

BYLAW NO. 1/90

A BYLAW OF THE VILLAGE OF BETHUNE TO ADOPT A BASIC PLANNING STATEMENT.

WHEREAS the Council of the Village of Bethune in the Province of Saskatchewan, has by resolution authorized the preparation of a Basic Planning Statement for the Village as provided by and in compliance with The Planning and Development Act, 1983.


THEREFORE, the Council of the Village of Bethune, enacts as follows:

1. This Bylaw shall be known and may be cited as the "Basic Planning Statement Bylaw" of the Village of Bethune.
2. "The Basic Planning Statement" of the Village of Bethune is attached hereto and forms part of this Bylaw.
3. This bylaw shall come into force on the date of approval by the Minister of Urban Affairs.

Introduced and read a first time this 2ND day of OCTOBER, 1990.

Read a second time this 2ND day of OCTOBER, 1990.

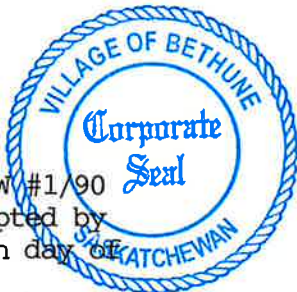
Read a third time this 8TH day of JANUARY, 1990. 1991
10/21




Administrator



Mayor



CERTIFIED A TRUE COPY OF BYLAW #1/90 of the Village of Bethune adopted by Resolution of Council this 8th day of January, 1991.



Administrator of the Village of Bethune

PURPOSE AND SCOPE

The Basic Planning Statement has been prepared to identify the Village of Bethune's objectives for future land use and development within its boundaries. The policies of this Basic Planning Statement shall apply to all land and improvements within the corporate boundaries of the Village of Bethune in the Province of Saskatchewan. All developments shall conform to the objectives and policies contained herein.

The purpose of the Basic Planning Statement is to provide guidelines and policies for the orderly development of the village. The Basic Planning Statement gives direction to present and future Councils on land use, development and the application of the Zoning Bylaw. The Zoning Bylaw is consistent with the Basic Planning Statement and is intended to implement the policies contained within it.

The Basic Planning Statement is in two parts. Part One is a description of the current land uses and issues associated with them. Part Two lists the community's objectives and policies to guide future development.

PART I: BACKGROUND AND CURRENT LAND USE

1.0 Introduction

The Village of Bethune is located on Highway No. 11 approximately 55 kilometres (35 miles) northwest of Regina. It is almost equidistant from the Town of Craik which is approximately 55 kilometres (35 miles) northwest, the City of Regina to the southeast, and the City of Moose Jaw approximately 60 kilometres (40 miles) to the southwest. The community's location provides good access to larger centers which offer services not found in Bethune.

The village takes its name from C.B. Bethune, the engineer on the first train to travel the railway line in 1887.

Bethune was incorporated as a village on August 2, 1912 by the Minister of Urban Affairs, and held its first Council meeting August 23, 1912. The community functions as a service centre serving the surrounding agricultural area. Hence its economic activity is influenced by the changing conditions within the agricultural sector. In addition, an estimated twenty per cent of the village's work force commutes to Regina for employment.

2.0 The Community

2.1 Population

The Village of Bethune has had a steady population increase over the past ten years (Table 1). There has been some reduction in population in the short term, but long term population has increased. The population has grown from 338 in 1979 to 360 in 1989.

Bethune's population dropped by 7.5% in 1989 from 1988. Previous to 1984, yearly population increased by an average of 4.0% which is substantial. The evening out of growth after 1983 may reflect a slowdown in the provincial and local economy.

The age distribution has maintained similar patterns historically. The largest percentage of population occupies the age 15-64 group. This is consistent with the 1989 Province of Saskatchewan age distribution in which the age group 0-14 was 24% of the population; 15-64 was 63%; and 65 and over was 13%. The 15-64 group may place demands on seniors' housing and home care etc. in the future, once this group moves in the age 65 and over category.

TABLE 1
VILLAGE OF BETHUNE
AGE DISTRIBUTION

<u>Year</u>	<u>Population</u>	<u>Age 0-14 (%)</u>	<u>Age 15-64 (%)</u>	<u>Age 65 and Over (%)</u>
1989	360	85 (24)	198 (55)	77 (21)
1988	389	91 (23)	215 (55)	83 (21)
1987	388	94 (24)	211 (54)	83 (21)
1986	386	100 (26)	210 (54)	76 (20)
1985	382	100 (26)	211 (55)	71 (19)
1984	402	107 (27)	231 (57)	64 (16)
1983	396	103 (26)	231 (58)	62 (16)
1982	381	93 (24)	222 (58)	66 (17)
1981	368	90 (24)	215 (58)	63 (17)
1980	346	77 (22)	207 (60)	62 (18)
1979	338	64 (19)	214 (63)	60 (18)

Source: Saskatchewan Health Insurance Registration.

2.2 Present Land Use

The basic land use characteristic of Bethune is its division into two parts by the Canadian National Railway line running at an angle through the community. The streets are in a basic grid pattern, oriented parallel to the sectional survey system which exists throughout the settled part of Saskatchewan. Because the rail line cuts across the rectangular grid system, irregularly shaped lots have been created along Railway Avenue and Rink Street which run parallel to the CNR tracks. In addition, a number of awkward intersections have been created along these two streets.

A variety of land uses have developed within the overall framework of the street and rail line system. While these land uses tend to be more intermingled than in other communities, a distinct land use pattern can be identified.

Residential Land Use and Housing

Residential land use occupies the largest amount of land in Bethune. There is a mixture of old and new housing throughout the residential area, resulting in balanced residential development. Mobile homes are dispersed throughout the residential area, rather than being concentrated in one or two distinct areas.

The majority of development is on a standard grid street pattern. With the exception of new development at the north end of Main Street, Ford Street and East Street, residential lots are relatively small with frontages of approximately ten metres and a depth of approximately 47 metres. The larger lots in the east side provide varying frontages from 18 metres to 27 metres. Lots on the north end are large as well, with frontages ranging from 18 metres to 41 metres.

Most residences are single detached dwellings. Subsidized seniors' housing is provided by two duplexes built in 1985 which provide four one-bedroom units. Nursing home facilities accommodating many former residents of Bethune are found in Lumsden and Regina. Home care is also provided by the Victorian Order of Nurses, assisted by local residents.

Commercial Land Use

Historically, Bethune's downtown was located south of the Canadian National rail line. Over time, the downtown area tended to migrate to the current location north of the tracks along the west end of Main Street and Railway Avenue. This is a low density downtown area with a number of vacant lots. Pursuing a central business district could strengthen business development as well as provide a focus for the community.

Recently the trend to home-based businesses has been experienced in Bethune and there are concerns with avoiding undesirable effects of home occupations, such as excessive traffic or external storage.

Industrial Land Use

Industrial land use comprises the grain elevators, the railway right-of-way and the construction firm located next to the Bethune Skating Rink on Main Street.

The main concerns regarding industrial development are providing adequate areas for future development and avoiding conflicts between industrial and other uses.

Institutional and Recreation

This sector comprises those uses which provide non-commercial services and facilities for the general public. Within Bethune, these land uses include the elementary school site, the sports grounds, the skating and curling rinks and the sites for the museum, churches and public buildings.

The key issue relating to this type of land use is to ensure that adequate space and facilities are provided to meet the future needs of the community. At present, there does not appear to be any shortfall in the lands available for institutional or recreational uses.

Future Development Areas

While there is no immediate need for lands for further development, some future expansion needs can be anticipated. Lands for potential residential development are located to the east and north of the built-up area. The decision as to which should develop first will involve considerations of serviceability, costs and availability.

A substantial site for potential highway commercial development exists at the southeast corner of the intersection of East Street and Highway 11.

In all cases land use should be regulated to prevent development which may compromise the future intended use of these areas.

2.3 Community and Municipal Services

The Village has a full complement of municipal services and community facilities. A full centralized water and sewer system has been installed. However, there is a concern with the condition of the current water supply which is salty, and an alternate supply is being sought. A covered skating and curling rink serve Bethune and district and are well used while a new arena is being completed. The regional library is located in the community hall with funding assistance provided by the Village of Findlater and the Rural Municipality of Dufferin. Other facilities include the Legion Trailer, the 50 Plus Club, the museum and a sports ground.

The local school serves Bethune and area, offering kindergarten to grade 9. High school students travel by bus to Lumsden.

3.0 Development Constraints and Opportunities

Planning for future development must consider certain factors that may influence or constrain future development patterns.

An opportunity for highway commercial development exists at the north end of the Village along Highway 11. There is a high volume of traffic travelling on the highway, complementing suitable land for development.

The Village is not built up to capacity at present. A number of vacant lots exist, providing an opportunity for Bethune to absorb an increase in population without having to develop new areas.

Access to the south side of the community is limited to only one good rail crossing. Presently, traffic must cross the railway on the main street crossing. An additional good quality crossing would improve traffic flow between the north and south sides of the railway.

The Village is currently seeking a new source of water, as the current supply is salty. A good source of water may improve development opportunities as it may be used as a marketing device to encourage development.

PART II: BASIC PLANNING STATEMENT

1.0 Goals

Future development of the Village of Bethune will be guided by the goals of Council that provide a framework for the objectives and policies.

The goals of Council are:

1. To provide for the orderly and economic development of the Village.
2. To provide a high quality physical environment and to reinforce the sense of community.
3. To provide for the continued growth and viability of the Village.
4. To avoid future conflicts between land uses and, where possible, reduce existing land use conflicts.
5. To provide for the effective control of land use and development within the Village.

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained in this Basic Planning Statement. The purpose of the Zoning Bylaw is to conform with existing land use and consider future land use in the Village of Bethune.

2.0 Objectives and Policies

Residential Development

Objectives:

1. To have sufficient, suitable land for residential development.
2. To minimize the cost of providing municipal services to residential areas.
3. To avoid conflicts between residential and other land uses.
4. To control the types of home-based businesses established in residences.

Policies:

1. Development of new residential areas shall be adjacent to existing residential development as shown on the 'Future Land Use' map, where land is suitable for development and the area can economically be provided with the necessary services.
2. Costs of residential development to an appropriate level of infrastructure shall be borne by the developer.
3. Non-residential development that is not compatible with residential areas shall not be permitted in residential areas.
4. Home-based businesses shall not conflict with residential land uses.

Commercial and Industrial Development

Objectives:

1. To facilitate and encourage commercial and industrial development.
2. To have suitable land available for future commercial and industrial development.
3. To avoid land use conflicts between commercial, industrial, and other uses.

Policies:

1. Commercial and industrial uses shall be permitted on land designated for these uses as indicated on the Future Land Use Map accompanying this document.
2. Council will ensure that commercial and industrial areas be developed to approved standards and be maintained in an orderly manner with provision for storage of supplies and materials.
3. Future development of commercial areas shall be adjacent to existing commercial development or along main arterial roads, where land is suitable, and the area can economically be provided with the necessary services.

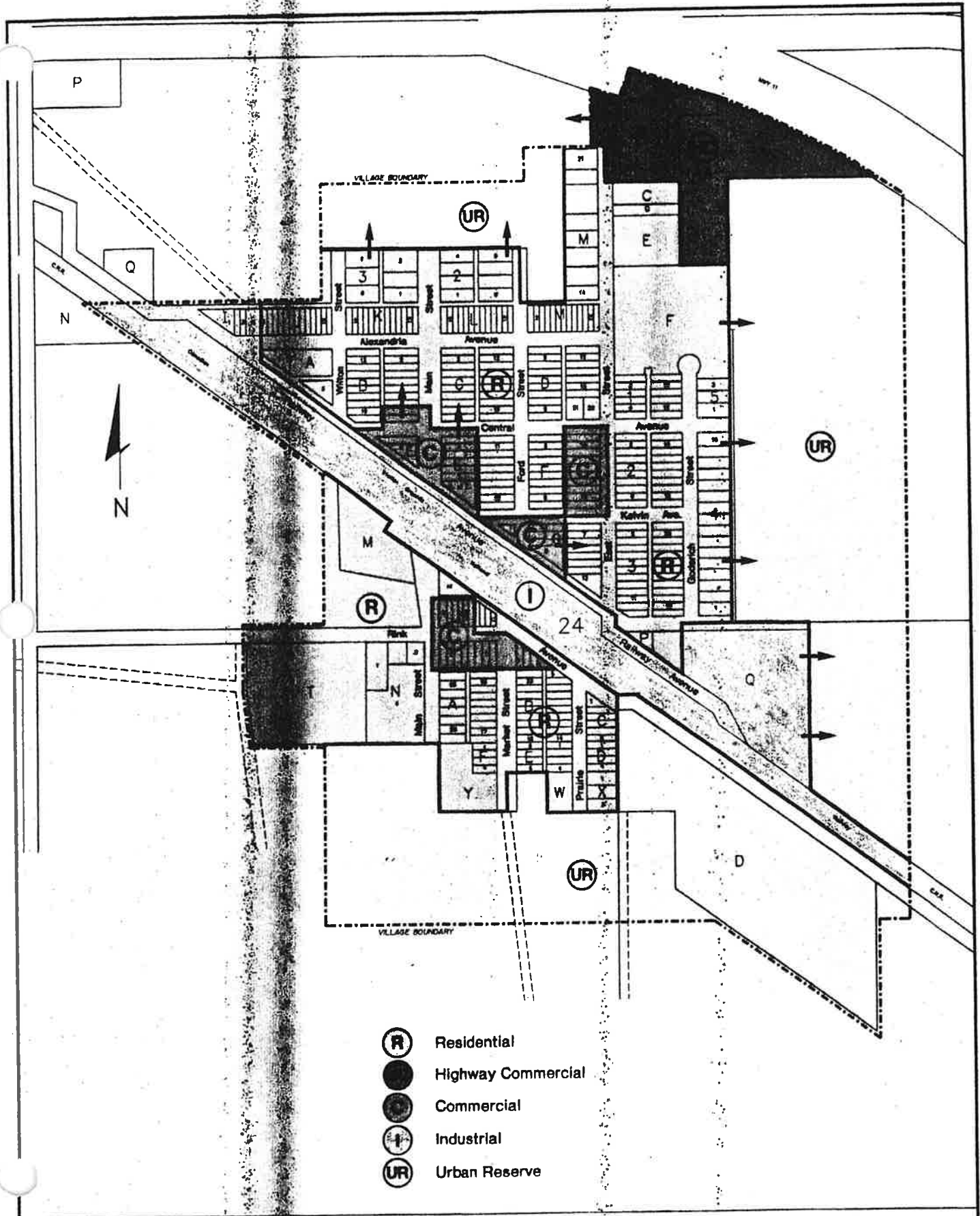
Institutional and Recreational Development

Objectives:

1. To provide facilities to meet the needs of the community.
2. To ensure that institutional and recreational facilities are maintained to service the needs of the residents and avoid conflicts with other land uses.

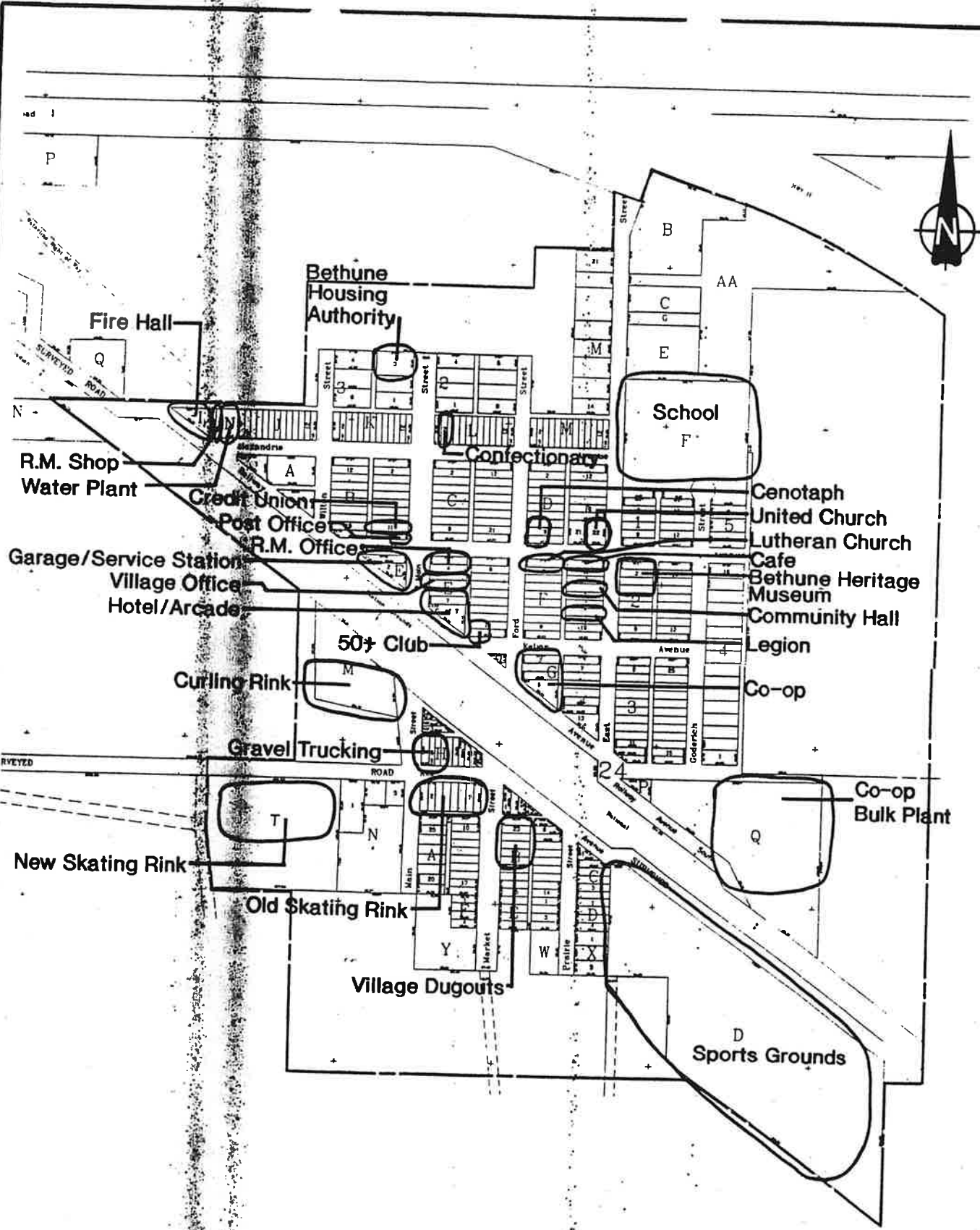
Policies:

1. Council will ensure that lands are developed to serve institutional and recreational development as required, and will become familiar with any provincial government programs that will help support community facilities.
2. To maintain and improve public facilities as required to keep pace with population increases, current trends, and needs.
3. Future institutional and recreational development will be compatible with the Future Land Use Map.



- R Residential
- Highway Commercial
- Commercial
- I Industrial
- UR Urban Reserve

**Village of Bethune
FUTURE LAND USE**



VILLAGE OF BETHUNE
Basic Planning Statement
PRESENT LAND USE