

***TOWN OF ALLAN***

***BASIC PLANNING STATEMENT***

***Bylaw No. 1 - 2000***

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**TOWN OF ALLAN  
BYLAW NO. 1 - 2000**

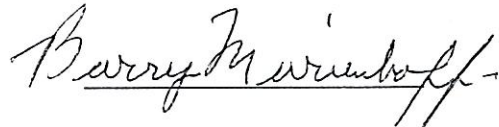
A Bylaw of the Town of Allan to adopt a Basic Planning Statement.

Whereas the Council of the Town of Allan has, by resolution authorized the preparation of a Basic Planning Statement pursuant to Section 39 of *The Planning and Development Act, 1983*;

And Whereas, *The Planning and Development Act, 1983*, provides in Section 44 that Council may, by bylaw, adopt a Basic Planning Statement;

Therefore, the Council of the Town of Allan in the Province of Saskatchewan, in open meeting hereby enact as follows:

1. This Bylaw may be cited as the "Town of Allan Basic Planning Statement Bylaw".
2. "The Basic Planning Statement" of the Town of Allan, is attached as Schedule "A" and forms part of this Bylaw.
3. This Bylaw shall come into force on the date of final approval by the Minister of Municipal Affairs, Culture and Housing.



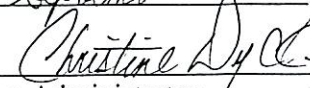
MAYOR

SEAL



TOWN ADMINISTRATOR

Certified a True Copy of  
Bylaw No. 1-2000, adopted by  
Council on the 5<sup>th</sup> day of  
September, 2000.

  
Town Administrator





**TOWN OF ALLAN**  
**BASIC PLANNING STATEMENT**

**SCHEDULE "A" to**  
**BYLAW No. 1 - 2000**



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# 1 INTRODUCTION

## 1.1 The Need For A Basic Planning Statement

In 1969, a development plan was undertaken for the community, however, the document was not adopted as a formal municipal plan. Therefore, it is necessary to develop a plan that will guide Council on community development. The Basic Planning Statement will provide such a planning framework and guide Council in decision making. Similarly, the present zoning bylaw was adopted in 1964, as amended, and there is a need to update the document. An updated zoning bylaw will be administratively beneficial, as well as, provide an opportunity for the review of land uses, regulations, and implementation of new zoning techniques.

## 1.2 Authority

In accordance with Sections 39 and 42 of *The Planning and Development Act, 1983*, the Council of the Town of Allan adopts this Basic Planning Statement to provide the Town with goals, objectives and policies regarding future development of the community.

Section 42 of the *Planning and Development Act, 1983*, requires that a Basic Planning Statement is to:

- a) contain a statement of the objectives for the future development of the municipality;
- b) contain a statement of the objectives to be accomplished by a zoning bylaw;
- c) incorporate insofar as is practical, any applicable provincial land use policies;
- d) be based on any studies and surveys that the Minister may require or that may otherwise be appropriate; and,
- e) address any other matters that Council considers advisable.

## 1.3 Scope

The policies of the Basic Planning Statement will apply to the incorporated area of the Town of Allan. Policies which address the future development of areas outside the current limits of the Town indicate future intent and such policies will only apply if these areas are annexed to the Town. All development within the Town will conform to the objectives and policies of the Basic Planning Statement.

# 2 COMMUNITY GOALS

Community goals may be described as a desirable state or something to which the community aspires in the long term. The goals provide a broad framework from which specific objectives and policies are derived. The goals of the Town of Allan are:

- to support new business in the community;
- to guide development in an orderly and cost-efficient manner and within financial capability;
- to develop new and upgrade existing community facilities to meet resident needs; and
- to cooperate in the delivery of services with other municipalities.

### 3 POPULATION

#### 3.1 Demographic Trends

A demographic analysis of the population of Allan reveals a number of emerging trends. These trends and implications are as follows:

- SHSP population statistics for 1998 indicate a population of 776 people which represents an overall decline of 11.9 percent from 881 residents in 1988. Maintaining an appropriate balance between population and associated infrastructure and facilities will be a challenge for the community.
- Population estimates show that the 0-19 and 20-39 age groups are declining. A declining young population combined with an aging of the 20 - 39 cohort and a low birth rate will have an impact on natural increase and ultimately upon school enrolment. In-migration will be a key factor in maintaining a stable population.
- The population is aging with an increase in senior population (80 and over age group). The 60-79 cohort shows a decline as there is insufficient replacement from the 40-59 age group. The combined cohorts show an overall decline. This information suggests the need to maintain suitable seniors housing and health care facilities and services to the elderly at a level to meet expected demand.

#### 3.2 Population Projection

Four population forecasts for Allan are summarized in Table 1. The forecasts provide a basis in identifying a target population for the Basic Planning Statement. The information generally estimates a decline in the long term and varies upon which migration pattern is used i.e. trend line, five year, or ten year scenarios. The projections will serve as background information in planning future development and expenditures. Land areas will be identified for potential development in the event that there is a reversal in the trend.

**Table 1: Population Forecast**

Year	Trend Line	Migration Period 1 1988-93	Migration Period 2 1993-98	Migration Period 3 1988-98
1988	881	881	881	881
1993	744	744	744	744
1998	776	776	776	776
2003	681	727	792	760
2008	631	674	809	743
2013	581	647	817	732

## 4 LAND USE CONCEPT

The Basic Planning Statement *Land Use Concept* reflects the pattern of existing land use that originated with subdivision and development, and designates future land use complemented by specific policies. Site specific concept plans identify the proposed pattern of future subdivision which is intended to serve as a guide for development. The designations include:

**Residential:** This designation recognizes existing residential development and lands subdivided or intended for future residential development. Concept plans provide for future subdivision design within the defined area. The zoning bylaw may utilize more than one residential zoning district to control the types of residential uses allowed within a district.

**Commercial:** These designation reflects a broad range of existing and future commercial development uses.

**Industrial:** This designation reflects existing industrial development and identifies future development areas.

**Community Service:** This designation reflects major institutional and recreational uses.

**Urban Holding:** This designation applies to land that may have physical and environmental constraints and to land that may be developed in the long term. Land use will be controlled and any proposals for urban development will be considered in terms of the Basic Planning Statement.

## 5 RESIDENTIAL

### 5.1 Issues and Concerns

- (1) Meeting the present and potential future demands for housing by providing a broad range of accommodation is a concern of Council.
- (2) All developments need to be planned appropriately and integrated effectively within the community. There is a need to provide for the economical provision of services for new construction and development.
- (3) There is a need to identify suitable lands for residential development.
- (4) Integrating factory built homes into the residential area.
- (5) The safe construction and maintenance of buildings along with the certification of mobile homes to meet safety standards is important to the Town.

### 5.2 Objectives

- (1) To provide for planned and cost efficient housing.
- (2) To provide for different forms of residential dwellings.

- (3) To identify suitable future residential development areas.
- (4) To ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards.

### 5.3 Policies

- (1) The Basic Planning Statement *Land Use Concept* identifies land that will be used for residential and compatible related uses. The concept plan entitled *Allan Land Assembly Project Westview Heights* will guide council in the future subdivision of land as may be necessary to accommodate residential subdivision and development.
- (2) Different forms of residential dwellings will be accommodated to meet varying needs as provided by the zoning bylaw.
- (3) Residential building construction will be regulated by the Town's Building Bylaw to ensure a high quality of housing.
- (4) Multiple unit dwellings will be directed to sites that are viewed by Council to be compatible with adjacent residential development having regard to street and vehicular access. Multiple unit dwellings will be controlled by the zoning bylaw and accommodated in districts intended to provide for a mix of residential dwellings.
- (5) Factory built homes comprised of prefabricated homes and mobile homes will be accommodated and regulated as specified by the zoning bylaw. All factory built homes will be required to meet Canadian Standards Association standards.
- (6) Proposals for factory built home development or subdivision will be considered based on the following factors:
  - compatibility of adjoining land uses;
  - the ability of the Town to provide efficient and economical municipal services; and
  - site planning.
- (7) Redevelopment and infill residential development will be supported to maximize the use of existing infrastructure and services and to rehabilitate properties.
- (8) In planning and considering applications for new residential development Council will have regard to:
  - compatibility of adjoining land uses;
  - avoidance of environmentally sensitive and hazardous areas;
  - the ability of the Town to provide efficient and economical municipal services;
  - the impact on financial and capital planning by the Town;
  - zoning, subdivision design, street layout, and site planning; and
  - provision of dedicated lands pursuant to *The Planning and Development Act, 1983*.

## 6 COMMERCIAL

### 6.1 Issues and Concerns

- (1) Providing land for commercial development and diversification are key concerns in strengthening the commercial area in support of community viability and stability.
- (2) Ensuring a compact commercial area is important in supporting small business.
- (3) Accommodating single detached dwellings in the commercial area which are presently non-conforming uses.

### 6.2 Objectives

- (1) To encourage and support the development of new businesses.
- (2) To ensure an available supply of land for commercial development.
- (3) To promote and maintain a cohesive, aesthetically pleasing, and well planned commercial uses.
- (4) To address the issue of non-conforming single detached dwellings in the commercial area.

### 6.3 Policies

- (1) The area shown as "Commercial" on the *Land Use Concept* identifies the location for future commercial and related uses.
- (2) Council will support the development of community facilities in the commercial area as a means of complementing commercial uses as specified in the zoning bylaw.
- (3) Council will continue to promote the Town as a place for new businesses as a means of strengthening the commercial sector by:
  - enhancing the streetscape appearance and public amenities; and
  - promoting the Town as a place for new business.
- (4) Any expansion of the commercial area will be based on:
  - maintaining contiguous development in support of a well defined and contiguous commercial area;
  - the extent of vacant commercial zoned land;
  - the age and condition of any buildings;
  - adjoining land uses;
  - the economical provision of services; and
  - the orientation of the lot to adjoining land uses.
- (5) Single detached dwellings located in the central business district will be accommodated as a discretionary use in the zoning bylaw. This policy will allow for the continued use of this property for residential use while providing for potential commercial development.

- (6) To facilitate commercial development, the Town may undertake to acquire land through purchase or exchange.

## **7 HOME BASED BUSINESS**

### **7.1 Issues and Concerns**

- (1) Home based business (home occupations) can provide enhanced services and potential lead to expansion in the commercial area. However, they may lead to public complaints regarding noise, odour, litter and traffic, outside storage, decreased property values and detract from the residential character of the area. Home based business may be perceived as unfair competition by the business community.

### **7.2 Objectives**

- (1) To provide for home based businesses compatible with the residential area as regulated by the zoning bylaw.
- (2) To minimize any negative impact of home based business on the residential area.

### **7.3 Policies**

- (1) Home based business is an important element in enhancing commercial enterprise and overall economic development in the community, and will be accommodated as regulated by the zoning bylaw.
- (2) In order to maintain the residential character, home based businesses will be evaluated based on the following general factors and performance criteria established by the zoning bylaw:
  - the extent of increased vehicular and pedestrian traffic in the neighbourhood;
  - compatibility with neighbouring properties and potential for land use conflict; and
  - employees involved in the business.
- (3) Home based businesses will be required to comply with the Town's Building Bylaw.

## **8 INDUSTRIAL**

### **8.1 Issues and Concerns**

- (1) Industrial land uses are located in the vicinity of the railway and in the south-east side of the Town. It is important that industrial development be concentrated in order to maintain compatible land use and to provide for the economical provision of services and roads.
- (2) There is a need to support the industrial development sector as it is key in promoting diversification and creating new employment opportunities.

## 8.2 Objectives

- (1) To identify areas for industrial development facilitate orderly and economical industrial development.
- (2) To attract new industry in the community.

## 8.3 Policies

- (1) The area shown as "Industrial" on the *Land Use Concept* accommodates existing industrial uses and identifies the location for future industrial development.
- (2) As a means of enhancing compatible land use, heavy industrial development will be discretionary uses as established by the Industrial District in the zoning bylaw.
- (3) Infilling of vacant industrial land will be supported through subdivision and redevelopment as a means of concentrating development and effectively utilizing existing roads and services.
- (4) Where necessary, the Town may undertake to acquire land for industrial development through purchase or exchange.

# 9 PARKS AND RECREATION

## 9.1 Issues and Concerns

- (1) Maintaining park space is important to the community and in enhancing the quality of life. Parks are an integral part of residential development that can be planned for shared use with institutional development (schools) in the community.
- (2) Providing adequate recreational facilities is an issue for the community. Facilities such as the Communipex and pool are important to the community and surrounding region.

## 9.2 Objectives

- (1) To provide visually appealing park space in residential areas that may be developed in conjunction with school sites for the effective use of public facilities.
- (2) To provide for institutional and recreational uses and support the cooperation and coordination of such facilities and services.
- (3) To provide effective programming in the community and market the use of public recreational facilities.
- (4) To cooperate with municipalities and organizations in the delivery of regional recreational facilities.

### 9.3 Policies

- (1) The Town will maintain park and playground development.
- (2) The Town will work with senior levels of Government in developing public policies on the provision of sport and recreation facilities and programming.
- (3) The Town will work with recreational service providers that are in the public interest and meet overall community goals and objectives.
- (4) The Town will encourage joint planning of recreational facilities and programs between public, private and volunteer agencies, as well as, integrating programming where appropriate.
- (5) Council, in conjunction with the Recreation Board, will examine the feasibility of expanding the types of recreational facilities in the community from time to time.
- (5) The Town will work with the Rural Municipality of Blucher No. 343 in providing regional recreational facilities.

## 10 COMMUNITY SERVICES

### 10.1 Issues and Concerns

- (1) Institutional uses provide an important service to the community and surrounding rural area. Facilities for health, education, protective, social and cultural services are important in maintaining the quality of life. While the services are provided primarily by the Province of Saskatchewan through local administrative boards, the Town can support the development and integration of public service uses within the zoning bylaw.

### 10.2 Objectives

- (1) To assist public service delivery agencies in the provision of services to the public by ensuring that proposals are developed with regard to effective land use planning.
- (2) To work in cooperation with service delivery agencies in the provision of services.
- (3) To encourage the coordination and integration of institutional facilities where appropriate.

### 10.3 Policies

- (1) Public service developments will be supported that focus on enhancing services in the community in compliance with the Basic Planning Statement. The Town will work with service delivery agencies by:
  - participating in activities furthering the delivery of services;
  - assisting in site planning for public service uses; and
  - accommodating public service development in appropriate locations in the community



compatible with existing land use as may be permitted by the zoning bylaw.

- (2) Proposed public service developments will be evaluated based on:
  - location, site layout and proper vehicular access;
  - the compatibility of land use;
  - the provision of adequate municipal services; and
  - development standards provided by the zoning bylaw.
- (3) Where considered appropriate in the best interest of the community, the Town will work with the Boards of Education supporting:
  - public facilities and park space adjacent to school sites;
  - the joint use of school and community facilities as a means of providing cost efficient services to the public;
  - the delivery of enhanced educational services to the community and area residents; and
  - public awareness of local educational opportunities.
- (4) Where considered appropriate in the best interest of the community, the Town will work in cooperation with the Rural Municipality of Blucher No. 343 on issues of mutual concern.

## **11 STREETS AND UTILITIES**

### **11.1 Issues and Concerns**

- (1) Providing a safe street and pedestrian system is important in overall community development.
- (2) Providing an acceptable water and sewer system is important in meeting the needs of community residents and for potential future development.
- (3) Ensuring that garbage collection is provided and the level of service is acceptable to the community. Reducing the amount of waste being collected is important to the community from an environmental and economic perspective.
- (4) Gas, power and communication facilities are well established in the community. Extending these service as required is similarly important in the future development of the community.

### **11.2 Objectives**

- (1) To provide efficient and safe vehicular and pedestrian traffic.
- (2) To provide for the orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- (3) To provide an acceptable level of solid waste collection and disposal that is economical and environmentally safe.
- (4) To increase public awareness of recycling.

### **11.3 Policies**

- (1) New roads will be planned and constructed with regard to land use and compliance with Town engineering requirements.
- (2) The planning, phasing, and development of water and sewer services will be based on:
  - the demand for services and the need for upgrading;
  - the financial resources of the Town;
  - conformance with environmental regulations; and
  - the logical extension of existing services.
- (3) The Town will work towards increasing public awareness of conservation, recycling, and reduction of waste through communication with community residents.
- (4) The Town will continue to cooperate with provincial and private agencies in the provision of gas, power, and communication services to the community.
- (5) The Town will work with provincial agencies in establishing future routes for utility lines with regard given to community development plans and protection of the natural environment.
- (6) For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal services as may be provided in a servicing agreement.
- (7) Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, streets, or sidewalks within the subdivision, the developer will be required to enter into a service agreement with the Town to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

## **12 FRINGE AREA**

### **12.1 Issues and Concerns**

- (1) Farming operations, such as intensive livestock operations can pose a problem from a land use perspective. It is important that such developments are setback adequately from the Town and that new buildings do not prejudice future urban development.
- (2) While there is land within Town limits to accommodate additional development, land may be need for future growth. It is important that developments in the Rural Municipality of Blucher No. 343 do not adversely effect existing or proposed future land uses or servicing requirements.

## **12.2 Objectives**

- (1) To maintain development control on vacant peripheral lands within Town limits.
- (2) Where required, to alter the Town limits based on need and to provide for orderly development of land uses and services.
- (3) To maintain dialogue with the Rural Municipality of Blucher No. 343 on development matters.
- (4) To supporting orderly development of the area surrounding the Town so that future urban development or servicing needs are not prejudiced.

## **12.3 Policies**

- (1) The Town will cooperate with the Rural Municipality of Blucher No. 343 on land use planning matters.
- (2) Proposed rezoning of urban holding lands to another district may be considered where the proposal constitutes orderly and economic development with regard to adjacent land uses, and future servicing requirements.
- (3) The Town may undertake to alter the Town boundaries where the land is required for urban expansion and development within a five year time frame, and to accommodate specific development proposals where Town services are required.
- (4) Subdivision proposals located in the Rural Municipality of Blucher No. 343 and referred to the Town for comment will be evaluated based on the following guidelines:
  - the potential for land use conflict and compatibility with adjacent Town development;
  - the impact on future land use; and
  - the effect on Town services and inter-municipal agreements for services to the rural area.

## **13 PLAN IMPLEMENTATION TOOLS AND POLICIES**

The following instruments and initiatives will be utilized in implementing the Basic Planning Statement:

### **13.1 Zoning Bylaw**

In conjunction with the Basic Planning Statement, the zoning bylaw will control the use of land. The zoning bylaw will establish and prescribe uses for zoning districts and regulations, and incorporate flexible zoning techniques.

#### **13.1.1 Zoning Designations**

- (1) The objective of each of the zoning districts contained in the zoning bylaw is described below:

R - Residential District - To provide for a variety of residential development along with compatible community service and public work uses.

C - Commercial District - To provide for a broad range of retail, highway, and service related commercial uses, offices, financial institutions, personal services, as well as some cultural and recreational facilities. The uses allowed in this district will generally require smaller sites, but to provide flexibility, service and highway commercial uses may be allowed as a discretionary use.

CS - Community Service District - To provide for and regulate development of institutional, recreational, and other community service uses.

I - Industrial District - To provide for development of light (service) industrial uses that do not produce excessive noise, vibrations, odours, fumes or other noxious emissions. To provide flexibility, uses considered to be heavy industrial may be allowed as a discretionary use

UH - Urban Holding District - To control development in areas which are not immediately required for development, but which may be required in the future. Subdivision will not be permitted except for those uses that may be allowed in the district as established by the zoning bylaw.

#### **13.1.2 Minor Variances To The Zoning Bylaw**

- (1) Council will allow for minor variances to the zoning bylaw as a means of providing flexibility in the administration of the zoning bylaw and as a way of providing timely development decisions. The zoning bylaw will identify how the zoning bylaw may be varied.
- (2) The zoning bylaw will establish a procedure for processing and recording of minor variance applications.

#### **13.1.3 Concept Plans and Phasing of Development**

- (1) Concept plans will be used to:
  - guide the phasing of development;
  - identify street and lot layouts;
  - identify land uses and density of development; and
  - determine school sites and parks, where necessary.
- (2) Development will proceed at a rate which meets residential, commercial and industrial land requirements. This will involve phased development that:
  - occurs in an efficient and cost effective manner taking into consideration the Town's Capital Works program and financial capability;
  - ensures a choice of location for building sites;
  - is orderly and geographically continuous; and
  - provides sufficient land so that requirements are met.

### 13.2 Subdivision of Land

- (1) Subdivision will be supported where it meets the requirements of the Basic Planning Statement and Zoning Bylaw. Hence, Council is in a position to guide development in the areas of subdivision and lot design, street layout, location of municipal reserve and other dedicated lands, as well as, exercise control over utility easements and leases.
- (2) Council will consider the following factors when dealing with applications to rezone, subdivide, and develop land:
  - conformance to the Basic Planning Statement;
  - suitability of the site for development;
  - compatibility of land use;
  - provision of dedicated lands as may be required for subdivision;
  - the Town's financial capability to accommodate the development;
  - the adequate provision of municipal services; and
  - the need for a servicing agreement for on-site and off-site services.
- (3) Where a servicing agreement is required, the agreement becomes a condition of approval of a subdivision by the approving authority. The agreement will ensure that municipal standards are met for capital works and guarantee that such development costs are borne by the developer.

### 13.3 Building Bylaw

- Pursuant to *The Uniform Building and Accessibility Standards Act*, the Town will ensure that building construction is regulated and physically acceptable to the community. The Building Bylaw will maintain minimum standard of construction with the use of building permits.

### 13.4 Land Acquisition

In accordance with *The Urban Municipality Act, 1984* Council may purchase land for urban development. In this regard Council may consider the purchase of land for subdivision or development to:

- facilitate urban development including public facilities;
- provide affordable housing; and
- facilitate the relocation of non-conforming uses.

### 13.5 Inter-Municipal Cooperation

Council is involved in a number of inter-municipal initiatives that focus on a cooperative approach to providing cost efficient and effective services (fire protection, recreation, health care, emergency services, and economic development). The Town will continue to work in partnership with other jurisdictions and agencies as a means of providing services effectively and efficiently.

### 13.6 Capital Works Program

In accordance with *The Urban Municipality Act, 1984* Council will prepare a capital works plan which will be coordinated with policies of the Basic Planning Statement to ensure the effective and

efficient control of development and public spending.

## **14 MONITORING AND AMENDMENT**

- (1) The Basic Planning Statement establishes the policies that are expected to meet anticipated residential, commercial, and industrial requirements within the financial and servicing capabilities of the community. The policies will serve as a basis for detailed planning and servicing. To ensure the effectiveness of the policies in meeting overall community objectives, Council will monitor the local situation and evaluate the appropriateness of these policies.
- (2) The Basic Planning Statement may be amended if necessary by Council. Amendments may also be proposed by developers and the public to facilitate development proposals. Council will consider such requests based on:
  - what is important for the community and in the public interest; and
  - overall community objectives as established by the Basic Planning Statement.

**15 REFERENCES**

Underwood McLellan and Associates Limited. Town of Allan Development Plan. December 1969.





THE TOWN OF  
**ALLAN**  
SASKATCHEWAN

**BASIC PLANNING  
STATEMENT**

**Land Use Concept**

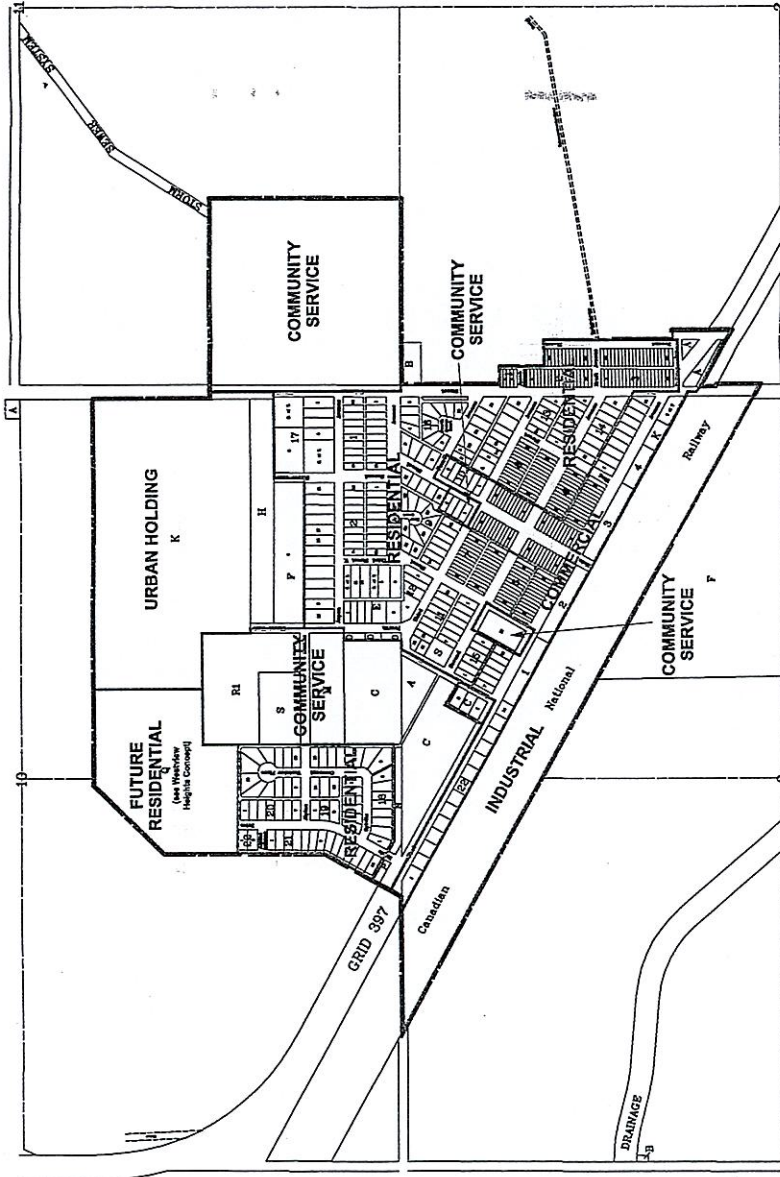
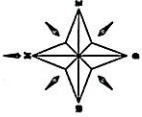


THIS IS THE BASIC PLANNING STATEMENT REFERRED TO  
IN BY-LAW NUMBER 2220 ADOPTED BY THE URBAN  
MUNICIPALITY OF ALLAN

MADE BY Mayor  
ADMINISTRATOR

APPROVED ON THE 25th DAY OF September  
2004 A.D.

[Signature]  
CITY MINISTER OF MUNICIPAL AFFAIRS, CULTURE AND HOUSING



Cartography by R. O. PEARCE C.C.  
Saskatchewan Municipal Affairs,  
Culture and Housing  
Regina, Saskatchewan

This base map was derived from the  
Provincial Standard Urban Cadastral Database  
a 1994 Saskatchewan Property Management Corporation  
Saskatchewan Division

# ALLAN LAND ASSEMBLY PROJECT WESTVIEW HEIGHTS

