will supplement the residential tax base. Typically, commercial revitalization programs include pedestrian amenity upgrades, architectural improvements, leisure-time services (e.g. dining, music, etc.), and special events aimed at attracting local residents and visitors alike. Regardless of what improvements are made to enhance the shopping experience in the Town Centre, the objectives must include better market awareness and response, improved synergy between businesses, and an increase in commercial property value.

There are a significant number of artists and craftspeople living in and near Lumsden. Further development of these activities is a common theme in discussions of future economic development. Again, there will have to be some flexibility in land use

regulation to permit these activities that typically may include small-scale industrial processes. Locating craft production in or near the Town Centre will attract visitor/customers who also may purchase other goods and services.

5.1.3 Home-Based Business

The number of home-based businesses may increase as technology enables more people to work at home and as family circumstances require one or more income earners to be at home. These businesses are important to the economic activity of Lumsden but must not be allowed to detract from the viability of commercial areas or disrupt residential areas and they should contribute equitably to the financial base of the community. Home-based businesses should not include those types of businesses that would normally locate in commercial areas especially retail.

5.2 Commercial Objectives

The following objectives attempt to reflect the current and future commercial needs of a growing community with significant visitor potential:

1. To retain the existing highway commercial areas for appropriate commercial use;
2. To encourage and maintain an attractive and commercially viable Town Centre business area;
3. To encourage complementary drive-to business and services adjacent to the Town Centre;
4. To facilitate pedestrian amenities and special events in the Town Centre area to support commercial development;
5. To facilitate development of arts and crafts related economic activity;
6. To ensure that home-based business does not negatively impact on the nature of residential areas, detract from the residential character, and does not detract from the viability of commercial operations in established business areas.

5.3 Commercial Policies

5.3.1 General

1. The Town Centre area will be revitalized by the Town in concert with business owners and organizations, with initiatives potentially including improved pedestrian access and amenities, the location of higher density residential near the area, the location of community services in and near this area, other improved public amenities, and eventual relocation of industrial uses away from the area.
2. Highway commercial areas will provide vehicle and transportation-related goods and services.
3. Highway commercial areas shall not significantly detract from the commercial viability of the Town Centre.
4. Complementary drive-to businesses and services shall be encouraged adjacent to the Town Centre;
5. Mixed use of commercial land, including some residential and small-scale (art and craft production) industrial uses and activities, shall be permitted in and near the Town Centre area where it enhances retail commercial use.
6. Commercial development on lands adjacent to residential areas shall be carried out so as to avoid or minimize potential land use conflicts.

7. Commercial development shall conform to policies contained in Section 9.3 Floodplain Policies.
8. Commercial development shall conform to policies contained in Section 10.3 Slope Stability Policies.
9. Commercial development shall conform to policies contained in Section 11.3 Environmental Policies.
10. Commercial development shall conform to policies contained in Section 12.3 Walking and Cycling Policies.
11. The types of commercial development allowed, and associated development standards, will be specified in the Zoning Bylaw.

5.3.2 Home Based Businesses

1. Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, compatible with and do not change the character of the surrounding residential area, and not of a size or scale that would affect the viability of established commercial areas.
2. The Zoning Bylaw shall specify development standards for home-based businesses.

5.3.3 Implementation

The Zoning Bylaw shall include commercial zoning districts as follow:

C1 - Town Centre Commercial District

The purpose of this zoning district is to strengthen existing, and encourage new and innovative, retail and service oriented, commercial development in the central business area, or "Town Centre".

C2 - General Commercial District

The purpose of this zoning district is to provide for a full range of commercial activity in the vicinity of, and supporting, the C1-General Commercial District and to accommodate more vehicle-oriented businesses.

C3 - Highway Commercial District

The purpose of this Zoning District is to accommodate the orderly development of commercial establishments requiring medium to large sites and that serve the travelling public or require immediate access from major roadways for customers or for freight delivery and pick-up.

6.0 INDUSTRIAL DEVELOPMENT

6.1 Industrial Considerations

Lumsden's industrial potential is limited, and there is little community support for industrial development. There is a cabbage processing plant, some industrial storage facilities (including the Town shops and yards), and some small-scale craft production operations. The land presently available for industrial use is located immediately adjacent to the railroad tracks, above the valley near Highway 11, at the north edge of town, and east of James Street in the central part of Lumsden. Retaining light, non-polluting industry is important to sustain the tax base, maintain employment opportunities, and support retail use.

Lumsden residents generally do not favour industrial development. The valley location is not considered suitable for industrial use because of the potential for pollution to concentrate in the valley. With industrial development there is potential for land use conflict; however, Lumsden residents acknowledge that some existing light industry works well. Craft production, which has manufacturing and processing components, typically is small-scale and can be considered as a unique type of activity with supplementary benefits.

6.2 Industrial Objectives

The following objectives attempt to reflect the current and future residential emphasis of the community while recognizing that some existing, environmentally sound, industrial uses are beneficial. Small-scale, arts and crafts industrial activities can significantly contribute to Lumsden's economic future. Industrial land use and development objectives are:

1. To accommodate some existing light industrial uses.
2. To avoid or minimize potential conflicts between industrial and other land uses; and
3. To foster the development of arts and crafts as a key commercial industrial activity and attraction in Lumsden.

6.3 Industrial Policies

1. Industrial development shall be visually screened or otherwise buffered to protect adjacent land uses.
2. Industrial development shall be carried out in a manner that will avoid conflicts with adjacent land uses by minimizing the levels of vibration, noise, smoke, odour, light, and any other potential nuisance or negative impact.
3. Art and craft production will be encouraged in and near the Town Centre and any adjacent land.
4. Industrial development shall conform to policies contained in Section 9.3 Floodplain Policies.
5. Industrial development shall conform to policies contained in Section 10.3 Slope Stability Policies.
6. Industrial development shall conform to policies contained in Section 11.3 Environmental Policies.
7. Industrial development shall conform to policies contained in Section 12.3 Walking and Cycling Policies.

8. The Zoning Bylaw shall specify the types of industry allowed, and associated development standards.

6.3.1 Implementation

The Zoning Bylaw shall include industrial zoning districts as follow:

I1 - Light Industrial District

The purpose of the I1-General Light Industrial Zoning District is to accommodate some existing light industrial use, permit Council to allow an industrial development that may be unique, environmentally positive and non-polluting, and to allow a reasonable amount of outdoor storage and yard activity.

I2 - Craft Industrial District

The purpose of this zoning district is to accommodate development of small scale manufacturing of one-of-a-kind (or limited reproductions such as prints and photographs) art and craft products of unique character and high quality, and to facilitate storage, wholesale, and retail sales of art and craft as a complement to the Town Centre Commercial District.

7.0 INSTITUTIONAL LANDS

7.1 Institutional Concerns

Lumsden has several institutional uses that provide facilities and programs for the community. Institutional lands serve the following purposes:

- Public administration;
- Recreation;
- Education;
- Health care services; and
- Religious worship and spiritual development.

Institutional uses include the Town Hall, churches, schools, and the senior's home. There is a potential need for the present school facilities to expand its outdoor activities to the north onto land recently enclosed by the expanded dyking system. Growth in Lumsden, the Deer Valley development, and other rural residential developments will stabilize and potentially place growing demands on the schools. Discussions with the School Board are necessary to ensure that there is adequate land for school expansion if needed.

7.2 Institutional Objectives

The following objectives attempt to reinforce existing institutional services and amenities and to provide for the growth that is desired:

1. To provide sufficient land for educational, health care, spiritual development, and seniors housing for the people of Lumsden;

7.3 Public Service Policies

1. Council will continue to monitor the adequacy of institutional services and strive to recognize and respond to the needs of a growing community.
2. Sufficient land for expansion of existing school facilities shall be provided.

7.4 Implementation

The Zoning Bylaw shall include an institutional zoning district. The purpose of this zoning shall be to provide for institutional land uses.

8.0 PUBLIC SERVICE LANDS

8.1 Public Service Concerns

Lumsden has a large area of land designated for institutional, recreational, and open space uses. Public lands serve the following purposes:

- Municipal infrastructure;
- Recreation and administration;
- Education and health care services;
- Parks and open space;
- Valley slope drainage ravines;
- Public trails; and
- Storm water run-off retention areas.

Areas adjacent to the Qu'Appelle River especially have been maintained as open space areas and to provide easy access to the dykes for emergency and maintenance purposes. The development of recreational/park areas has been a benefit to Lumsden and should be continued.

Valley slope open space includes natural drainage courses and significant portions of the associated wooded gullies. Conservation of these gullies was undertaken to provide for adequate slope drainage and, incidentally, has given new residential areas a very distinctive character. Protection of vegetation cover also may contribute to slope stability and provide avenues for future public trails.

Spring run-off and heavy rains can be a concern for areas within the dyking system where water becomes trapped. Within the dykes, several low areas were retained as storm water or spring run-off catch basins intended to ensure that sufficient storm water retention capacity was available. Two of these storm retention areas have since been turned over for development following engineering analysis to confirm that there was sufficient residual storage capacity.

It is important for Council to ensure that any decision to develop storm retention areas is based on sound engineering information and practices.

Municipal sewer and water services are being expanded to accommodate a population of 3,500. Previous concern about having to expand these services lead, in part, to a limited growth policy. With the new emphasis on appropriate growth, servicing capacity will be available to meet needs as they develop. When municipal services are expanded to new development areas the cost of extending these services must be borne by the developer.

The road system and associated pedestrian and cycling amenities must be upgraded as required to respond to engineering projections of traffic increases from new developments. New developments must include residential access roads, feeder roadways within the subdivision if necessary, and connect to an existing roadway that provides convenient access to the Town Centre. Pedestrian and cyclist safety concerns are critical, as provided for in Section 12.0.

Growth in Lumsden, the Deer Valley development, and other rural residential developments will stabilize and potentially place growing demands on the schools. Discussions with the School Board are necessary to ensure that there is adequate land for school expansion if needed.

8.2 Public Service Objectives

Lumsden can provide effective servicing and public amenities as the Town grows, and can use these capacities as a basis for sustainable, new development. The following objectives attempt to reinforce existing services and amenities and to provide for the growth that is desired:

1. To provide sufficient land for the recreational, cultural, educational, and health needs of the people of Lumsden;
2. To provide sufficient servicing capacity to support, desired development;
3. To extend municipal services in an efficient manner at the cost of the developer;
4. To ensure adequate storm drainage of all parts of the Town by preserving natural holding areas or by other means as may be engineered and constructed;
5. To maintain an adequate system of access and internal roads to serve the existing and future needs of the Town;
6. To provide for effective pedestrian linkage by trails and public walkways; and
7. To extend and maintain the dyking system as required to provide protection against Qu'Appelle River flooding.

8.3 Public Service Policies

1. In new subdivisions, the provision and development of buffer strips will be encouraged to separate incompatible land uses, to serve as pedestrian corridors, and, if possible, to keep important natural and nature-like areas generally intact.
2. Public, Municipal, and Environmental Reserves may be used for active and passive recreation, or for natural drainage courses, storm or run-off water retention, or other similar use.
3. Council will permit future subdivisions only in areas that can be efficiently provided with municipal services that will be serviceable at an acceptable cost to the Town.
4. Council may require a servicing agreement in accordance with Section 143 of *The Acts*, and may pass a Servicing Levy Bylaw in accordance with Section 55.1 of *The Act*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Town and to address other concerns specific to the proposed subdivision.
5. Council will continue to monitor the adequacy of municipal services and strive to upgrade or expand these systems to equitably meet the needs of residents and other customers.
6. Public facilities required in flood hazard areas shall be designed to be operational during a flood situation, or have an acceptable emergency evacuation procedure.
7. A system of pedestrian corridors and pathways will be designated and policy developed for enhancement and protection of this system.

8.4 Implementation

The Zoning Bylaw shall include a public service zoning district. The intent of the Public Service Zoning District is to reserve lands for active and passive public recreation purposes and conservation of historical and cultural resources and amenities.

9.0 FLOODPLAIN

9.1 Floodplain Considerations

Most of the existing development within Lumsden is situated on the Qu'Appelle River Valley floodplain. Almost all of this development is protected by a dyking and channelization system constructed after a major flood in 1974. The dyking system is built to a 1:500 year flood event with varying amounts of freeboard. If maintained, the dyke is considered by the Saskatchewan Water Corporation to be adequate protection up to and including a 1:500 return frequency flood event; however, an ice jam or debris build-up could cause overtopping of the dyke and serious damage to property and infrastructure, even at lower flood flows.

Since most of Lumsden is within the dyking system no additional flood proofing measures were required in the past. Instead, policy focussed on maintaining and expanding the dyking system and precluding further development below the 1:500 flood level outside of the dykes. There is ongoing pressure for residential development outside of the dykes on the floodplain, with the resulting need to either preclude such development or extend the dyking to facilitate further development. There are several existing lots outside of the current dykes, with plans to dyke these lots to permit development. The idea of further development on a floodplain is one that is generally accepted because flooding and flood control are well understood and residents of the valley accept the risks and the responsibility of maintaining the dyking and channel. On the other hand, SaskWater, Saskatchewan Agriculture, Food, and Rural Revitalization, and Government Relations and Aboriginal Affairs, have expressed concerns regarding the condition of land for development within the new dyke at the west end of Town. Since expansion of the dyking system is the preferred, most efficient, and safest way to accommodate residential growth and development, these concerns will have to be resolved.

The Town of Lumsden has an agreement in place with the Saskatchewan Water Corporation concerning maintenance of the dyke and channel. The Municipal Emergency Measures Plan also has been updated to effectively address flood issues.

9.2 Floodplain Objectives

Lumsden is on a floodplain and Council accepts that, with the exception of the protection offered by engineered works and emergency measures, the developed valley floor is subject to flooding. The following objectives recognize and respond to the flood potential:

1. To maintain the dyke and channel system to a 1:500 year return frequency flood event with some freeboard;
2. To offer reasonable emergency response against flooding;
3. To prevent development in areas not protected by a dyking system engineered to the standards set by senior government approval agencies; and
4. To pursue dyke extensions where future development of the floodplain area would be beneficial to the overall development and growth of the Town.

9.3 Floodplain Policies

1. The dyke and channel will be inspected annually by responsible parties as per the agreement between the Town of Lumsden and the Saskatchewan Water Corporation. The Town will continue to do repairs and maintenance to that portion of the system it is responsible for.
2. No new development shall be permitted in any flood prone area that is not protected by a dyke unless the development is above the contour representing the 1:500 year return frequency flood event. The 1:500 return frequency flood event is based on the 1985 standard for return frequency, or as updated from time-to-time.
3. The Town will continue to update its Emergency Measures Plan in relation to flooding and emergency sandbagging or other specific measures may be seen as a component of the flood protection.
4. No development will be approved on the floodplain unless the development site is addressed in the Town's Emergency Measures Plan.
5. Council will establish clear policy and procedures to establish expansion of the area protected by the dyke structure as a means of accommodating future growth.
6. Dyking shall be designed to ensure the top of the dyke structure could serve as part of the pedestrian corridor system for the town.
7. The types of development and uses allowed in the floodway and floodway fringe areas, and associated supplementary requirements and development standards, will be specified in the Zoning Bylaw

10.0 SLOPE STABILITY

10.1 Slope Stability Considerations

The valley walls within and adjacent to Lumsden are known to adjust their form over time through surface erosion, soil creep, and slope failure (or slumping). The amount and type of change varies, depending on the specific conditions at any given location. In general, where surface run off converges in ravines and ditches, there is little erosion as long as vegetation cover or erosion protection measures are taken. Erosion is visible, well understood, and readily addressed in most situations. Soil creep is the slow, down-slope movement of near surface soils mainly due to frost action and soil saturation in the winter freeze-up and spring thaw times. Such movement is slow and persistent, and generally only affects smaller, shallow structures on very steep sites. Soil creep has not been a significant development or land use issue since the very steep slopes typically have not been developed. Slumping is the failure of a valley slope to hold itself in place. Often triggered by either increased groundwater levels (seasonally and over extended periods of time), or by excavation or erosion at the base of the slope, slumping can affect foundations, roadways, underground utilities, and other built features with potential for significant damage and cost.

Slumping has been addressed by municipal land use policy for many years. The growth of Lumsden in the past thirty years has been mainly on the valley slopes where evidence of past slumping is readily found, and where some existing developments have had problems with foundation performance in the presence of active slumps. Due to the potential for significant damage, Council recognized the need for definitive policies related to this potential hazard, and to diligently enforce the need for thorough engineering investigations and implementation of the recommendations of qualified geotechnical engineers specializing in slope stability investigations and solutions.

The potential for erosion and slope failure can be assessed with reasonable certainty, and managed to some degree, by engineering works, however, ongoing activities on slope areas and even on upland areas and nearby valley floor sites can detrimentally affect slope stability. Such slope destabilization results in significant residual risk regardless of engineered precautions and the need for land use controls and monitoring that are beyond the traditional scope, and reasonable capabilities, of municipal approvals, agreements, and programs. Council, representing the interests of all residents, businesses, and landowners, should not unknowingly accept the risk of damages associated with a development that has not adequately addressed erosion and slope failure potential. The project proponent must have the financial resources to commit to an appropriate level of engineering investigation and also to assume the liability associated with such a development. The risks and potential liabilities must be weighed against the aesthetic and/or financial benefits of development in a valley slope or nearby location.

Engineering investigations and design work performed by qualified geotechnical engineers is intended to advise on the nature and level of risk. By undertaking this work, neither the responsibility for reasonable care, nor the potential liability associated with accepting risk, transfers to the professional engineer. The Town has a responsibility to and consider reasonable levels of investigation, the engineer needs to be directed by the project proponent to provide information and technical analysis, risk identification, and design work and, to the extent possible under the law, the project proponent will accept

the risks and liabilities if the project proceeds. The Town then has a responsibility to require compliance with recommended engineering measures and any other measures deemed appropriate. In the end, all parties have to be prepared to accept their part of the responsibility for residual risk.

10.2 Slope Stability Objectives

Even though erosion and slope failure potential can be assessed and engineering solutions can be determined and carried out, there will be residual and often uncertain hazard associated with development on and near valley slopes. In this context, the following objectives recognize and respond to slope failure potential:

1. To ensure that developers and property owners commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential.
2. To avoid development and activities where the risk of unmitigated erosion or slope failure is unacceptable to Council.
3. To avoid development or uses where there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere.
4. To avoid or minimize potential impacts of slope instability on municipal services and infrastructure.
5. To recognize the need for all parties to make informed decisions, to acknowledge the limitations of science and engineering in responding to these hazards, and to accept residual hazards associated with potential slope failure.
6. To ensure that developers, project proponents, and future owners understand that they also share in and accept all residual risks and liabilities associated with development in and near the valley where slope instability hazard exists.

10.3 Slope Stability Policies

1. The Town will determine when, and for what properties, erosion and slope instability investigations are required as a basis for development approval.
2. Council will establish the minimum objectives of any required erosion and slope stability investigations to address the interests of the Town, and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.
3. Erosion and slope stability investigations will be undertaken by qualified engineering disciplines.
4. The Town of Lumsden, in addressing the hazards associated with erosion and slope instability shall at least undertake as follows:
 - Require investigations as part of an application for subdivision and/or development;
 - Establish the objectives of scientific and engineering investigations in relation to such applications;
 - Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be born fairly by all parties including the proponent and/or the future owner; and
 - Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

5. The types of development and uses allowed in the slope instability areas, and associated supplementary requirements and development standards, will be specified in the Zoning Bylaw.

11.0 ENVIRONMENTAL PROTECTION

11.1 Environmental Considerations

Residents of Lumsden have two general perspectives on environmental matters. First, most people clearly and strongly appreciate the aesthetic appeal of the natural valley setting enhanced by the tradition of ample green space and planted trees in the Town. Maintaining these amenities is seen as a high priority. Second, and most strongly voiced by students and young adults, the issues of river water pollution, energy conservation, waste reduction, and recycling are very important, urgent matters.

11.2 Environmental Objectives

The following objectives recognize the need to ensure that the use of land and resources within Lumsden must be sustainable and provide a reasonably pollution-free, well-vegetated, healthy environment for the enjoyment of residents and visitors alike, today and in the future. These objectives recognize “conservation” as the fundamental approach to managing the resources of the Town, meaning that resources shall be defined by their potential use (including aesthetic and other non-consumptive uses) and, to the degree possible, retained for the benefit of future generations; however, where necessary and beneficial, resources will be modified or used up for the benefit of the community as a whole.

1. To identify and conserve significant natural areas and features.
2. To identify and conserve significant human heritage resources, including street trees and other plantings, distinctive architecture, and traditional open space amenities.
3. To provide for trail corridors and public access to the natural amenities of the valley setting.
4. To avoid activities that cause excessive pollution, and to identify and remediate existing pollution.
5. To achieve energy and materials efficiency.
6. To reclaim derelict areas to provide for safety and good use.
7. To improve river water quality.

11.3 Environmental Policies

1. The Town will undertake to work with community stakeholders to identify and continually assess the significance of natural and human heritage sites and areas within and near Lumsden.
2. The Town will identify and protect corridors for public trails and scenic viewing points to enhance public enjoyment of the natural and heritage resources of the valley.
3. An assessment of the potential impact on natural and human heritage resources prepared by qualified environmental professionals shall be required for all new developments as part of the development proposal where development permits are required, and significant natural resources shall be conserved.
4. Protection or mitigation for loss of existing trees and planting of new trees will be required in a safe and visually appealing manner along roadways and in open spaces associated with new development.

5. 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.
6. 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.
7. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.
8. Vacant properties and open space areas outside of maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil and groundwater, and other pollution and nuisance.
9. The Town will work with other municipalities and government institutions to investigate and improve the quality of water in the Qu'Appelle River and in other small bodies of water in and near Lumsden.
10. The Zoning Bylaw shall address Environmental Protection areas, the types of development allowed in these areas, and the supplementary development standards.

12.0 WALKING AND CYCLING

12.1 Walking and Cycling Considerations

Lumsden residents walk and cycle often, in all parts of town and in adjacent rural areas. With few exceptions, the residents of Lumsden indicate that maintaining or improving opportunities for safe, enjoyable walking and cycling are very important. The presence of people walking and cycling on public roadways, in parks, along the dyking system, and on informal trails along the valley and on peripheral roadways has not been identified as a concern, although increasing traffic volumes are seen as a potential safety problem.

Lumsden residents clearly desire to keep walking and cycling. Although people feel comfortable walking and cycling most of the time in most places, there is a desire to establish public trails on, and along, municipal reserve land, roadways, parks, and the dykes, to ensure convenient access to the Town Centre from outlying areas, provide for convenient pedestrian loops, and to link with rural trails and rights-of-way.

12.2 Walking and Cycling Objectives

The following objectives recognize the need to establish walking and cycling use and facilities in Lumsden.

1. To ensure that the dyking system is constructed and maintained in a manner that allows public space for walking and cycling.
2. To provide convenient access to the dykes with a reasonable number of access points.
3. To ensure that public streets, roadways, alleys, and open spaces are developed and maintained in a manner that provides for safe, enjoyable walking and cycling.
4. To ensure that new subdivisions and development include public reserve or other public land that facilitates convenient pedestrian and cycling links to, and from, the Town Centre, around town along valley slopes and rural roadway or trails, and to important scenic viewing points along the valley.

12.3 Walking and Cycling Policies

1. The Town will strive to provide and maintain safe and convenient roadway and trail conditions and facilities for pedestrians and cyclists.
2. The vehicle traffic rights of way, walkways, and boulevards on the following roads shall be viewed as pedestrian and cycling corridors and maintained, extended, or improved to facilitate safe, convenient pedestrian and cycling travel:
 - James Street
 - Broad Street (anticipating pedestrian bridge)
 - Kelly Avenue
 - Qu'Appelle Avenue
 - Second Avenue
 - Eighth Avenue

3. A priority pedestrian and cycling area shall be established in the main commercial area of Lumsden within which all vehicle traffic rights of way, walkways, and boulevards shall be viewed as pedestrian and cycling corridors and maintained, extended, or improved to facilitate safe, convenient pedestrian and cycling travel.
4. New subdivisions must include walkway easements or municipal reserve linking to one of the following:
 - One of the roadways identified in Policy 12.3.2 above;
 - An easement, municipal reserve, environmental reserve, or park space linking to one of the roadways identified in Policy .2, above; or
 - Any other roadway as may, from time to time, be designated by Council as a pedestrian and cycling corridor under Policy 12.3.2 above.
5. New subdivision must include a municipal reserve (or comparable alternative) corridor for public trail use and emergency vehicle access along or near the crest of the valley and its ravines, along the perimeter of the limits of the Town of Lumsden, or an acceptable alternative (perhaps already existing) corridor that maintains continuous trail linkage around the Town as well as possible.
6. A system of existing and planned pedestrian and cycling routes, the priority pedestrian and cycling area, and important scenic viewing points, shall be shown on the map entitled "Pedestrian and Cycling Routes" (Plan Map 2), which is attached to and forms part of this bylaw. This map shall be updated from time to time as required to record new subdivisions or other changes.

13.0 BYLAW IMPLEMENTATION

By setting out goals, objectives, and policies the Basic Planning Statement will provide guidance for Council in making decisions regarding land use, zoning, 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 Town will be achieved.

The Basic Planning Statement 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 Town are the Zoning Bylaw and the subdivision process, including associated agreements.

13.1 Land Use Concept Plan

Council's intention for the future use of land is shown on the "Future Land Use Concept Map" (Plan Map 1), which is attached to and forms part of this bylaw.

13.2 Zoning Bylaw

The Planning and Development Act, 1983, requires Council to adopt a Zoning Bylaw in conjunction with the Basic Planning Statement. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Basic Planning Statement by prescribing the uses of land and the buildings or other improvements that will be allowed in the different zoning districts established in the Town. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet. The objective of the Zoning Bylaw is to ensure:

- That land-use conflicts are avoided;
- That future development will meet minimum standards to maintain the amenity of the Town;
- That development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- That development does not place undue demand on the Town for services, such as roads, parking, water, sewers, waste disposal, and open space; and
- That future land use and development are consistent with the goals and objectives of the Town.

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

The definitions contained in the Zoning Bylaw shall apply to this Basic Planning Statement.

13.2.1 Subdivision Process

Subdivision, the breaking up of land into smaller legal units, normally is an integral part of the development process. Although the Director of Community Planning for Saskatchewan Government Relations and Aboriginal Affairs is the approving authority for subdivisions the Council has input into the subdivision procedure at two points.

First, the Council provides comments on all applications for subdivision within the Town. In reviewing subdivisions, the Council should consult this Basic Planning Statement to see whether the proposed development is consistent with the long-term goals of the Town and the desired future pattern of development.

Second, Council 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. Also, in the Zoning Bylaw the Council can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Again, since zoning is intended to implement the Town's development policies, it should help to ensure that subdivisions contribute to achieving the long-term goals of the Town.

13.2.2 Servicing Agreements

Council may require that a developer enter into a Servicing Agreement as a requirement of subdivision approval in accordance with Section 143 of The Act.

13.3 Development Levies And Agreements

Council may pass a Development Levy Bylaw in order to be able to use development levies for the purpose of recovering all or part of the Municipalities actual costs as specified in Section 55.1, 55.2, and 55.3 of The Act. Development Agreements may be required in accordance with Sections 55.4 and 55.5 of The Act.

13.4 Review And Amendment

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

On occasion land uses or developments may be proposed that do not conform to the Basic Planning Statement. The Basic Planning Statement can be amended to allow the new development to proceed, however, before any amendment is made the impact of the proposed change on the rest of the planning statement and the future development of the Town should be examined. Any changes to the Basic Planning Statement or the Zoning Bylaw should be in the interest of the future development of the community as a whole. Periodical review and amendment the Basic Planning Statement should serve as an effective guide for Council to make decisions on the future development of the Town of Lumsden.

14.0 REPEAL AND EFFECTIVE DATE OF BYLAW

14.1 Repeal

Bylaw 5/88, as amended shall be repealed upon bylaw 14/2002 coming into force and effect.

14.2 Ministerial Approval

This bylaw shall come into force on the date of the final approval by the Minister of Government Relations and Aboriginal Affairs.

14.3 Council Readings and Adoption

Introduction this _____ day of _____, 2002

Read a first time this _____ day of _____, 2002

Read a second time this _____ day of _____, 2002

Read a third time this _____ day of _____, 2002

Adoption of Bylaw this _____ day of _____, 2002

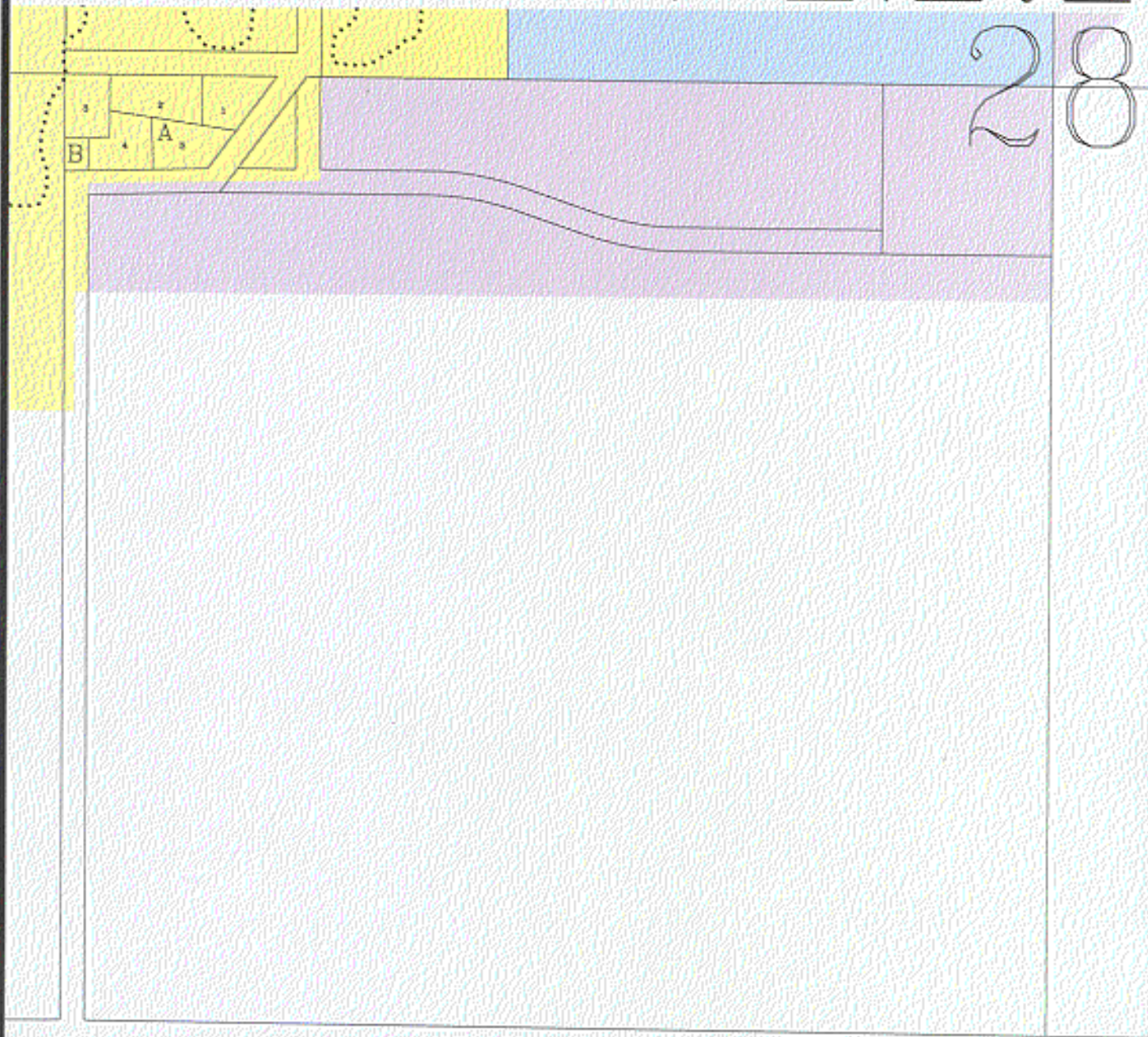
MAYOR

ADMINISTRATOR

Ministerial Approval Date _____

Plan Map 1

FUTURE LAND USE CONCEPT MAP



28

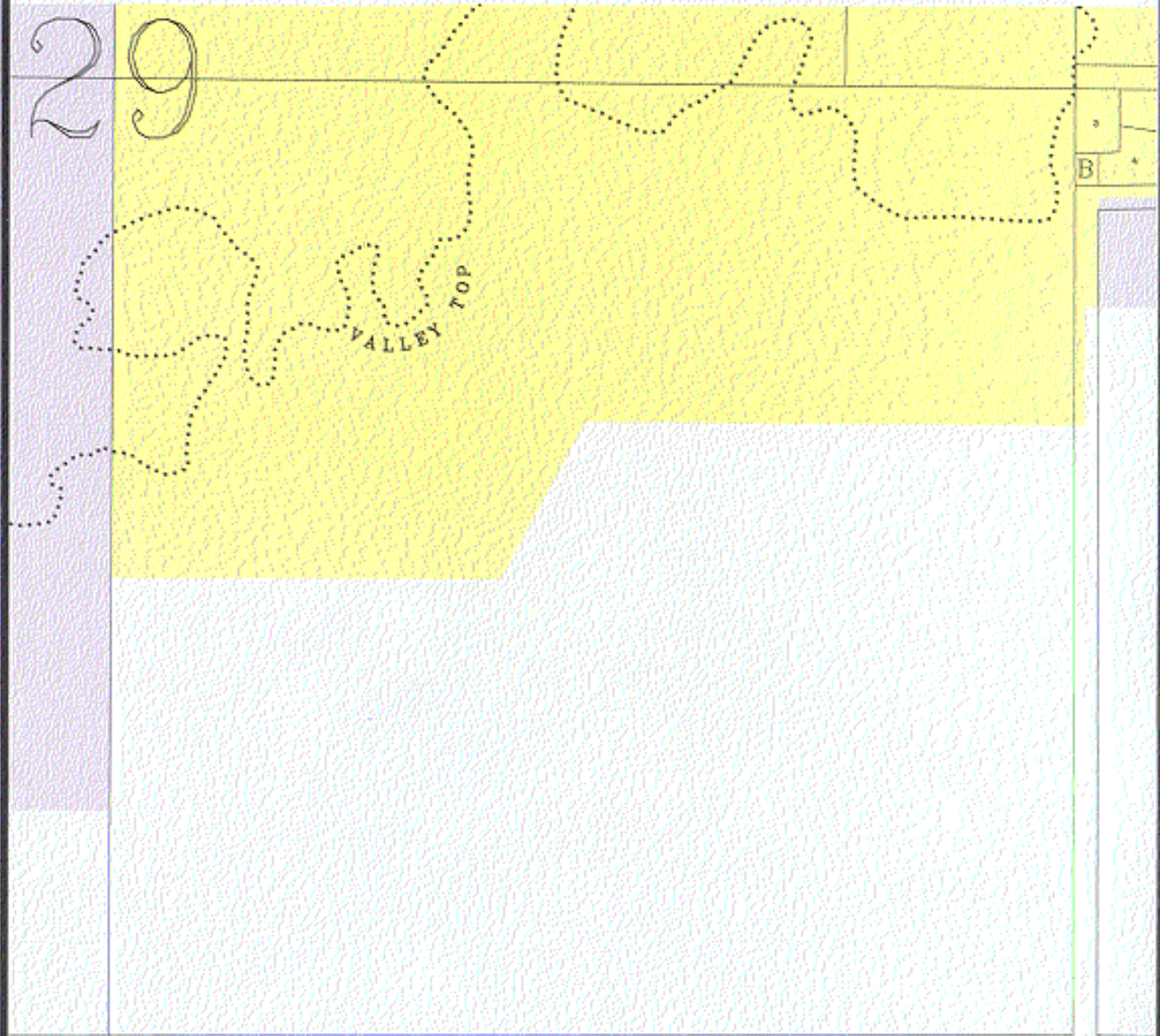
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- Future Annexation -
- Future Development -
- Industrial -
- Public Service -
- Residential -









Revisions	
Bylaw No.	Date

Land Usage Strategy Map

S.E.1/4 Sec. 29 Tp. 19 Rge. 22



- Commercial - 
- Future Annexation - 
- Future Development - 
- Industrial - 
- Public Service - 
- Residential - 



Revisions	
Bylaw No.	Date

Land Usage Strategy Map

N.E.1/4 Sec. 28 Tp. 19 Rge. 22



28

- Commercial -
- Future Annexation -
- Future Development -
- Industrial -
- Public Service -
- Residential -

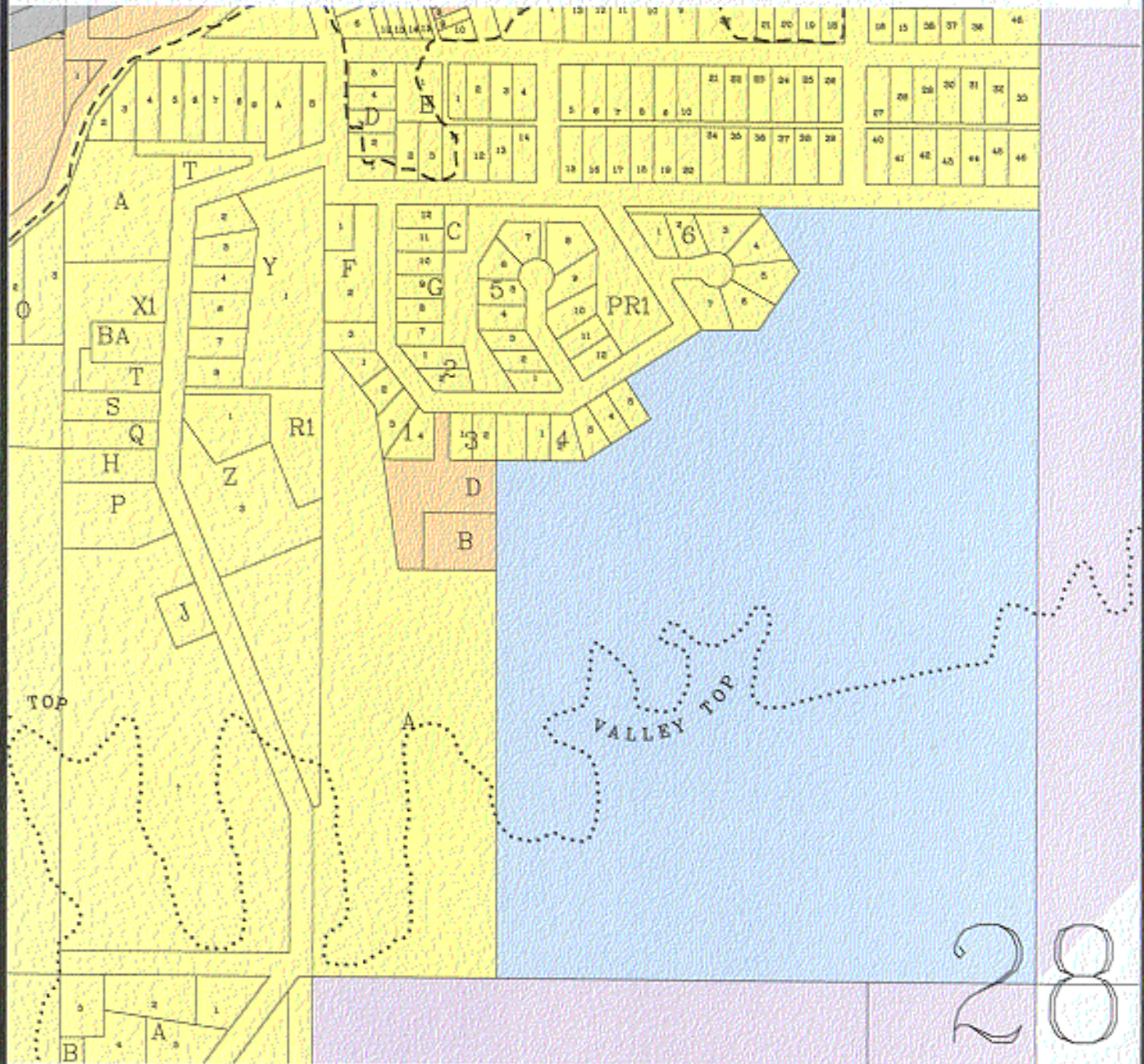


Revisions	
Bylaw No.	Date



Land Usage Strategy Map

N.W.1/4 Sec. 28 Tp. 19 Rge. 22



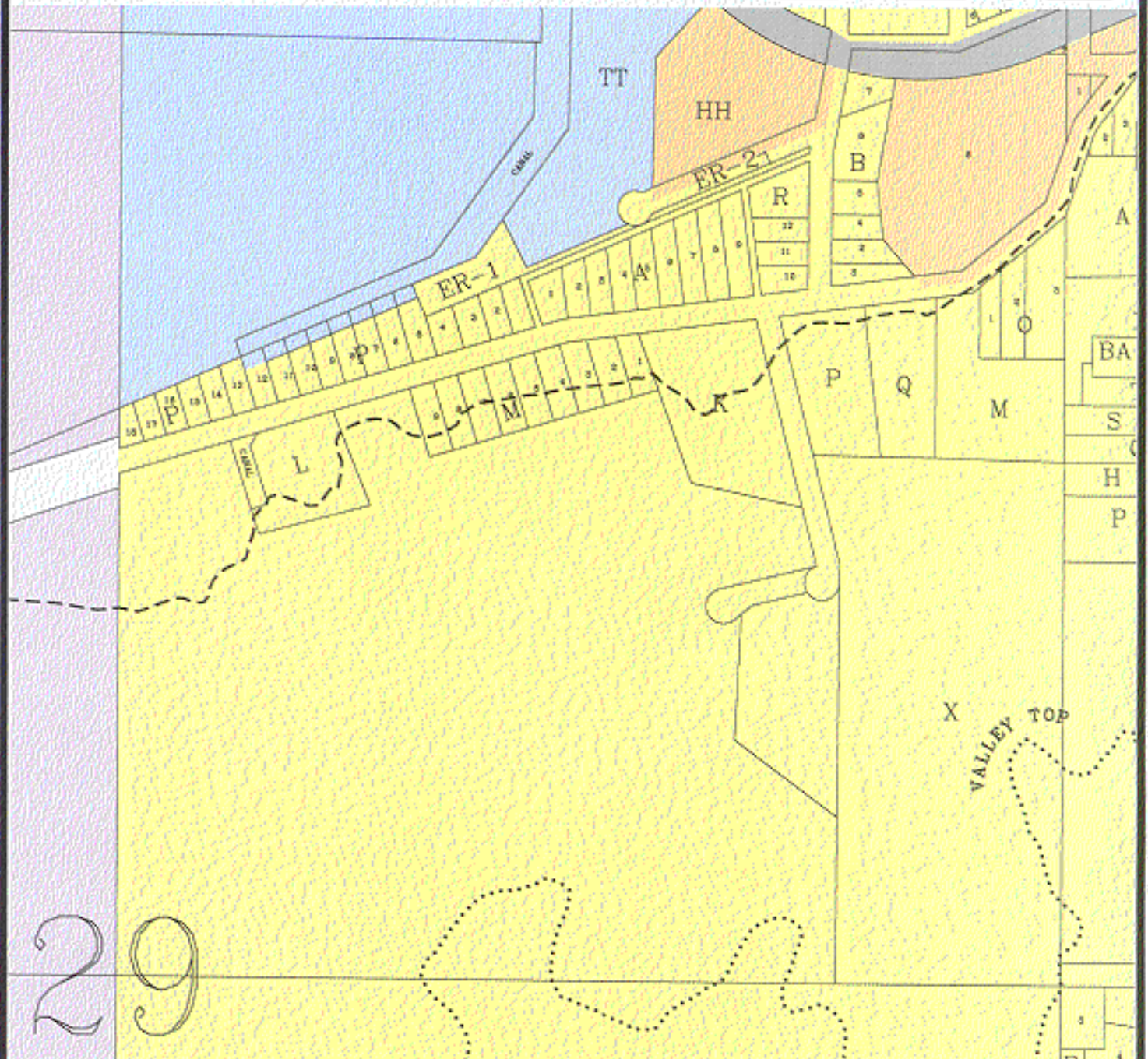
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- Commercial -
- Future Annexation -
- Future Development -
- Industrial -
- Public Service -
- Residential -



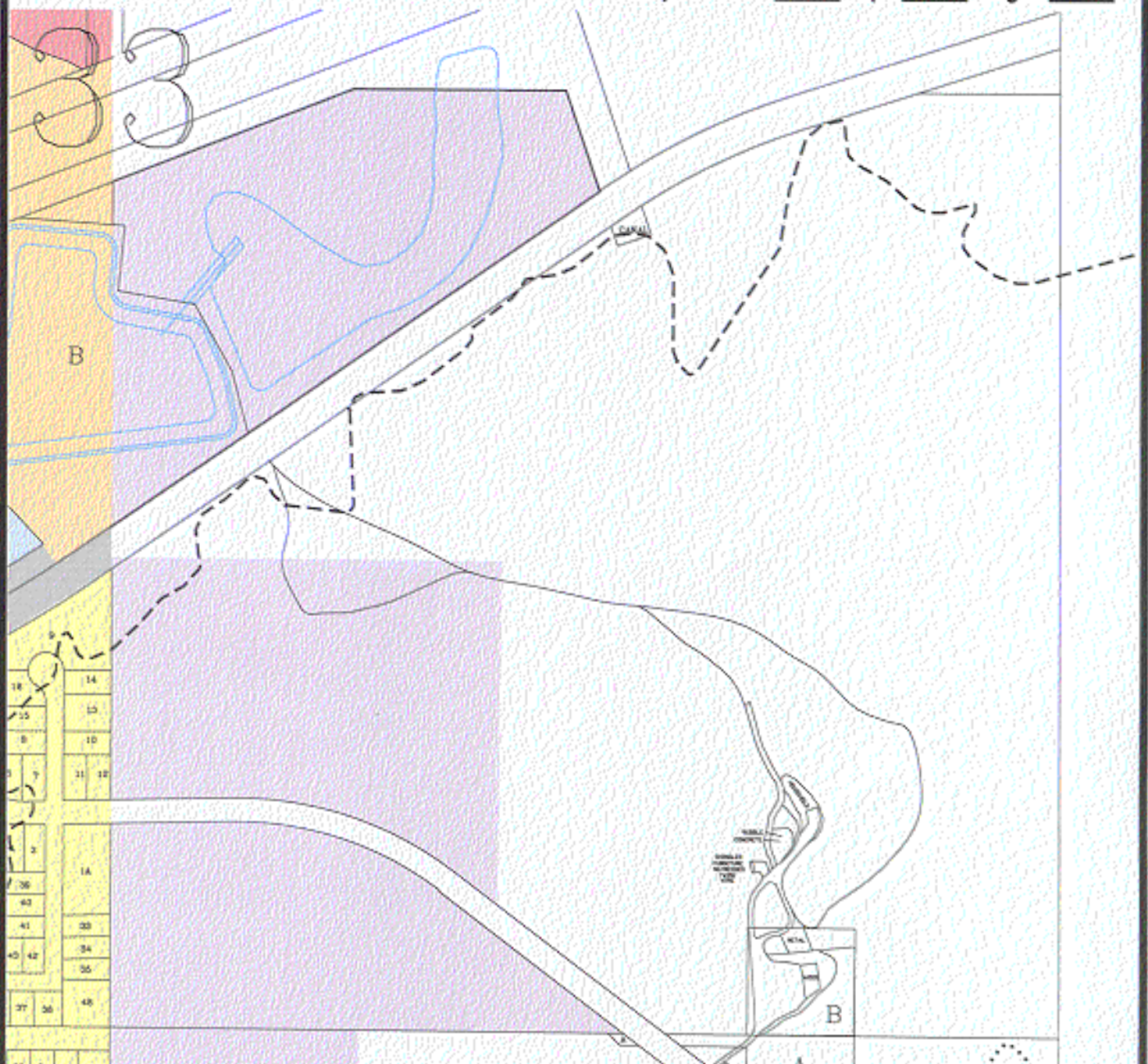
Revisions	
Bylaw No.	Date



- Commercial -
- Future Annexation -
- Future Development -
- Industrial -
- Public Service -
- Residential -



Revisions	
Bylaw No.	Date



- Commercial -
- Future Annexation -
- Future Development -
- Industrial -
- Public Service -
- Residential -



Revisions	
Bylaw No.	Date

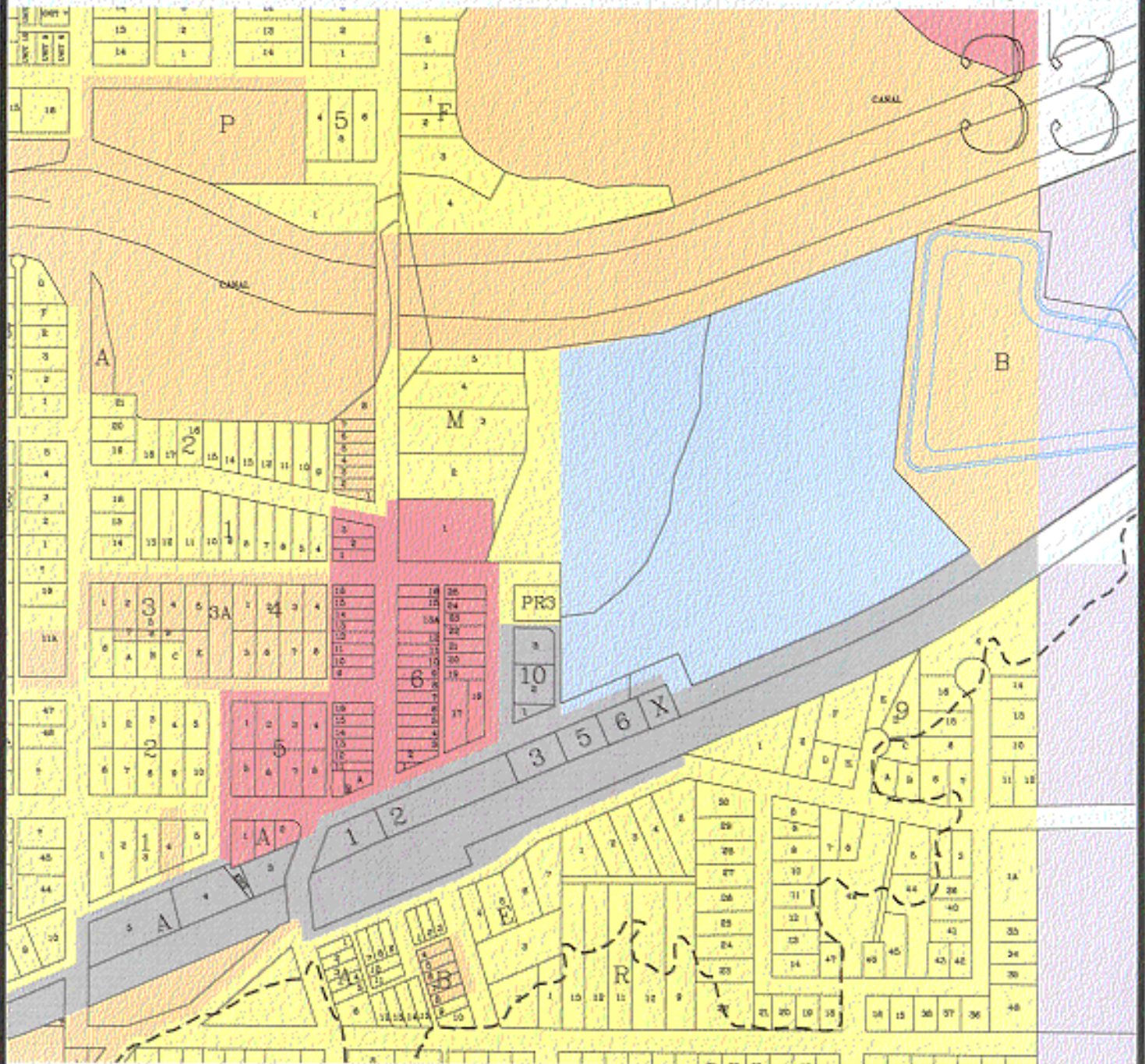


Town of Lumsden

PLAN MAP 1.06

Land Usage Strategy Map

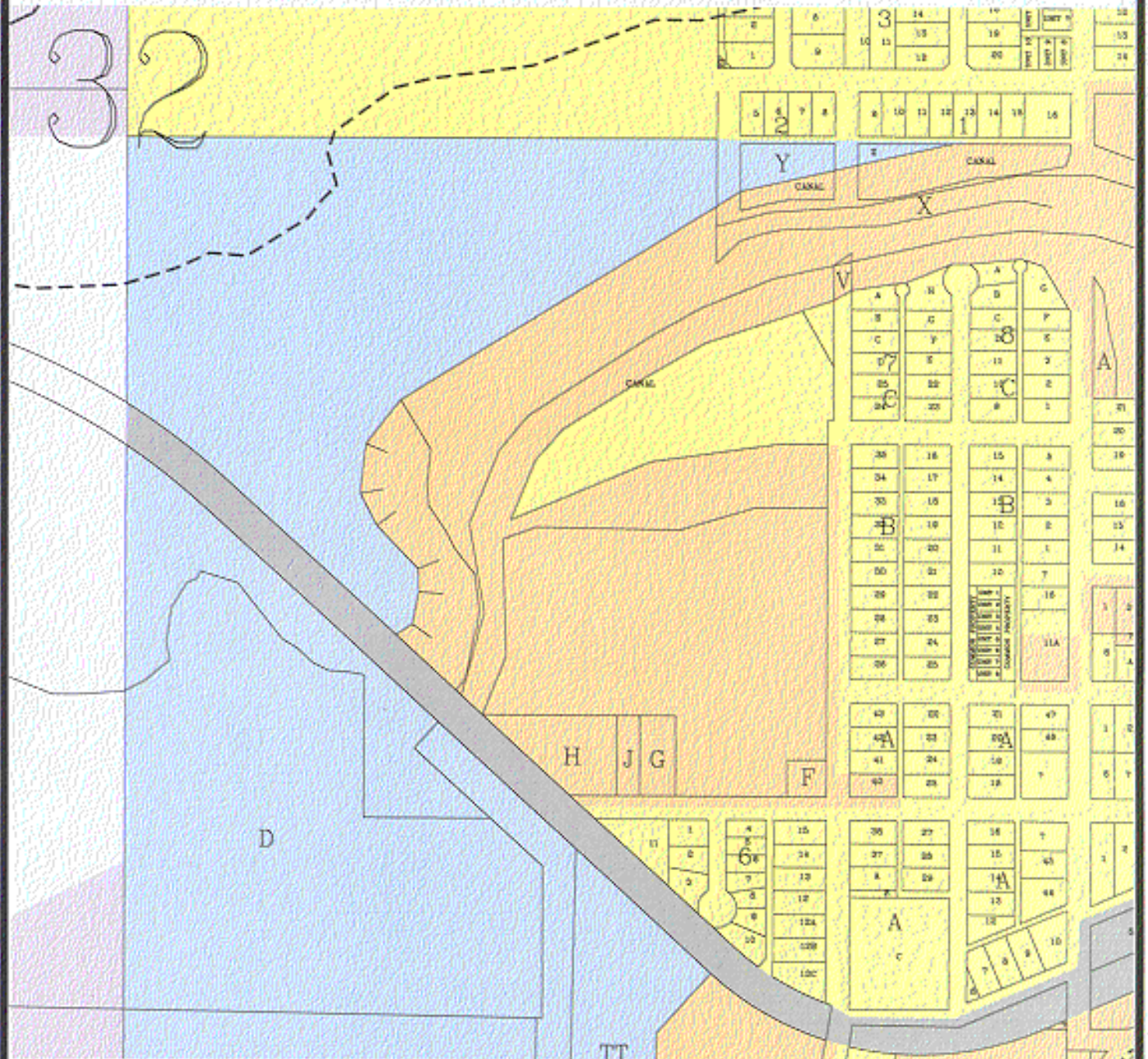
S.W.1/4 Sec. 33 Tp. 19 Rge. 22



- Commercial —
- Future Annexation —
- Future Development —
- Industrial —
- Public Service —
- Residential —



Revisions	
Bylaw No.	Date



- Commercial —
- Future Annexation —
- Future Development —
- Industrial —
- Public Service —
- Residential —



Revisions	
Bylaw No.	Date





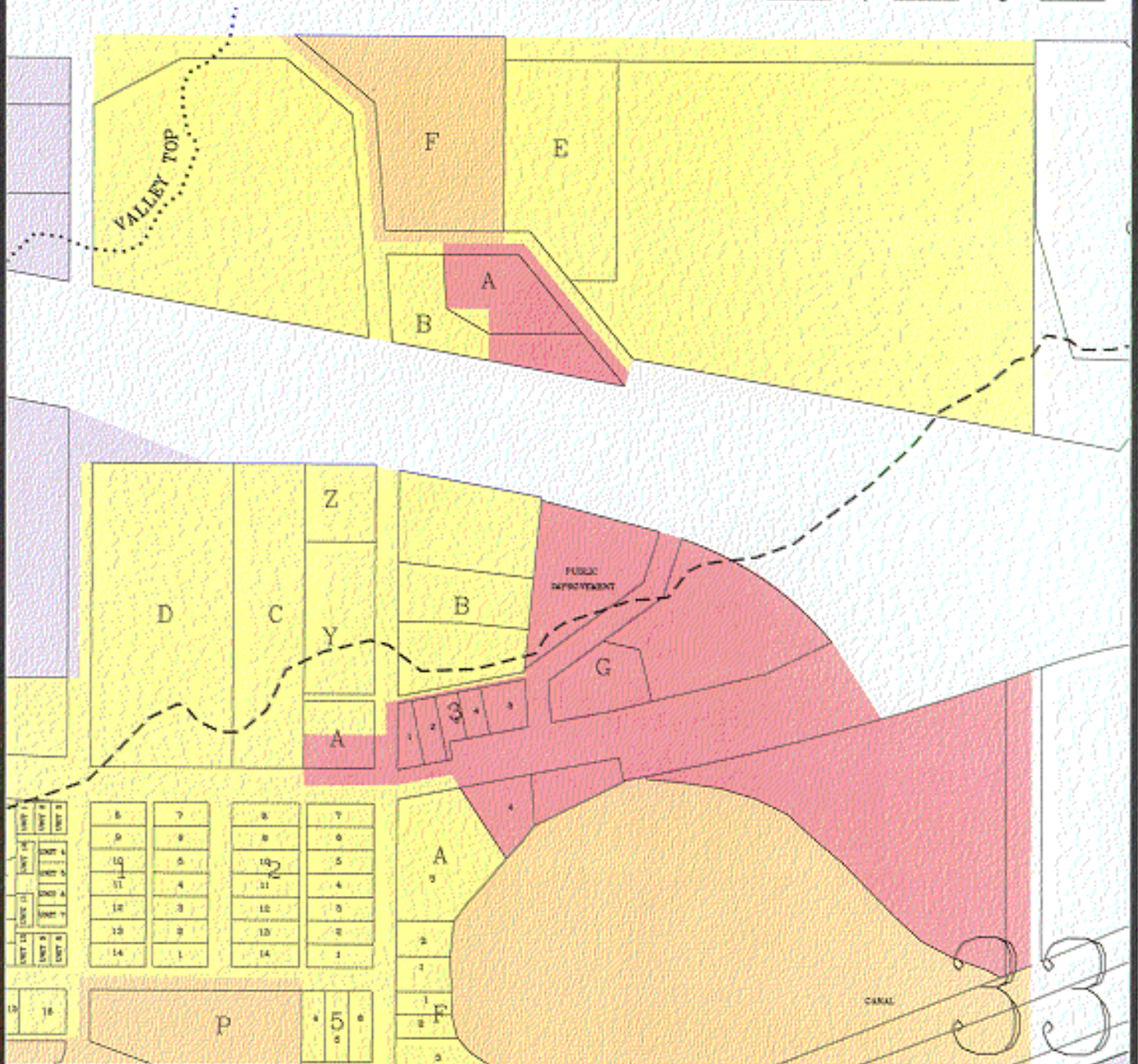
- Commercial -
- Future Annexation -
- Future Development -
- Industrial -
- Public Service -
- Residential -



Revisions	
Bylaw No.	Date

Land Usage Strategy Map

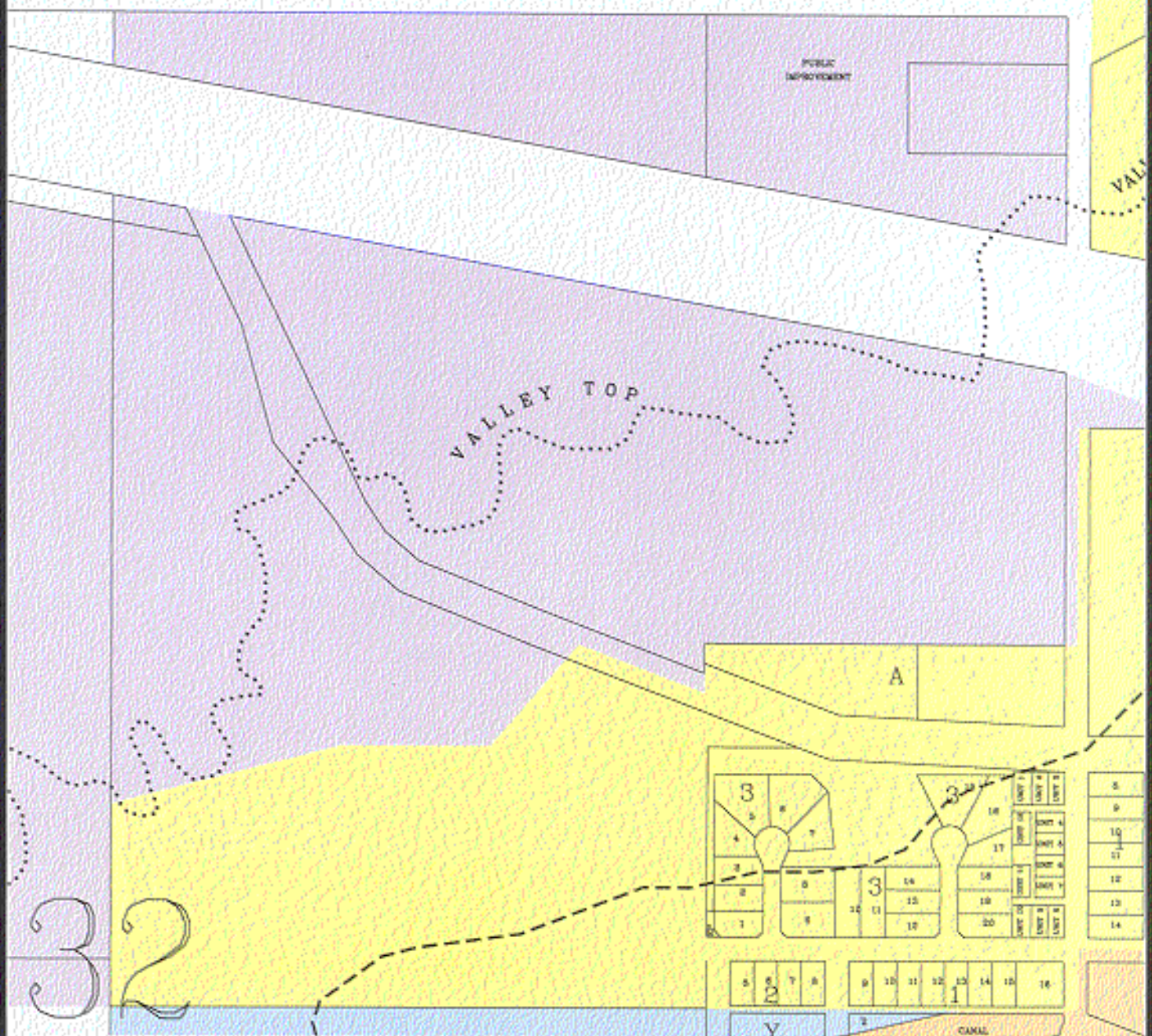
N.W.1/4 Sec. 33 Tp. 19 Rge. 22



- Commercial -
- Future Annexation -
- Future Development -
- Industrial -
- Public Service -
- Residential -



Revisions	
Bylaw No.	Date



- Commercial -
- Future Annexation -
- Future Development -
- Industrial -
- Public Service -
- Residential -



Revisions	
Bylaw No.	Date

Plan Map 2

PEDESTRIAN AND CYCLING CORRIDOR MAP

PLAN MAP 2

TOWN OF LUMSDEN

Pedestrian and Cycling Corridor Map

Priority
Pedestrian
Area



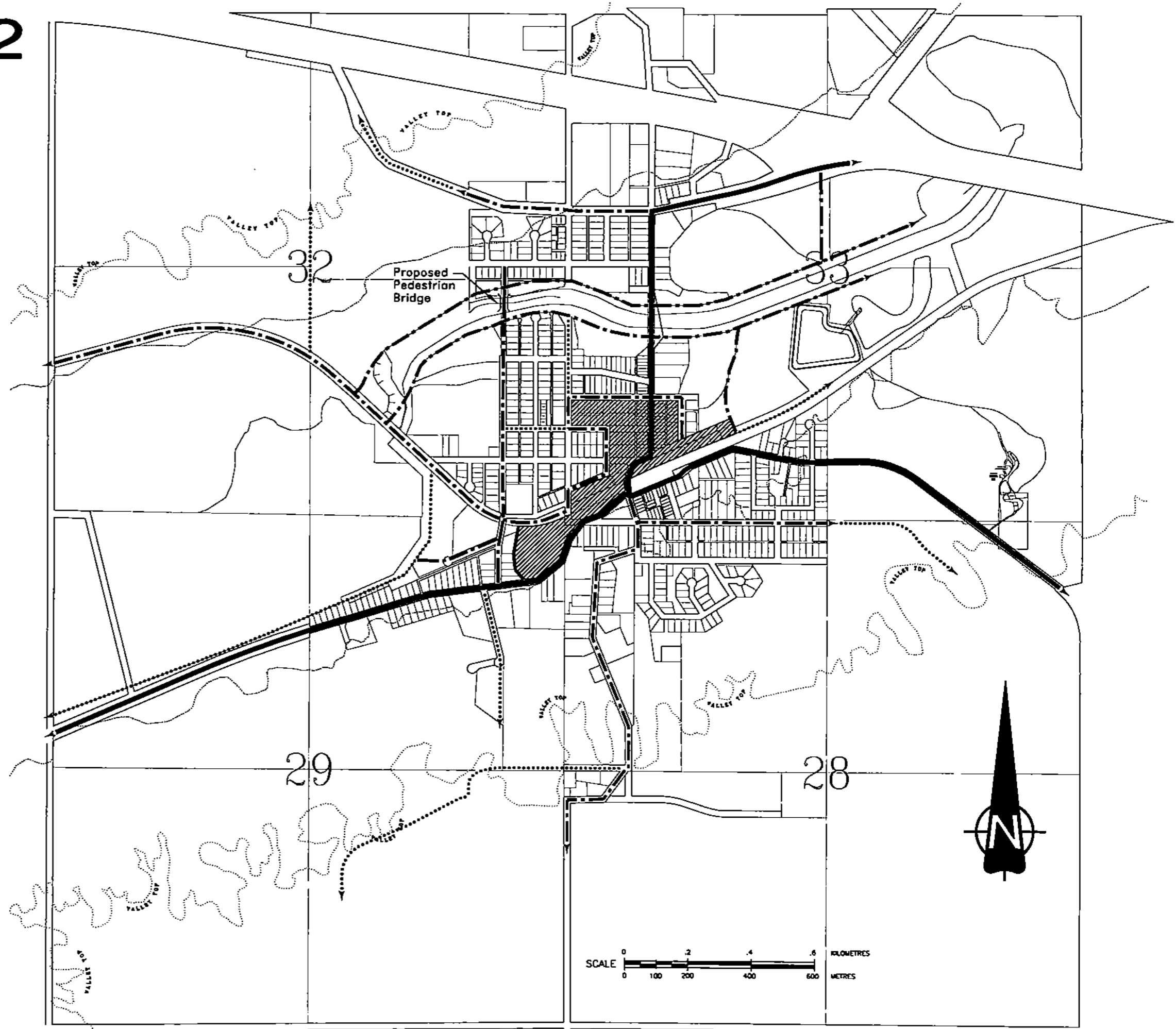
Main
Vehicle
Access
Routes



Main
Ped/Cycle
Routes



Secondary
or Informal
Routes

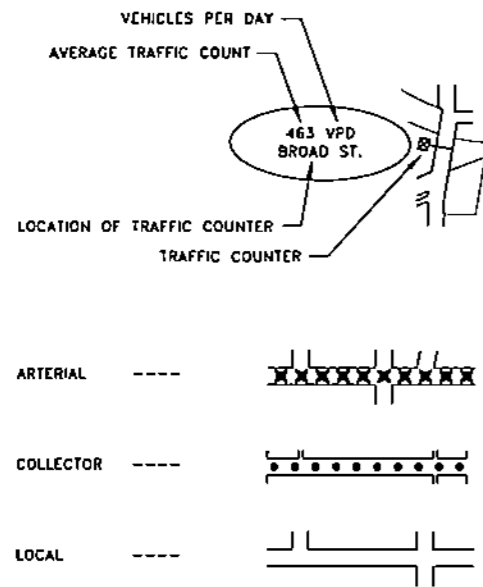


Plan Map 3

TRAFFIC COUNT INFORMATION

PLAN MAP 3 TOWN OF LUMSDEN

2002 TRAFFIC FLOW MAP



Definitions:

Arterial roadways have the highest traffic volumes with steady traffic at most times, and are main access roads.

Collector roadways have moderate traffic volumes and typically exhibit peak times when people are dropping off students or on the way to or from work.

Local roadways have low traffic volumes mainly from residents on the street or living nearby.

