

Saskatchewan Municipal Best Practice



Adopting a Long-term Development Bylaw

CONTACT

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Project Date: 1984 to present

THE ISSUE

The RM of Edenwold No. 158 made a decision in 1984, that changes were needed to maintain a quality level of service at an affordable cost to ratepayers. At that time, they implemented a long-term development plan, and have made several amendments to the plan since then. The provision for a diversified tax base was included in this plan.

THE NEED

It was decided that a significant change was required in order to maintain a quality level of service at an affordable cost to the ratepayers. There was a need to attract residential and commercial development to the area and a need to improve the tax base. A comprehensive plan was needed to accomplish these goals.

CREATING THE PRACTICE

To help with the design of the practice, the municipality held public meetings to present views and to solicit input. A local development committee was established and a planning consultant was hired. They also held open houses and workshops for further input.

APPROVAL

To create and implement the practice, normal bylaw approval was needed. As well, a series of public meetings were held, notices sent, and a submission of the development plan and bylaw was sent to Saskatchewan Community Planning.

CONSULTATION

To ensure their plan was meetings the needed of their ratepayers, consultation was held through numerous public meetings, open houses, and workshops prior to the first development plan bylaw being adopted.

IMPLEMENTATION

To implement the practice, the council developed a plan that included high-density residential, commercial, and industrial development. The local development committee and planning consultant were responsible for organizing and implementing the work required.

RESOURCES REQUIRED

Budget

The costs of this practice were significant due to contracting consultants, advertising, meetings, and the actual production of the documents. On an ongoing basis, costs include an annual grant to recreational facilities situated in the neighbouring urban jurisdictions, amending of the bylaw on a regular basis, and its application to development all take time and resources.

Staff

Human resources on this practice include the Council, local development committee and a planning consultant working closely together to draft the long-term goal for development in the RM.

Infrastructure

Capital costs for this project includes a three-year municipal tax exemption on new industrial or commercial buildings. The RM has also develop parks, walkways, and playgrounds on municipal reserve lands in residential areas.

EVALUATION

There were many benefits for the RM, including a large increase in population, and a diversified tax base which has service to maintain a constant mill rate and enhanced municipal services. Challenges include gaining acceptance of the plan by existing ratepayers and the need to regularly make amendments.

LESSONS LEARNED

Through this process, the municipality learned the importance of justifying major changes to ratepayers. The also saw the need to develop attractions in the community to draw people to the area (e.g. three-year municipal tax exemption on new industrial/commercial buildings, parks, walkways, and playgrounds).

The many significant changes that have occurred since 2000 include the development of many residential and industrial/commercial properties, new businesses, a new personal care home, and the development of a strip mall.