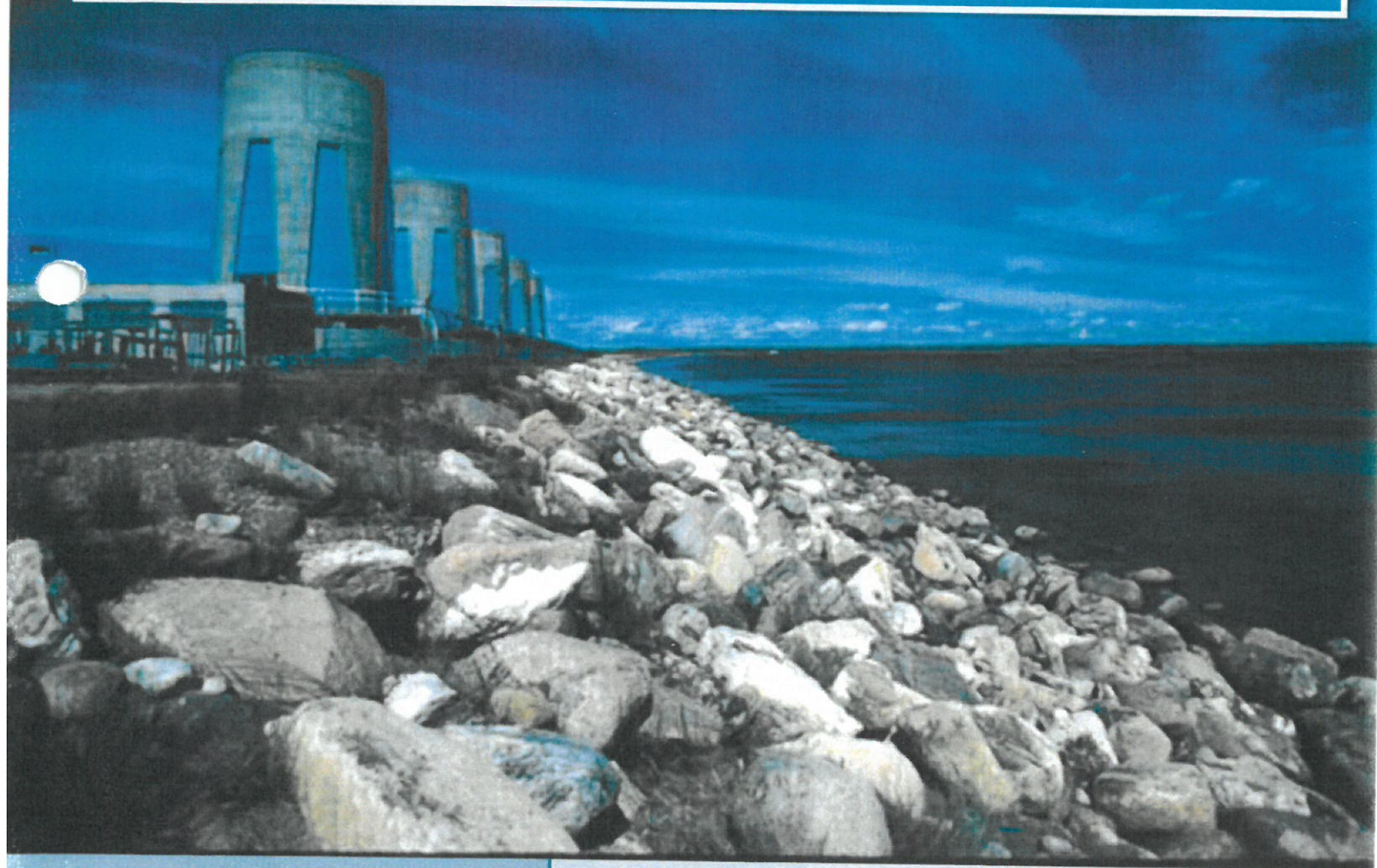


Schedule "A" to Bylaw 02(2013)



WaterWolf Growth Management Plan 2025

A Comprehensive Growth Agenda to Guide
Development within the WaterWolf District



**WaterWolf Economic Developments Inc.
Municipal Capacity Development Program
Municipalities in the Land Use Area**

WaterWolf



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SECTION 1 INTRODUCTION

This Growth Management Plan for the WaterWolf Planning District enables growth and change through policies that will guide the Planning District with its development-related decisions. The Plan will reduce uncertainty in both the private and public sectors with respect to the future use of land by promoting development practices that are compatible with the capacity of the municipalities.

1.1 WATERWOLF PLANNING DISTRICT

The WaterWolf Planning District consists of thirty-seven members; thirty-six (36) rural and urban municipalities, and one (1) First Nation located adjacent to the South Saskatchewan River, bordering on Lake Diefenbaker and along Highway #11. The WaterWolf Planning District will provide effective and inclusive leadership, representation and participation in achieving long term sustainability through the preparation of a coordinated Growth Management Plan for the development of the Planning District, balancing growth with conservation.

This Plan will encourage a stronger, creative and more cohesive Planning District that can, through improved regional linkages, manage change towards a desired future by increasing regional capacity to collectively assist municipalities meet their individual community's social, occupational, cultural and recreational needs. (*Appendix A: Reference Map #1 – Planning District Boundary*)

1.2 THE SOUTH SASKATCHEWAN RIVER

The South Saskatchewan River requires an acceptable balance to guide development to suitable areas along the River. Symbolically, the South Saskatchewan River serves as the spine of the WaterWolf Planning District encompassing the area east of Saskatchewan Landing downstream through Lake Diefenbaker to just south of Saskatoon.

The water flowing through the South Saskatchewan River provides the majority of the drinking water for the province and the Coteau Creek Power Station produces a significant share of Saskatchewan's hydro-electricity. Local municipalities and First Nations must take the lead in land use planning to address the long-term environmental protection of the South Saskatchewan River and Lake Diefenbaker to ensure a safe, sustainable water supply. In addition, WaterWolf is currently involved the process for a Heritage River designation for the South Saskatchewan River to ensure that one of Canada's leading rivers is managed in a sustainable manner.

1.3 A GROWTH MANAGEMENT STRATEGY FOR 2025

The WaterWolf Growth Management Plan is intended to provide direction as to how the Planning District, the Municipalities, First Nation and local residents envision the area developing over the next ten to fifteen years. The WaterWolf Planning District represents the first major step by these Municipalities and the First Nation in coordinating planning services and managing development for their region by acknowledging the internal challenges and external influences which will continue to have an impact on their jurisdictions.



Collectively, the Planning District's Rural and Urban Municipalities, and First Nation share common goals and appreciate that broader community objectives can best be achieved through co-operative actions. These actions include administrative capacity building, stimulating economic development, providing guidelines to reduce conflicts between land uses, protecting sensitive environmental areas, and developing strategies to support community revitalization.

This Growth Management Plan, or strategy, is a guide for the decision-making of a community, its Councils, residents, businesses and servicing agencies. The vision, policies and recommended actions expressed will guide the evolution of the WaterWolf Planning District. This Plan is intended to be a relevant and effective document during the next decade, recognizing that policies concerning land use and service provision will have implications beyond this period.

1.4 ENABLING LEGISLATION

In accordance with the *Planning and Development Act, 2007*, the Councils of two or more Municipalities and First Nations may, by bylaw, enter into an agreement that provides for the establishment of a Planning District:

Section 97, subject to Section 98(a): The establishment of a named planning district and the definition of the area of the district, which may consist of the whole or any portion of any of those municipalities, as would constitute a logical, rational area for planning purposes.

The Municipalities and First Nation shall amend their respective Basic Planning Statement and Zoning Bylaws as required to be consistent with the policies and provisions of the Growth Management Plan for all Municipalities within the Planning District.

Section 103(1): Every municipality included in whole or in part in a planning district shall, in conjunction with the adoption of an official community plan, pass, in accordance with this Act, a zoning bylaw consistent with that plan for that portion of the municipality included within the district.

1.5 PURPOSE OF A GROWTH MANAGEMENT PLAN

In Saskatchewan *The Planning and Development Act, 2007* states that the purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the Municipality or, First Nation or any part of the Municipality or First Nation.

The WaterWolf Growth Management Plan is the Official Community Plan (OCP) for the Planning District. The Plan establishes a coordinated and cooperative framework for attracting development opportunities by promoting a consistent approach to land development. Through inter-municipal communication regarding land use matters, future-oriented planning efforts will minimize competition for development opportunities, ensure land use predictability, address social benefits and require full-cost accounting for infrastructure and capital investment.



The Growth Management Plan will reduce uncertainty in both the public and private sectors with respect to the future use of land by promoting development practices that are compatible with infrastructure and capacities. This Plan will provide guidance for the Planning District in making day-to-day decisions regarding land use, zoning, servicing extension, transportation network priorities, subdivisions and development in general.

1.6 ABOUT THIS GROWTH MANAGEMENT PLAN

The **Vision** focuses on the commonalities and aspirations of the Municipalities and First Nation for the future of the Planning District. The **Goals** emerge from the vision and are described in the section following the vision statement. The goals and strategies are intended to reflect community values and expectations for how the Municipalities and the First Nation hope to see the region progress.

The **Policies** of the Growth Management Plan are intended to reflect community values as expressed by the goals. The policies are action statements intended to address particular issues and advance the Planning District towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the Plan are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and goals presented in this Plan.

Land Use Plan: one of the key aspects of the Plan is to provide an overall future land use and development concept for the Planning District in the form of a Map(s) illustrating future land use and development areas. The Planning District's intention for the future use of land is shown on the individual rural and urban municipalities land use maps (*Appendix "B" & Appendix "C"*) which are attached to and form part of this bylaw.

Reference Maps: The series of reference maps provide supplementary information. These maps may be updated periodically by a resolution of the Planning District Commission. All Reference Maps are approximate and are subject to change. Reference maps are conceptual only and should not be used to make site specific decisions. (*Appendix "A"*)



SECTION 2 REGIONAL CONTEXT AND EXISTING FRAMEWORK

The WaterWolf Planning District is interested in regional growth and development. WaterWolf consists of thirty-six Municipalities and one First Nation geographically located South of Saskatoon and Northwest of Moose Jaw. The South Saskatchewan River and Lake Diefenbaker bisect the region wandering from South to North. Gardiner Dam, in the geographic centre of the region, was the largest earth filled dam in the world at the time of construction. Irrigation has had the largest impact on the region to date, with tourism now growing rapidly. Potash mining has dramatically changed the north end of the region near Saskatoon, and the two mines west of the city are major employers in the region.

The agricultural settlement pattern was established in a similar manner to the remainder of the province under the land use plan devised by the CPR and the federal government of the day. East of the river there was considerable settlement as early as 1903 and 1904. Ranching had arrived early in the region, indeed Central Butte obtained it's name by being the assembly point for cattle drives back to the USA after summer pasturing. The small Urban Municipalities were created to assemble grain for rail shipment. With the decline of branch rail lines, and the advent of inland terminals and improved farming technology, their main function has disappeared. Population decline has lead to the inevitable consolidation of education and health facilities in the region. By 2007 the hot economy in larger urban centres plus a desire to locate homes near water had increased development pressure in the area of the river and along the lake shore.

Municipalities of the region have come together from a need to build a new land use plan going forward to replace the CPR settlement plan of a century ago. The New Rural is developing around lifestyle choices, urban commuter sheds, and new working models brought on by high speed internet access. New residents in the region have often chosen the place to live, and then built their work life around that choice. Population density in the Rural Municipalities is high near Saskatoon and within the 100 kilometer radius. Toward the south end of the region there have been more lifestyle choices in locating here, with a demographic tending toward "baby boomers."

The WaterWolf Planning District will provide a focal point for developing needed services that are more efficiently managed and delivered in the larger context. This new regional table will offer exciting opportunities for regional services and programs, and an opportunity to begin building a new regional culture. Most importantly, the creation of a long range plan with a vision and a sustainability framework will enable new and old citizens alike to help paint a new future on the rural canvas.

Whitecap Dakota First Nation is playing a leadership role in the economic future of the region. Home to the Dakota Dunes Casino, the largest First Nation casino in the province, and the world class Dakota Dunes Golf Links, Whitecap has set the bar high for the remainder of the region in building a New Rural Economy.



WaterWolf Planning District Guiding Principles

- ❖ To provide a broad mix of land uses throughout the WaterWolf Planning District which provide varied land use opportunities for the Rural and Urban Municipalities and Whitecap Dakota First Nation.
- ❖ To maintain the character and features of all communities located within the WaterWolf Planning District by assessing the long term sustainability of municipal infrastructure and assisting with the planning for inter-municipal land uses.
- ❖ To advocate for the provisioning of social, health and educational services, cultural programs and activities by linking and increasing support for these services through inter-municipal co-operation.
- ❖ To encourage economic diversification and growth with assistance from the Mid Sask Community Futures for development that provides employment opportunities, business investment and expansion for residents in the Planning District's rural and urban communities.
- ❖ To preserve the integrity of the South Saskatchewan River and recognize the significance of Lake Diefenbaker Reservoir (as a power generator and water supply) by promoting sustainable development, protecting water resources, and ensuring that ecological systems are left intact through a coordinated regional effort.
- ❖ To enable a diversity of land uses by coordinating transportation planning efforts to address regional interests that conserve existing access and identify future transportation corridors for the WaterWolf Planning District.



WaterWolf

VISION STATEMENT

A grassroots initiative intent upon building a sustainable framework for a New Rural Economy that will not only enhance the quality of life in the greater community, but also afford surety and guidance for investors.



SECTION 3 WATERWOLF PLANNING DISTRICT GOALS

The following are the broad social, economic, environmental goals to be achieved by implementation of this Plan. Building strong communities for long-term prosperity, environmental health and social well-being depends on managing change and promoting efficient land use and development patterns to sustain municipal financial well-being over the long term.

At Its Best, the WaterWolf Planning District will have:

A land use concept plan that generally outlines future land uses and development potentials that may occur over time.

*

Desirable locations for future economic activity, employment opportunities, residential growth and major tourism destinations.

*

Identified development opportunities that will improve the enjoyment, health and well-being for the residents and communities within the District.

*

Detailed planning areas that acknowledge the variety of natural environmental resources within the South Saskatchewan River Watershed.

*

An inter-municipal framework to provide for mutual implementation of land development, economic development, transportation systems and infrastructure.

*

Maintained and enhanced relationships amongst local levels of government for a sustainable region through ongoing partnerships with government agencies, respectful of municipal autonomy.

*

Open and improved lines of communication between Urban and Rural Municipalities and the First Nation, to share experiences, innovative ideas and best practices in the pursuit of opportunities for regional benefit.



SECTION 4 LAND USE AND DEVELOPMENT POLICIES

Introduction

The policies outlined in this section address issues which may arise throughout the Municipalities, Communities, and First Nation in the WaterWolf Planning District. In managing change, the Planning District will undertake comprehensive, integrated and long-term planning to ensure that developments are compatible with the landscape quality of the area, and can be sustained by service levels, and meet Provincial Interests.

4.1 PLANNING AND LOCATION POLICIES FOR NEW DEVELOPMENT

.1 The Growth Management Plan will provide an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreation, tourism, agricultural, and industrial development to meet anticipated long-term need.

.2 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. The types of development and uses allowed in each land use district, the associated supplementary requirements and development standards will be specified in the individual municipality's Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards.

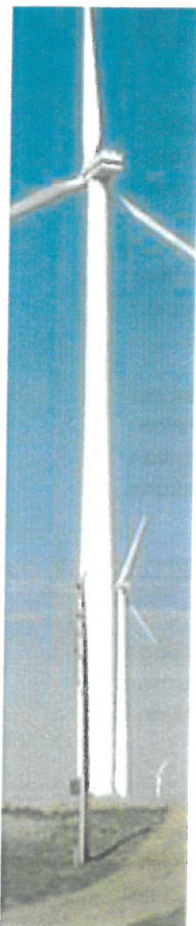
.3 Efficient settlement patterns that support community development shall develop in cluster or corridor form or adjacent to existing built-up areas and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned to support the intensity and type of development.

.4 The subdivision of agricultural land for development in the Planning District shall minimize land use conflicts between agricultural and non-agricultural uses without limiting the ability of existing agricultural uses to continue. Development on prime agricultural land shall demonstrate that the lands do not comprise specialized crop areas (eg. irrigation) and that no reasonable alternatives exist.

.5 All developments shall be required to have access to an all-season municipal road or highway. The addition of municipal roadway mileage will be limited to make the most efficient use of existing roadway facilities. Development will be encouraged to locate adjacent to roads which have been designed and constructed to accommodate their activities.

.6 A clear distinction will be made between urban and rural communities by way of land uses and parcel sizes. It is recognized that low-density development leads to inefficient and expensive delivery of basic services such as roads, sewers, storm sewers, water, energy and communications services which can usually be more efficiently delivered in compact, higher density areas.

.7 Public safety and health requirements shall guide all development. The Planning District shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities. A proposal shall be discouraged when detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.



.8 Future subdivision and development shall be in accordance with this Plan. Major deviations to the Plan design and policies shall require an amendment to this Plan. Minor relaxations may be considered without an amendment to this Plan where the developer can demonstrate to the satisfaction of the municipality and Planning District Commission that the proposed development would maintain the overall intent of the Plan policies.

.9 Development of land should be guided by conceptual plans, or a Comprehensive Development Review, to provide orderly, efficient and environmentally safe land use. Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, minimize conflict with adjacent land uses and recognize significant features, including environmental constraints.

4.2 SUSTAINABLE INITIATIVES

.1 All policies related to land use, transportation, servicing and other aspects of planning throughout the Planning District shall be consistent with the goal of protecting the quality of the natural environment.

.2 Scattered development will be discouraged. The impact of growth will not place an undue strain on municipal infrastructure or public service facilities which are planned, available, and/or suitable for the development and shall protect public health and safety over the long-term.

.3 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments.

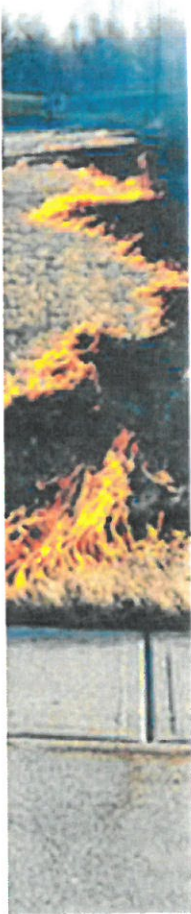
.4 Development and subdivision plans that offer innovative or alternative design features such as alternative energy sources shall be encouraged where they are consistent with Plan policies. Sustainable initiatives such as the use of alternative building methods, recycled building products, renewable energy sources, innovative waste water and water reduction strategies shall be promoted.

4.3 SOCIAL AND CULTURAL WELL-BEING

.1 This Growth Management Plan will ensure development enhances the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, tourism, library, fire, police, education, social programs and health services to meet present and future needs.

.2 The Planning District will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis. This will include the involvement of appropriate agencies, groups and individuals to achieve accessible and appropriate service provision for all residents irrespective of their physical, economic, social or cultural characteristics.

.3 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighborhood environments or other matters that affect their quality of life.



4.4 PUBLIC HEALTH AND SAFETY

Public safety and health requirements shall guide all development. The Planning District shall ensure that emergency and responsive plans are current and reflect changes in land use or activities.

4.4.1 Emergency Response Planning Policies

.1 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event even occurring. A well understood and practiced plan needs to be maintained.

.2 The WaterWolf Planning District will follow the lead of the existing emergency planning and response agencies in the Planning District. The objective will be to coordinate the planning and integration of a regional emergency response plan which is mutually supportive, contains some necessary redundancies for multiple events, but reduces unnecessary duplication of resources. This expanded Plan will draw upon a wider geography and include a greater range of skill sets to draw upon.

.3 An Emergency Response Plan for the Planning District will be coordinated with all federal and provincial programs and policies and supportive of other Urban and Rural Municipalities outside the Planning District.

4.4.2 Ground and Source Water Protection

.1 Development shall not deplete or pollute groundwater resources within the Planning District. Investigations to assess the impact of development on groundwater resources including drainage may be required to protect aquifers and their supply. Saskatchewan Watershed Authority will be utilized as a source for technical advice.

.2 Development should avoid any alteration to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts. Detailed analysis by a qualified engineer shall include studies for water quantity and quality, septic services, shoreline erosion and any works required to support the proposed development.

.3 Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans and other issues that may be required for the purpose of ensuring public health and safety.

.4 Buffer Strips should be maintained adjacent to watercourse and water bodies to allow for shoreline protection measures against erosion and flood hazards. Wetlands shall be preserved, whenever possible, for the benefit they serve as catchment basins for drainage.

.5 The Planning District will seek opportunities to work with other Municipalities and government agencies to investigate and improve the quality of water in the South Saskatchewan River, Lake Diefenbaker and other small bodies of water draining into the Planning District.



.6 Development along the banks of the South Saskatchewan River and Lake Diefenbaker shall be undertaken in a manner that is aesthetically non-intrusive and compliments the natural features of the riverbank and shall be in accordance with the respective Reservoir Development Area Regulations or Saskatchewan Watershed/Aquifer Plan.

4.4.3 Aquifer Protection Area

.1 The Aquifer/Wellhead Protection areas are the lands located above a groundwater system that is part of the domestic, and/or municipal water supply. Individual Zoning Bylaws will establish criteria to ensure safe storage, handling, manufacture, and use of products on sites within these areas to avoid contamination of the underlying aquifer. (*Reference Map #3 – Major Aquifers & Well Heads*)

.2 The subsurface aquifer forming part of the water supply shall be protected against possible pollution from land use and development activities by ensuring that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer. All applications for development in an Aquifer Protection area shall be accompanied by a report certified by a Professional Engineer that shall address site design, waste water management and hazardous materials handling, storage and disposal, descriptions of physical/facility-specific structures, plans and standards.

4.5 ECONOMIC DEVELOPMENT

.1 The Planning District shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, tourism, recreational, commercial, industrial, and institutional uses to meet long-term requirements by ensuring the necessary infrastructure is provided to support current and projected needs.

.2 Opportunities for a diversified economic base include maintaining a range and choice of suitable sites for employment opportunities which support a wide range of economic activities and ancillary uses, and shall take into account the requirements of existing and future businesses and ensure the necessary infrastructure is provided to support current and projected needs.

4.5.1 Commercial Policies

.1 Commercial developments shall provide structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.

.2 Commercial developments may be permitted in rural areas only when no suitable urban location exists or where their activities or nature is more suitable for a rural location, such as certain type of agriculturally related commercial enterprises (e.g. anhydrous fertilizer and fuel depots). The individual rural and urban municipality land use maps indicate areas designated for commercial development.

.3 Commercial developments in rural areas should be encouraged to locate at appropriate locations where it is possible to consolidate access to major roadways and provincial highways via the municipal road system.



.4 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Towns and Villages.

.5 Home Based occupations shall be encouraged throughout the Planning District as a valuable contribution to the Planning District economy when the use is clearly secondary to the residential unit.

4.5.2 Industrial Policies

.1 Industrial areas shall permit a variety of industrial uses including, but not limited to, manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing. The individual rural and urban municipality land use maps indicate areas designated for industrial development.

.2 Industrial development shall be concentrated in a minimal number of separate locations or nodes where transportation infrastructure and servicing provision is sufficient for the projected use/intensity and these nodes may provide market benefits by locating an industrial activity adjacent to other complementary enterprises.

.3 Care shall be taken in the site selection of industrial and intensive agricultural or natural resource uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas. *(Reference Map #4 – Existing Intensive Livestock Operations)*

.4 Industrial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses.

.5 To minimize the encroachment of incompatible lands near landfills, waste management facilities, airports, transportation corridors, rail yards, industrial activities and intensive livestock operations, adjacent lands shall be setback from these existing facilities and any planned future expansion.

.6 Industrial uses exhibiting high potential for conflict with adjacent lands and necessitating distance separation as the sole means of mitigating these conflicts shall be located in isolated areas as required by Provincial regulations. The Planning District will direct the development of such industries to specific locations within the District. These industries include but are not limited to landfill sites, sewage lagoons, ethanol plants, transformer stations, and anhydrous ammonia storage and distribution centers.

.7 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated industrial use or in new industrial parks. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with The Saskatchewan Fire Code, *The Environmental Management and Protection Act*, *The Dangerous Goods Transportation Act*, *The Fire Prevention Act*, the National Building Code, and other applicable codes and standards.



4.5.3 Tourism and Recreation Policies

.1 The Planning District will work with private sector developers and provincial agencies to encourage and facilitate the development of new, or the intensification of existing recreational facilities and parks to broaden the recreational activities available for residents and visitors to the District.

.2 Sites designated recreational should be compatible with the existing and adjacent land uses. Land uses and activities adjacent to parks or recreation areas shall be limited to those which would not detract or degrade the public enjoyment of the recreational activity.

.3 The Lake Diefenbaker Tourism Destination Area Plan is the overarching plan for tourism development in the Planning District. (Visit www.waterwolf.org to view a copy of the Lake Diefenbaker Tourism Destination Area Plan.)

.4 Land designated recreational shall develop in accordance with The Lake Diefenbaker Tourism Destination Area Plan to promote the development of the Lake Diefenbaker area as a more competitive and marketable destination as well as encouraging economic and social opportunities.

.5 The Planning District may consider establishing a regional municipal reserve fund into which reserve proceeds would be placed for the purposes of assembling and developing regional recreational land and facilities within the Planning District.

.6 Public shoreland reserves shall be required in any new subdivision adjacent to Lake Diefenbaker and the South Saskatchewan River to provide opportunities for public access to shorelines. Shorelands may be protected through park and open space dedication, purchase or where impractical to purchase, by land use regulation.

.7 All development shall be compatible with recreational development and shall consider the impacts on the Provincial Parks and conservation areas. (Reference Map #11 – Core & Regional Tourism Attractions)

4.6 MUNICIPAL AND ENVIRONMENTAL RESERVE

.1 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.

.2 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of the *Planning and Development Act, 2007*. In some instances the approving authority may consider conservation easements in place of environmental reserves.

.3 Where development is proposed adjacent to a watercourse, the Planning District will request the subdivision approving authority to dedicate Municipal or Environmental reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.

4.7 NATURAL AREAS AND ENVIRONMENTAL STEWARDSHIP



.1 Development shall be located and designed to conserve and complement natural areas, contribute to a high quality built and natural environment, and provide welcome benefits to the District. (*Reference Map #5 – Sensitive Environment Areas*)

.2 All policies related to land use, transportation, servicing and other aspects of planning throughout the District shall be consistent with the goal of protecting the quality of the natural environment.

.3 This Plan needs to establish separation distances and other environmental measures to ensure sustainable land use.

.4 Highly sensitive environment areas or sites with potential for significant heritage resources will be identified as an overlay layer in the rural and urban municipality land use maps (*Appendix "B" and "C"*) to ensure the protection of these resources when these lands may be affected by development. Development in these areas may be required to submit a Concept Plan to ensure the visual impact of the proposed development is sensitive to the river corridor and uplands.

.5 Development shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person. Development in Hazard Areas, notably slope instability and flooding, will be identified as an overlay layer in the rural and urban municipality land use maps (*Appendix "B" and "C"*)

4.8 UTILITIES AND FACILITIES

.1 Consultation with key utility service providers, (e.g. Sask Power and Sask Energy) shall be required when amending the Plan in order to support their respective planning strategies for service delivery. (*Reference Map #6 – Utility Corridors & Facilities*) The Planning District and interested Municipalities shall jointly discuss ways to cooperate with provincial agencies and utility service providers to facilitate efficient inter-municipal infrastructure and services.

.2 Essential activities of government and public and private utilities including alternate energy generating systems such as wind energy should be permitted in any land use designation subject to requirements in the Zoning Bylaw. Such uses shall be located and developed in a manner, which is sensitive to and will minimize any incompatibility with neighboring land uses.

.3 Prior to the installation of major utility systems, the utility companies are encouraged to consult with the Planning District and individual Municipalities on matters such as route selection, impact on existing developments and impact on local road systems. Pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in tame pasture or cultivated areas.

.4 Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible development near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.

4.9 TRANSPORTATION NETWORKS



.1 Transportation networks and land use considerations shall be integrated at all stages of the planning process. A land use pattern, density and mix of uses should be promoted that minimize the length and number of roads to make efficient use of existing and planned infrastructure. Connectivity within and among transportation systems should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.

.2 The Planning District will work with the Area Transportation committees to plan, advocate and designate transportation network priorities and needs, and will endeavor to enter into agreements to develop future municipal roads, strategically in the Planning District in an economically and efficient manner. *(Reference Map #7 – Existing Transportation Network)*

.3 The Planning District will co-operate with various highway committees and area transportation planning committees in identifying long-term planning transportation needs which address initiatives such as the Chief Whitecap Trail Corridor (Highway #219) upgrade, increased traffic with increased residential density or the tourism corridor's potential need for improved signage. Highway #45 is another important North/South corridor which in the future could address similar considerations.

.4 All developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating:

- a) on service roads adjacent to highways;
- b) on municipal grid roads adjacent to hamlets; or
- c) at existing intersections along range and township roads; and shall
- d) be in conformity with all Municipal, Provincial and Federal transportation regulations, including but not limited to building and sign regulations as well as any control radii regulations.

4.10 HERITAGE AND SENSITIVE ENVIRONMENT

.1 The Planning District will work with Provincial departments and agencies to identify significant: *(Reference Map #5 – Sensitive Environment Areas)*

- a) Heritage Resources;
- b) Critical Wildlife Habitat and rare or endangered species; and
- c) Wetlands and sensitive environment

.2 Developments shall be located and designed to conserve and compliment natural areas, contribute to a high quality built and natural environment, and provide welcome benefits to the Planning District. *(Reference Map #5 – Sensitive Environment Areas)*

.3 Highly sensitive environment areas or sites with potential for significant heritage resources will be identified in to ensure the protection of these resources when these lands may be affected by development. When development is proposed in these areas an assessment of the potential impact on natural and human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.

.5 Surveys of landscapes, soils, vegetation, wildlife and Heritage Resources shall be reviewed. If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. When reviewing a development proposal, an attempt shall be made:



- a) To provide for minimum loss of habitat by retaining natural vegetation and watercourses;
- b) Providing continuous wildlife corridors; and
- c) Conserving habitat for rare and endangered species; and providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.

.6 The Planning District will work with community stakeholders to identify and assess the importance of natural, heritage sites and areas within the District. At the request of owners and in accordance with *The Heritage Properties Act*, significant historic sites and architectural features shall be designate and suitably recognized.

.7 Where a proposed land development is located in a heritage sensitive area, the Planning District will refer the proposal to the Heritage Resources Unit to determine if a Heritage Resource Impact Assessment (HRIA) is required pursuant to *The Heritage Properties Act*.

4.11 NATURAL ENVIRONMENT HAZARDOUS CONDITIONS

.1 Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety.

.2 The Plan identifies areas where natural hazardous conditions may exist to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development. The Restricted Building Areas around Lake Diefenbaker are identified in *The Reservoir Development Area Regulations*. (Reference Map #8 – Reservoir Development Area)

4.11.1 Natural Hazards Policies

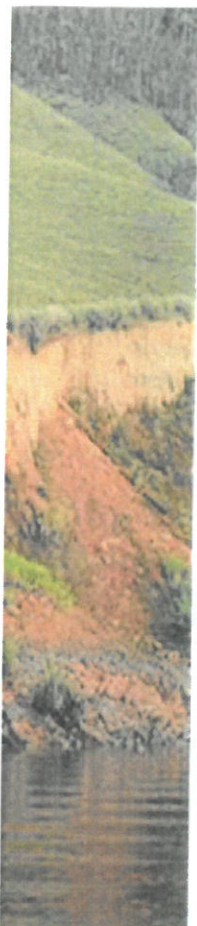
.1 No new development shall be permitted in any unstable slope or erosion prone area without undertaking erosion and/or slope stability investigations to address the interests of the municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development.

.2 Development shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person. Criteria related to hazard land development will be located in Section 4 of the municipal zoning bylaws

.3 Developers may be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development.

.4 The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.

4.11.2 Flood Hazard Lands



.1 No new development (which include permanent structures eg. residences and habitable buildings) shall be permitted in any flood prone area unless the development is above the contour representing the 1:500 flood frequency event. Development is prohibited within areas defined as floodways.

.2 Flood hazard areas shall be defined and regulated in accordance with the Canada-Saskatchewan Flood Damage Reduction Program, in cooperation with the Saskatchewan Water Corporation. (Reference Map #9 – Water Courses, Drainage & Flood Risk)

.3 No alterations or additions shall be performed on existing buildings or structures contained within the Floodway or Flood fringe zones without incorporating appropriate flood proofing measures and, subject to the relevant sections of *The Planning and Development Act, 2007*, dealing with non-conformity.

.4 The Saskatchewan Watershed Authority, Sask Water, or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas should be referred to Saskatchewan Watershed Authority for review prior to approval.

4.11.3 Unstable Slope Areas

.1 Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure. (Reference Map #10 – Potential Slope Instability Areas)

.2 Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development in and near the River or the Lake where unstable hazard slopes exist.

.3 The Planning District, in addressing the hazards associated with erosion and slope instability shall:

- a) Require investigations as part of an application for subdivision and/or development;
- b) Establish the objectives of scientific and engineering investigations in relation to such applications;
- c) 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
- d) 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.

4.11.4 Wildfire Hazard Areas

.1 Development in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. The objective of the



Wildfire Hazard Area is intended to help protect property from the damage of wildfires that may ignite in or around the Urban Municipalities.

.2 Development should utilize the following guidelines:

- a) Building sites should avoid steep gullies, saddles and draws that may accumulate fire fuel and funnel winds;
- b) Developers of new subdivisions in urban wildfire interface areas should consider the integration of trails, roads, and cleared park land around development which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in interface areas;
- c) Fuel reduced buffers around homes are encouraged. Integration of a defensible space around a building should include adequate vehicle access, and access to a reliable water supply available to firefighters; and
- d) Building design and construction shall be generally consistent with the standards of the National Fire Protection Association. (Standard for Protection of Life and Property from Wildfire).

SECTION 5 SPECIAL PLANNING AREAS

The Planning District shall undertake continuing consultation and coordination with Federal and Provincial departments with regard to matters that may have an impact on lands outside of these jurisdictions including working in cooperation with First Nations respecting proposed developments on or adjacent to First Nations lands. (*Reference Map #12 – Special Areas*)

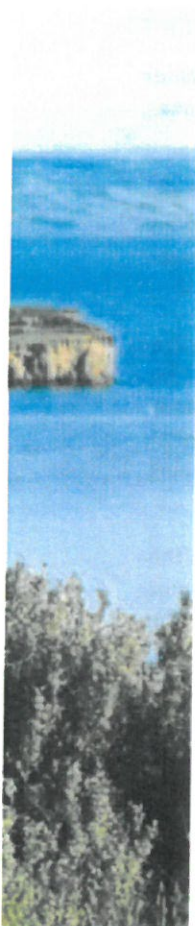
5.1 WHITECAP DAKOTA FIRST NATION

.1 The people of the Whitecap Dakota First Nation are part of the larger Dakota First Nation, a non-Treaty First Nation. About half of the 470 Whitecap Dakota members live on the First Nation land which is located 26 kilometers south of Saskatoon. A school, health clinic, recreation facilities, fire hall, and a full range of public works facilities are provided for the residents and business activities located on the First Nation lands.

.2 Located on the historical Whitecap Dakota First Nation lands at the heights of the South Saskatchewan River Valley Basin are the Dakota Dunes Golf Links (2004) and the Dakota Dunes Casino (2007). Whitecap Dakota First Nation administers its land through a Land Management Code, has zoned 1,000 acres of the First Nation lands for commercial development and has completed a master development plan that includes a destination resort development. Whitecap is currently involved in a 3-year project to move themselves towards self-government.

5.2 RESERVOIR DEVELOPMENT AREAS

.1 *The Reservoir Development Area Regulations, 1985* assure proper lake and reservoir shoreline development in designated Reservoir Development Areas. Development permits must be approved before shoreline changes can take place. The regulations ensure safe orderly shoreline development without affecting reservoir or lake operations while preventing damage from flooding, erosion or landslides.



.2 Proposed development in all areas designated as Reservoir Development Areas (RDA) by *The Reservoir Development Area Regulations* shall be subject to approval by the Saskatchewan Watershed Authority. Pursuant to these regulations, the District will communicate any local input respecting the proposal to the Authority. (*Reference Map #8 – Reservoir Development Area*)

.3 Currently the RDA Regulations and its application within the planning district is under review. The Planning District will work with SWA to develop new management policies for the RDA.

5.3 CROWN LANDS

.1 Crown Lands are defined in *The Province Lands Act and Regulations*. Crown lands include agricultural lands and environmentally sensitive lands including, waters or watercourses, easements, resources such as forest, mines and minerals.

.2 The administration of Crown Land is the responsibility of Saskatchewan Agriculture, Saskatchewan Environment, and Agri-Environment Services Branch (PFRA). Saskatchewan Agriculture provides services for: lease administration, oil and gas development, gravel exploration and extraction, Crown lease management assistance and the sale of Crown land.

.3 Crown lands just as lands transferred by deeds, (those with title to an individual), are subject to *The Planning and Development Act 2007* and municipal bylaws, except in the specific designations such as Provincial Forest, Provincial and Regional Parks and Crown lands in the Northern part of the Province. Municipalities work with the Ministries to develop complementary planning on these lands and several integrated resource management plans have been incorporated into municipal bylaws.

.4 It should be noted that there are also Federal Crown Lands within many of the Municipalities and these may be wildlife habitat areas or PFRA pastures. These lands are not directly subject to *the Planning and Development Act* and municipal bylaws, however, the agencies do try to coordinate land use management with the affected Municipalities.

5.4 PROVINCIAL PARKS

Danielson Provincial Park is comprised of 2,900 hectares and spans both shores of Lake Diefenbaker, adjacent to Gardiner Dam. The Park provides access to the north end of the lake with sandy beaches, great fishing, watersport opportunities, large campsites, with a connection to the Trans-Canada Trail.

Douglas Provincial Park is comprised of 7,300 hectares situated at the south-east end of Lake Diefenbaker which provides fishing, boating, swimming and recreational opportunities. The Park features a sandy shoreline, large wooded campsites, massive inland sand dunes, and 27 kilometres of interpreted hiking trails, including a section of the Trans Canada Trail that runs along the shoreline of Lake Diefenbaker.

Elbow Harbour Provincial Recreation Site is located at the “T” intersection of the Lake. The harbour provides a 150 slip marina for runabout boats, sailboats and other vessels. The golf course offers spectacular views of the lake.



5.5 LAKE DIEFENBAKER

.1 Developments around Lake Diefenbaker, like most special planning areas, should be carried through in a well thought out manner. The Lake Diefenbaker Tourism Destination Area covers about 17,400 square kilometers in the heart of South-Central Saskatchewan. The area is known for outstanding fishing, golfing, water-based recreation, hunting, camping, and casino gaming experiences. Four of Saskatchewan's cities are within a 70 to 200 km drive from Lake Diefenbaker itself, and represent major tourism markets. Alberta and the United States are also important markets with significant growth potential.

.2 The Lake Diefenbaker Tourism Destination Area Plan (available for download at www.waterwolf.org) further showcases and explains the types of development that would be best suited around the lake. (Reference Map #11 – Core & Regional Tourism Attractions)

SECTION 6 RURAL AREAS

Introduction

The WaterWolf Planning District is made up of nine (9) Rural Municipalities that provide the land base for a variety of agricultural activities including grain, mixed farming operations, grazing co-ops, intensive livestock operations, agricultural processing and mineral resource extraction. Reference Map #1 indicates their corporate boundaries.

Current land designations may continue under the same land use designation as exists at the time of Plan approval. However, new proposals for development, subdivision or rezoning shall be approved in accordance with the WWGMP policies.

Section 12 provides individual community profiles and specific policies, for those rural municipalities that do not have approved official community plans. These rural municipalities include:

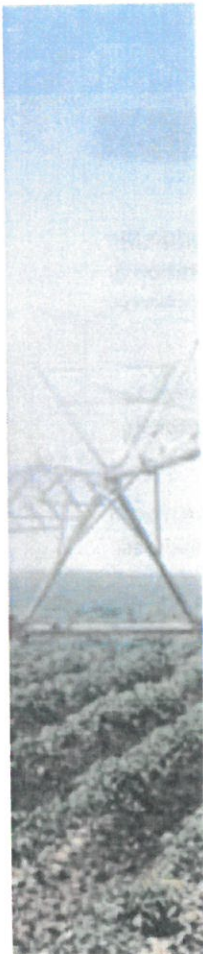
- | | |
|-----------------------------|---------------------------------|
| 1. RM of Eyebrow No. 193 | 6. RM of King George No. 256 |
| 2. RM of Huron No. 223 | 7. RM of McCraney No. 282 |
| 3. RM of Maple Bush No. 224 | 8. RM of Rosedale No. 283 |
| 4. RM of Canaan No. 225 | 9. RM of Fertile Valley No. 285 |
| 5. RM of Loreburn No. 254 | |

The rural municipality land use maps (*found in Appendix "B"*) identify the use of land in the community. The maps include residential, commercial, industrial, and agricultural land uses. The land use maps are seen as a future vision of where the RM wishes to see certain types of development. Specific land uses within the designated areas will be regulated by the individual municipality's zoning bylaw.



6.1 OBJECTIVES

1. **To support agricultural activities whether on prime production lands, irrigation areas with substantial investment or cooperatively managed pasture lands when development opportunities challenge their continuity.**
2. **To promote and strengthen the Rural Municipalities and rural communities of the Planning District.**
3. **To encourage high quality residential development land use clusters and corridors that respond to varied needs through desirable densities and sustainable servicing provision.**
4. **To facilitate the optimum use of the Planning District's recreation resources while considering their physical limitations.**
5. **To provide areas for non-residential development that benefits the rural communities.**
6. **To ensure that urban communities may continue to grow and that adjacent land uses and activities do not endanger the viability, health, safety or welfare of the community.**



6.2 AGRICULTURAL POLICIES

.1 Agricultural land includes, but is not limited to, extensive agriculture, intensive agricultural operations, or secondary activities that will enhance the economic viability and diversification of the agricultural sector.

.2 The development and operation of farms and farmsteads for field crops, pastures and livestock operations shall be encouraged to continue in the Planning District. Innovative agricultural production methods shall be supported to enable producers the ability to diversify, process and potentially provide for the direct sale of locally produced commodities.

.3 Intensification of agricultural activities shall be planned and sited recognizing their full potential. Intense land use within the Planning District shall be located in a manner that requires minimal improvement to municipal servicing.

.4 Crop spraying, intensive farming, livestock and poultry production including manure spreading, are legitimate operations but should rely on the *Agricultural Operations Act* and applicable Saskatchewan Watershed Authority legislation to ensure protection of water resources.

.5 Existing agricultural enterprises which operate within normally accepted practices of farm management and in conformance with *The Agricultural Operations Act, 1995* shall be



protected from new development which might unduly interfere with their continued operation.

.6 Legitimate farming activity should not be curtailed solely on the basis of objections from property owners even though that activity was not practiced when the small holdings were created or non-farm uses were allowed.

.7 The use of best management practices for agricultural enterprises, particularly with regard to soil conservation, manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.

.8 Small land holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.

.9 Promoting the benefits of soil and habitat conservation (ie. wetlands) should be encouraged. Indiscriminate land clearing should be discouraged.

.10 Agri-industrial developments which directly serve farming activities, and either process or store agricultural produce or products shall be allowed in agricultural areas. When possible, preference shall be given to locations on lower quality land.

.11 Rural and Agri-Tourism ventures shall be encouraged throughout the Planning District.

.12 New developments in rural areas should be located to be compatible with existing agricultural operations. The establishment of urban-like uses in rural areas, which would compete with urban areas, or have the potential to create land use conflicts should be discouraged.

- a) Land subdivision shall occur along existing all weather road allowances where road construction and improvement are not required; and
- b) Separation areas, landscape buffers or shelterbelts, shall be encouraged to separate agricultural land use from residential acreages, multi-parcel subdivisions or recreation areas.

6.3 IRRIGATION

.1 Under the authority of the Irrigation Act 1996, the Ministry of Agriculture is responsible for certification of land for irrigation purposes in Saskatchewan. Individual irrigation districts are responsible for providing water service agreements to individuals wishing to irrigate land that has been certified as irrigable. Therefore, from a land use planning perspective, non-agricultural development should be directed away from irrigable agricultural land located within irrigation districts. *(Reference Map #13 – Irrigation Areas: Actual & Potential)*

6.4 INTENSIVE LIVESTOCK OPERATIONS

.1 New Intensive Livestock Operations, or applications for the expansion of existing operations, shall be encouraged to locate in areas of the Planning District where land conditions support this activity. The individual RM land use maps indicate general areas



designated for future intensive livestock development. Specific studies will be required to select locations within these areas.

.2 The encroachment of development near intensive livestock operations shall be minimized and adjacent lands shall be required to setback from these existing facilities to ensure the intensive activities are allowed to continue their operations.

.3 Livestock production operations will be characterized by the total number of animal units and animal type. Intensive livestock production operations will be required to locate where they provide an appropriate land base size to support their operation and where they have sufficient land for manure application.

.4 Where possible, these activities shall be concentrated in a minimal number of separate locations or nodes where transportation infrastructure is sufficient for the projected use and intensity and are well-removed from residential areas with some form of buffering land use providing separation.

.5 The development, application and environmental monitoring of livestock operations shall be undertaken in consultation with Saskatchewan Ministry of Agriculture to ensure the land use decisions and agricultural operating practices regulated by the province are coordinated with the Planning District.

.6 The Zoning Bylaw shall provide for mutual separation distances or buffers between new and expanding livestock operations and other land areas to minimize environmental and socio-economic impacts.

.7 The District shall work co-operatively with The Ministry of Agriculture to monitor ground water resources and may require annual assessment of residual nutrient levels in the soil, ground and local surface water by a qualified professional recognized by SWA demonstrating:

- a) The development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources;
- b) The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources; and
- c) Innovative operational procedures and best practices will be encouraged for all intensive livestock operations.

6.5 NATURAL RESOURCES

.1 Land designated natural resources includes the development of mineral resource extraction, oil and gas pipeline corridors and related resource refining/processing activities. Proposals for these activities shall be referred to the appropriate government agencies for their review.

.2 Resource development that benefits the Planning District will be sited throughout the region according to their respective locational requirements, separated from incompatible activities, well-removed from residential areas, with minimal community and environmental disruption.



.3 Mineral mining operations and petroleum resource operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

.4 Disturbance shall be minimized by using the best available techniques and practices to reduce the overall footprint of activity during all phases of construction, operation, reclamation and abandonment. Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.

.5 Pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in areas of tame pasture or cultivation.

6.6 RESIDENTIAL POLICIES

.1 Alternative rural residential lifestyle options shall be provided through an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the Planning District.

.2 The Planning District will strive to accommodate residential growth in rural areas through lands which are designated and available for Multi-Parcel Country Residential development. The individual RM land use maps (*Appendix "B"*) indicate areas designated for residential development.

.3 The WaterWolf Planning District should strive to maintain, at all times, the ability to accommodate residential growth for a minimum of ten (10) years through lands which are designated and available for residential development.

.4 The Planning District shall consider the demand for and current inventory of residential parcels in reviewing subdivision proposals. Future subdivision shall not be allowed when a surplus of undeveloped lots exists in a designated area.

6.6.1 Agricultural Residential

Single severance acreage development shall be encouraged, but not limited to existing farmsteads.

6.6.2 Multi-Parcel Country Residential

.1 The creation of new residential developments shall be limited to areas compatible with differing land uses, cost effective relative to the provision of services, and well-served by existing municipal roadway systems.

.2 A more compact, efficient country residential pattern will be encouraged through orderly and sustainable cluster or corridor concentrations to promote social cohesion, cost-effective servicing and environmental responsibility.



.3 Multi-parcel residential development subdivisions with sufficient parcel numbers shall be encouraged to explore the benefits of pursuing organized hamlet status.

.4 All subdivisions of land for multi-parcel residential development in the Planning District will be subject to the submission of a comprehensive development review to ensure that all the potential effects of the development are identified.

.5 High quality residential developments shall promote open space conservation and minimize visual impact from within and outside the site to conserve the rural setting and natural environment.

.6 New residential development adjacent to urban municipalities or hamlets shall have consideration for their potential integration into the adjacent community. This shall be in a manner that facilitates physical linkages and servicing extension to ensure a comparable quality of life for all residents.

6.7 MUNICIPAL SERVICING AND INFRASTRUCTURE

.1 Private on-site water provisioning and waste management services shall be used for a new development where municipal service or communal services are not provided and where site conditions support the long-term provision of individual services. The Planning District may allow or require communal system where residential densities, activity intensity, or topography and soil characteristics require a higher level of environmental responsibility.

.2 Rights-of-way for any future regional water line shall be considered and anticipated in future subdivision and development approvals and any inter-municipal servicing agreements. The Municipalities shall make representation to the Province to request assistance in determining the most favourable right-of-way alignment as it relates to the Plan.

.3 Land located adjacent to urban municipal boundaries is intended to be unserved when located outside cost-effective servicing networks. While this does not preclude servicing more distant areas, the costs to do so may prove prohibitive for all but the most intensive servicing users such as processing activities or high density residential. Where infrastructure capacities exist, there may be the opportunity for an inter-municipal servicing agreement to be negotiated.

.4 The physical and economic ability to extend urban services to specific areas within the Planning District should be logical, reasonable and cost effective. When the Urban and Rural Municipalities enter into an agreement to service land, the agreement shall identify annexation strategies.

.5 The Plan shall establish strategies and standards for the orderly, efficient and economical extension of water distribution systems, waste management facilities and storm water management requirements within the Planning District as land uses are closely connected to the ability and need for municipal servicing.



SECTION 7 URBAN AREAS

7.1 INTRODUCTION

The WaterWolf Planning District contains numerous communities that serve and support the surrounding rural agricultural area. The majority of these centres are located on major highways and provide local goods and services to the community and traveling public.

Most of these communities have populations ranging from 100 to 300 with a few Towns surpassing 500. Population had been declining in these communities with most new residential development occurring in the rural areas, however recent experience is suggesting a turnaround and these towns and villages are now contributing to the population growth in the Planning District.

Section 13 provides individual community profiles containing specific policies for those urban municipalities that do not have approved official community plans. Those urban municipalities include:

- | | | |
|--------------------------|---------------------------|----------------------------|
| 1. Village of Beechy | 8. Village of Eyebrow | 15. Village of Riverhurst |
| 2. Village of Bladworth | 9. Village of Glenside | 16. Village of Strongfield |
| 3. Village of Broderick | 10. Town of Hanley | 17. Village of Tugaske |
| 4. Town of Central Butte | 11. Village of Hawarden | 18. Village of Vanscoy |
| 5. Village of Conquest | 12. Village of Kenaston | |
| 6. Town of Delisle | 13. Village of Loreburn | |
| 7. Town of Dundurn | 14. Village of Lucky lake | |

The urban municipality land use maps (*found in Appendix "C"*) identify the use of land in the community. The maps include existing residential, commercial, industrial, and community service land uses. The land use designations accommodate future infill and replacement of existing development and allow for expansion of the specific use within the designated land. Areas identified as "urban holding" are slated for future development but are not yet specified. Specific land uses within the designated areas will be regulated by the individual municipality's zoning bylaw.

7.2 OBJECTIVES

1. *To encourage high quality development that responds to varied needs through desirable densities and sustainable servicing provision.*
2. *To promote and strengthen each urban community and their services as an asset to the Planning District.*
3. *To provide a variety of residential options and economic development opportunities in the towns and villages.*
4. *To ensure that the growth in the urban communities occurs in an orderly fashion.*



5. To ensure that the towns and villages are not impacted by adjacent land uses and activities that may affect the health, safety and general welfare of the residents of the community.

7.3 GENERAL POLICIES FOR TOWNS AND VILLAGES

.1 Growth of the existing urban centres will be encouraged. The Urban Municipalities shall be the major focal points for community focused commercial development. Residential development and non-residential development that provide the basic services to the community and the surrounding population shall be encouraged.

.2 . The urban centres will strive, through this Plan, to provide an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreation, and institutional amenities to meet anticipated long-term need.

.3 Land uses or activities that are detrimental to the health, safety, general welfare of persons residing or working in these communities shall be discouraged.

.4 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, and recognize significant community features in maintaining the small community lifestyle.

7.4 COMMUNITY SERVICES AND PUBLIC FACILITIES

.1 Community Service lands include institutional, public services, recreational, health, cultural or educational uses, shall recognize and assess the impact future adjacent land uses may have on their activity.

.2 Institutional uses and Parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and their compatibility with surrounding land uses.

.3 Institutional services at the community level shall be monitored and responsive to the evolving needs of the residents of the Planning District.

.4 Encourage equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails with access to the South Saskatchewan River and Lake Diefenbaker.

.5 Natural areas should be maintained, to the greatest extent possible, as an environmental resource and as an educational resource to facilitate understanding and appreciation of the natural environment.

.6 Urban municipalities will work with service delivery agencies and other municipalities by:

- participating in activities enhancing the delivery of services



- ensuring infrastructure development which supports public service uses

7.5 RESIDENTIAL DEVELOPMENT

- .1 The infilling of vacant lots within the towns and villages shall be encouraged in order to take advantage of areas currently serviced with existing infrastructure.
- .2 The towns and villages shall consider ways of ensuring that there is an adequate supply of affordable and special needs housing that is safe, appropriately designed and conveniently located close to shops, services and community amenities.
- .3 It is important for each community to maintain a supply of rental housing of various types in order to meet a wide range of requirements for a variety of household types.
- .4 A higher proportion of multi-unit housing would enhance land use efficiency and provide more affordable options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area.
- .5 Residential developments will be encouraged to locate in proximity to complementary public uses (e.g. recreation facilities, parks, and libraries), institutional uses (e.g. schools) and commercial uses.
- .6 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the Planning District by:
 - a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households;
 - b) permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements;
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and
 - d) establishing development standards for residential density development which minimize the cost of housing and facilitate compact form, promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, while maintaining appropriate levels of public health and safety.
- .7 Development proposals should be guided by concept or neighborhood plans. Concept plans should indicate:
 - a) future major roads;
 - b) drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c) major open space (including unique physical) areas;
 - d) cultural and archaeological significant areas;
 - e) areas requiring protection through buffering or other means;
 - f) major hazards such as flooding, areas of high water table, and slope lands; and
 - g) staging of development and future development of or expansion into adjacent land.
- .8 Development of Country Residential lands adjacent to urban boundaries will be examined on a case-by-case basis. Country Residential developments within 1600 meters (1 mile) of an



urban municipality boundary may require the preparation of a concept plan to illustrate how the proposed development will be integrated with the existing urban municipality. Preference will be given to well-planned clustered residential development.

.9 Mobile and modular homes will be regulated by the zoning bylaw and must meet the requirements of the Canadian Standards Association.

.10 A variety of housing forms will be accommodated and regulated depending on the residential zoning districts.

7.6 COMMERCIAL

.1 Commercial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.

.2 Commercial development shall be located in high traffic areas to present a positive image for both residents and visitors to convey a sense of the community's unique heritage and natural setting.

.3 Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the central commercial area, or on vacant areas adjacent to railway lines in the central area.

.4 Through the application of development permits or other regulations such as zoning, the Towns and Villages shall encourage new buildings and sites as well as exterior renovations to be functional, and aesthetically pleasing to the general public.

.5 Home Based occupations shall be encouraged in the Towns and Villages as valuable contributors to the Planning District economy. The Zoning Bylaw shall specify development standards for home-based businesses.

.6 Home-based businesses shall be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.

.7 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services that do not significantly detract from the services provided in the Towns and Villages.

7.7 INDUSTRIAL

.1 Industrial development that is functional and compatible with surrounding land uses shall be encouraged. To achieve a positive image of industrial development a high standard of site and building design may be required to guide site layout, architecture, buffering and landscaping.

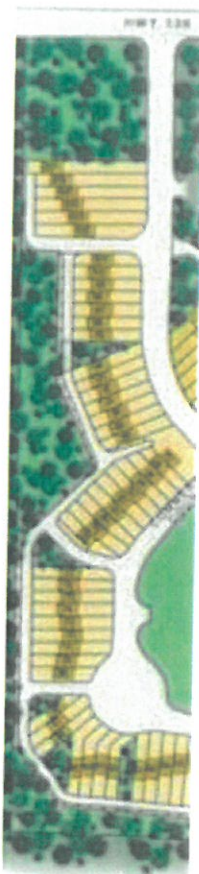


.2 Care shall be taken in the site selection of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.

.3 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to urban areas. If such uses are proposed in these areas, special landscape buffer or other mitigation measures should be taken to screen these industrial uses from view.

.4 Future industrial subdivision and development will be considered based on:

- compatibility with existing development and suitability of access
- the ability of providing economical municipal services
- impact on financial and capital planning by the village



7.8 INFRASTRUCTURE: PUBLIC UTILITIES AND FACILITIES

.1 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.

.2 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.

.3 Investment by the Towns and Villages in water supply and waste management infrastructure and facilities should lead development to concentrate around Urban Municipalities when feasible to provide a piped water and sewer system.

.4 Towns and Villages may undertake a review of a storm-water management and drainage management plan for both existing development areas and future residential, commercial and industrial areas. New urban development shall assess local water drainage patterns as part of initial concept designs and avoid developing in low-lying catchment areas and drainage courses.

.5 Development may be permitted with properly engineered infill to ensure the safe building elevation is achieved, water drainage is not disrupted and adjacent and down-stream property owners are not negatively affected.

.6 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.

7.9 JOINT MANAGEMENT AREAS



.1 The Rural Municipalities shall ensure that development and land use patterns which are adjacent or in proximity to urban areas that may have negative effects on future urban design and/or densities that may hinder the Town's expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

.2 A co-management area of 3.2 kilometers (2 miles) in width shall be established around each Urban Municipality to prevent incompatible land uses such as intensive livestock operations and heavy industry from locating adjacent to residential neighbourhoods.

.3 Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing Community services that optimize use and cost-efficiency shall be encouraged.

.4 Lands adjacent to Urban Municipalities, where infrastructure capacities exist, may be the subject of Inter-municipal servicing agreements. Where it is appropriate, necessary and/or desirable, further to this Plan, the Municipalities will endeavor to enter into agreements respecting municipal servicing for lands that are suited for future servicing with municipal water and sewer by virtue of their proximity, access, topography and soil characteristics.



SECTION 8 COMPATIBILITY WITH OTHER OFFICIAL COMMUNITY PLANS

8.1 INTRODUCTION

A number of Municipalities within the WaterWolf Planning District have adopted their own Official Community Plans and Basic Planning Statements. Subsection 102(12) and 102(13) of *The Planning and Development Act, 2007* allows affiliated municipalities to have separate official community plans consistent with the WaterWolf Planning District Growth Management Plan. These municipalities include:

Town of Davidson
Town of Outlook
Village of Elbow

Rural Municipality of Rudy No. 284
Resort Village of Mistusinne

8.2 OFFICIAL COMMUNITY PLANS AND BASIC PLANNING STATEMENTS

.1 Plans provide policy direction that will lead to the stated objectives and recommended actions. It is important that these municipalities recognize the policy intent of this Growth Management Plan, and the need for complementary and consistent policy application throughout the region.

.2 Where there are inconsistencies the Growth Management Plan will take precedence with respect to general policy interpretation. It is recognized that the previously adopted land use plans provide more specific direction to those communities and the GMP provides umbrella policy provisions. This application is similar to the overall use of development plans and sector plans under *The Planning and Development Act, 2007*.

.3 Where policies provide for implementation through Zoning Bylaws, the same would apply. Zoning Bylaws for individual municipalities within the WaterWolf Planning District are the responsibility of each individual municipality. Such provisions may include: site specific details such as building yard requirements, permitted and conditional uses.

.4 The need for complementary and consistent application is key to effective planning; however, individual unique applications will occur and as long as the Intent of the GMP and corresponding Official Community Plan is applied there should be latitude for each community to address their specific needs.

SECTION 9 INTER-JURISDICTIONAL CO-OPERATION

9.1 INTRODUCTION

Development pressures exist on lands adjacent to urban municipalities. While these developments have potential benefit for the towns and villages, there is concern that servicing and development standards be applied consistently, and the sharing of "Best Practices" from many municipalities. There is need to encourage orderly and timely development on the fringe areas to ensure that future urban development potential or servicing needs are not compromised and that boundaries can be altered. Areas such as the



Whitecap Dakota First Nation (even though not considered a municipality in Saskatchewan), shall be recognized as key participants in inter-jurisdictional initiatives such as those listed below:

9.2 INTER-MUNICIPAL AGREEMENTS

.1 Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within Municipalities, or which cross municipal boundaries, including:

- a) managing and/or promoting growth and development;
- b) managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
- c) infrastructure, public service facilities and waste management systems;
- d) ecosystem, shoreline and watershed related issues;
- e) natural and human-made hazards; and
- f) population, housing and employment projections, based on regional market areas.

.2 Coordination requires that Municipalities inform one another, on a regular basis, of infrastructure and service requirements within the Planning District in order to protect the proposed location from development that may hinder their implementation.

- a) Each Municipality shall collaborate with the adjacent Municipalities in the planning and provision of infrastructure and services that meet at the municipal boundaries to ensure proper coordination;
- b) Each Municipality shall cover the cost of its infrastructure and services up to its boundary, unless both Municipalities agree to share the cost as may be mutually deemed appropriate; and
- c) The Municipalities may jointly identify and explore opportunities to collaborate in the planning of, or, where mutually agreed upon, in providing access to, inter-municipal infrastructure and services to provide cost efficiency and avoid duplication.

9.3 INVESTMENT AND REVENUE SHARING

Investment and Revenue sharing may be explored where there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner, and where any "regional type" business or development that is considering this region and will provide benefit to a number of individual Municipalities. All tax sharing arrangements will be negotiated on fair and equitable basis with respect to: recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.

9.4 ANNEXATION

.1 The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan. Annexation shall be undertaken in a positive,



orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period. Municipalities should avoid a large and complex annexation in favour of annexations involving smaller amounts of land occurring on an as-needed basis.

.2 Where it is necessary to expand the boundaries of an exiting Urban Municipality, community expansion should occur on a logical basis and should be well-integrated with the existing community structure and directed away from large acreages of prime farmland and livestock operations. Where the growth warrants the expansion onto adjacent agricultural lands, the land requirement of these communities will take precedence over any existing agricultural use of these lands.

.3 The need for community expansion should be demonstrated, to the satisfaction of the Planning Commission to address the timely conversion of rural land for urban expansion in areas adjacent to Urban Municipalities and to protect existing rural land uses from premature conversion to urban forms of development where the timing of urban expansion is uncertain. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should, as much as possible, have the support of the current landowners involved.

.4 The Planning District will develop a coordinated approach for future boundary expansions in order to ensure consistent planning, cost effective and efficient service delivery and good governance for residents on the municipal fringe. Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/ or densities, will be discouraged. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

.5 In the event of annexation where land is not currently serviced, the Town or Village may enter into an agreement to compensate the Rural Municipality for the existing municipal portion of property taxes on a descending scale. The annexation should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. The two Municipalities may look at harmonizing their agricultural mill rates.



SECTION 10 IMPLEMENTATION AND ACTION PLANS

10.1 BACKGROUND

To achieve the goals set out in this Growth Management Plan, a clear plan of action or implementation strategy is required. Action plans have been included below to provide a checklist of the key action items that will need to be completed to help the community achieve its goals outlined in the Plan.

Each action item relates to policy statements included in the Plan and will require an Implementation Committee to be established to work with the Planning Commission to prioritize the action items. The Planning Commission will work to ensure accountability amongst all Municipalities for the benefit of the greater community. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

10.2 THE PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the WaterWolf Planning District, the Plan gives direction to Councils on their day-to-day decision making. The Plan's land use policy areas illustrated in each rural and urban land use map provide geographic references for the District's policies. If the District is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that all Bylaws enacted conform to this Plan:

- Municipal bylaws and public works will conform to this Plan.
- The decisions and actions of Councils and staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan.
- Implementation plans, strategies and guidelines, consistent with this Plan will be adopted, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

10.3 WATERWOLF: THE NEW RURAL ECONOMY

The greater community is successful when all sectors cooperate with their time, effort and resources to enhance the quality of life in the greater community or Planning District. To achieve the goals and objectives of this Plan, the WaterWolf Planning District will:

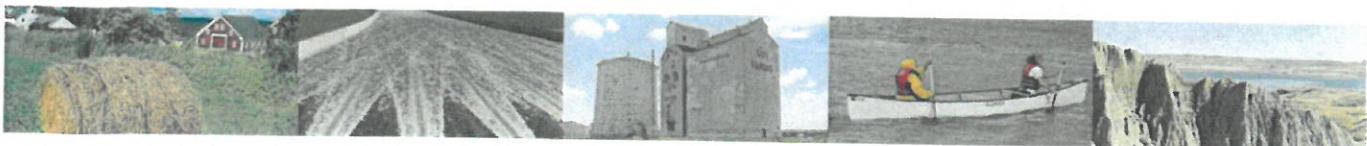
- Lead by example and pursue excellence and leading edge practices in all fields of municipal endeavor;
- Advocate for provincial partnerships and technical assistance to deliver services and programs to establish sustainable agriculture and community economic revitalization;
- Exert influence through policy levers and partnerships; and
- Seek partnerships with agricultural producers, the business sector and non-government and community organizations.



WATERWOLF PLANNING DISTRICT ACTION PLANS

Inter-Jurisdictional Cooperation

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Appoint a District Executive Board	11.2	Finished	All municipalities
Identify subcommittees	11.2	Immediate	All municipalities
Establish a Technical Review Committee	11.2	Intermediate	Provincial agencies, utilities, municipal reps
Update Zoning Bylaws	11.5	Intermediate	All municipalities, WaterWolf, Ministry of Municipal Affairs
Development Fees and Servicing Agreements	11.12, 11.13	Immediate	
Prepare a Latecomer Agreement Policy		Immediate	WWPDCommission
Initiate Boundary Restructure Discussions		Long term	WWPDCommission
Prepare Annexation Policy	9.4	Intermediate	WWPDCommission
Identify future urban growth areas and market trends	7	Ongoing	All municipalities, WaterWolf, MidSask Community Futures
Establish Communication protocols for info-sharing within the District	9.2	Intermediate	All municipalities, WWPDCommission
Develop Investment and Revenue Sharing Programs	9.3	Intermediate	All municipalities, WWPDCommission, Whitecap Dakota First Nation



Administrative Support

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Create an Administrator Mentorship Program		Immediately	WaterWolf, Administrators, Regional College
Administrators Summit		Intermediate	Rural and Urban Administrators, Support Staff (as required).
Provide Over-arching Policies and Procedures		Immediate	WaterWolf Planning Commission Municipalities
Land-Use Planning Template		Intermediate	WaterWolf Planning Commission Municipalities

Community Development

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholder
Establish a Social Advisory Sub-Committee		Long-Term	WaterWolf Municipalities, Regional Health and Education Reps
Prepare a Social Asset Inventory for the District		Long-Term	All municipalities, WaterWolf
Develop Community Engagement/ Participation Processes		Immediate	WaterWolf Planning Commission, CF Staff
Create a regional network or forum to build municipal capacity		Ongoing	All municipalities, WaterWolf
Identify Senior & Child Care Facility and Service needs		Long-Term	WaterWolf Planning Commission, Social Services, Health and Education
Refer major development proposals to the School Board to meet their planning needs.		Intermediate	WaterWolf Planning Commission



Economic Development

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Identify regional technical needs i.e. water technician, planner, GIS technician		Ongoing	WaterWolf Planning Commission
Assist communities with their Strategic/Ec-dev Plans		Ongoing	Participating municipalities, WaterWolf Planning Commission, MidSask Community Futures
Create a GIS database of land-uses for potential developers		Ongoing	WaterWolf Planning Commission
Encourage business planning for regional technical needs		Ongoing	WaterWolf Planning Commission
Identify the knowledge, skills and training required by local and regional employers		Ongoing	WaterWolf Planning Commission
Work towards consistent municipal zoning standards and bylaw enforcement		Intermediate	WaterWolf Planning Commission

Environmental Management

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Identify Watershed Protection Areas	5.2	Intermediate	South Sask Water Stewards, WWPDC
Explore the need for a Wildlife Corridor Protection Strategy	4.10.5	Ongoing	Concerned municipalities, WaterWolf
Prepare a Forestation Plan		Long-Term	WW Municipalities, WWDC, LDTDAP (See Reforestation Plan)
Complete a Sand and Gravel Resources Study		Long-Term	Communities, Regional and Provincial Parks, Saskatchewan Watershed Authority
Prepare a Well-head Aquifer Area Protection Plan		Ongoing	South Sask Water Stewards
Develop a Regional Waste Management action plan		Ongoing	All municipalities, WaterWolf Planning Commission



Recreation

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Establish a regional Recreation Services Advisory Committee		Long-Term	Recreation Staff in the Region, Committee of WW
Create a Recreation Services Inventory and Master Plan		Long-Term	Recreation Staff, WW Admin Staff
Develop a Signage Program for Active and Passive Recreation Use Areas		Ongoing	WW Planning Commission, Tourism Sask, Ministry of Highways
Develop a Cost Sharing Strategy for Recreation between urban/rural residents		Ongoing	All municipalities, LDTDAP
Promote the Canada Trail		Ongoing	LDTDAP
Participate in local and regional initiatives that promote the Lake Diefenbaker Tourism Destination Plan		Ongoing, case-by-case basis	WaterWolf Planning Commission, LDTDAP Staff

Tourism

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Complement the Tourism Destination Plan to support regional tourism strategy development		Ongoing	Tourism Sask, all municipalities, Whitecap Dakota First Nation, WaterWolf Planning Commission Lake Diefenbaker Tourism, Provincial Ministries, non-government organizations, tourism operators
Reinforce and expand promotional activities		Ongoing	Tourism Saskatchewan, LDTDAP, Lake Diefenbaker Tourism
Improve Highway corridors and municipal road accesses to tourism destinations		Ongoing	WW Municipal Partnerships, Ministry of Highways
Recognition and promotion of land that has development		Ongoing	SWA, Regional Municipalities



potential			
Provide information about the regulatory processes required in the RDA		Ongoing	WW Planning Commission Newsletter
Improve accessibility to Lake Diefenbaker and the South Saskatchewan River		Ongoing	Regional Planning Commission, LDT, Tourism Sask.
Encourage complimentary and consistent zoning		Ongoing	WW Planning Commission

Residential Choices

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Create a housing data base/inventory for the Planning District		Ongoing	WaterWolf Planning Commission
Promote Secondary Suites in the Urban Communities		Ongoing	WaterWolf Planning Commission
Increase the proportion of Multi-Unit Housing		Ongoing	WaterWolf Planning Commission
Increase Senior or Special Needs Housing		Ongoing	WaterWolf Planning Commission
Liaise with Saskatchewan Real Estate Commission for educational/ resources		Ongoing	WaterWolf Planning Commission
Pursue Saskatchewan Housing Corporation Programs and Services		Ongoing	WaterWolf Planning Commission
Identify the needs/issues of seasonal residents		Ongoing	WaterWolf Planning Commission
Improve Housing Affordability and Rental availability		Ongoing	WaterWolf Planning Commission

Historic and Heritage Preservation

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Develop Signage promoting the Location of Heritage Resources in the District		Intermediate	WW Planning Commission



Complete a Heritage Registrar for the District		Ongoing	Heritage Board
Establish a Heritage Commission		Ongoing	Create a sub-committee of the Planning Commission
Provide Assistance to Property Owners revitalizing Historic Buildings		Long-Term	All Municipalities
Prepare Development Preservation Guidelines		Long-Term	WW Planning Commission
Develop a Cultural Strategy for the District			
Improve the advertisement of cultural/heritage attractions		Ongoing	Lake Diefenbaker Tourism
Pursue Heritage River Status for the South Saskatchewan River		Ongoing	WaterWolf Planning Commission

Infrastructure Management

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Undertake a Drinking Water Protection Plan and Adopt a Source Water Plan		Intermediate	South Sask Water Stewards, WWPDC
Undertake a Water Storage Study			
Undertake a Flow Analysis to Reduce Wastewater Flows to Sewage Treatment Facilities		Long-Term	WWPDC, SWA
Ongoing discussions with the Ministry of Health to Determine Future Sewage Treatment Requirements		Long-Term	WWPDC, Regional Health Authorities
Inventory Waste Water Treatment Capacities Expansion/Upgrade need		Long-Term	Planning Commission, Regional Health
Prepare Urban			



Storm-water Management Plans		Long-Term	
Prepare a Rural drainage/flood plan		Long-Term	

Emergency Response Planning

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Prepare an Emergency Response Plan for the District		Intermediate	WaterWolf Planning Commission, EMS, Health Region, etc.
Create a GIS map base(Road System info) for Emergency Medical, Police and Fire Services		Ongoing	Participating municipalities, WaterWolf Planning Commission
Complete a benefit/cost analysis for Fire protection beyond urban boundaries		Ongoing	
Prepare a Fire Master Plan that addresses current & future needs		Ongoing	
Consult with RCMP to determine local policing needs and capacities		Ongoing	

Transportation Planning

IMPLEMENTATION			
Action Item	Section	Priority Timeline	Key Participants/Stakeholders
Prepare a Corridor and Access Management Plan for the District		Immediate	Planning Commission, Ministry of Highways
Complete Identified Transportation Network Upgrades		Ongoing	Municipalities, Ministry of Highways
Designate Clearing		Ongoing	SARM CTP committee



the Path Corridors			
Facilitate a GIS road maintenance and road equipment data base		Ongoing	WaterWolf Planning Commission, participating municipalities
Ensure highway corridors are maintained at a high standard		Ongoing	Ministry of Highways
Establish a Public Transportation group		Ongoing	Planning Commission-Subcommittee
Develop an Annual Road Rehabilitation and Reconstruction Investment Program		Ongoing	All Municipalities
Promote Community Trail development		Ongoing	LDTDAP, Planning Commission



SECTION 11 GOVERNANCE AND ADMINISTRATION

11.1 PLANNING TOOLS

This Section outlines the variety of traditional tools Municipalities have available to make things happen. *The Planning and Development Act, 2007* provides the authority that enables the creation of Planning Districts, governs plans of subdivisions, zoning bylaws, servicing agreements, development levies and review processes to ensure that the Official Community Plan or Growth Management Plan is effective over the long term.

11.2 WATERWOLF PLANNING DISTRICT COMMISSION

Each participating Municipality and First Nation are voting members of the WaterWolf Planning District. The Planning Commission Executive Board consists of "At large" regional municipal representation with urban and rural representatives, including elected and non-elected members in accordance with the WWPDC Bylaws. The Commission will implement policies and guidelines of the Growth Management Plan with regards to:

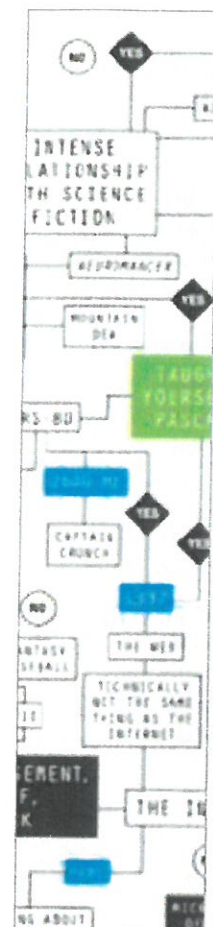
- a) The establishment of ad-hoc or standing sub-committees as advisory bodies for review of all major developments;
- b) Ensure standards and guidelines are uniformly applied;
- c) The development of roads, services, infrastructure;
- d) Economic and tourism development;
- e) Municipal reserve, environmental reserve, and game preserves;
- f) Inter-municipal issues, including revenue sharing and annexations.

11.3 ADVISORY PLANNING DISTRICT

.1 The WaterWolf Advisory Planning District was established in June of 2010. Section 97 of *The Planning and Development Act, 2007* provides the legal basis for entering into this agreement to inter-municipally manage land use and other related activities. The Advisory Planning District does not replace any of the powers of the participating councils, as ultimately the elected council members are responsible for all decision making. This mechanism however allows for "Big Picture" planning and delivery of coordinated services to the participating municipalities. The arrangement now gives considerable leverage to all municipalities as they become a legally recognizable entity with considerable lobbying strength.

.2 The next step that the Planning District could move towards is the "corporate" Planning District where the participating councils would enter into another more detailed agreement to jointly administer the Planning District and confer to their appointed members the same responsibilities as a council member to make decisions on land use and related issues. This step could lead to the securing of long term sustainable funding and even more coordinated service delivery through inter-municipal cooperation. This would be a natural progression as a result of building strong working relationships through the Advisory Planning District, and would be completely voluntary.

11.4 ADOPTION OF THE GROWTH MANAGEMENT PLAN



.1 Adoption of this Growth Management Plan by the WaterWolf Planning District will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Growth Management Plan that is inconsistent or at variance with the proposals or policies set out in the Growth Management Plan.

.2 By setting out goals, objectives, and policies, the Growth Management Plan will provide guidance for the Planning District in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Planning District will be achieved.

.3 The application of the Growth Management Plan policies is illustrated in the individual rural and urban land use maps (*Appendix "B" and "C"*). These Maps are intended to illustrate the locations of the major land use designations within the Planning District, determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

.4 The Growth Management Plan will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

11.5 ADOPTION OF MUNICIPAL ZONING BYLAWS

.1 *The Planning and Development Act, 2007*, requires the individual Municipalities to adopt a Zoning Bylaw in conjunction with the Growth Management Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land and the buildings or other improvements that will be allowed in the different zoning districts established in the Planning District. 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:

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

.2 The Zoning Bylaw provides the Municipalities with actual control over land use and development within the Planning District. 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 Growth Management Plan. In considering a Zoning Bylaw or an amendment, the WaterWolf Planning District Commission should refer to the policies contained in the Plan (including all appropriate maps) to ensure that the development objectives of the Planning District are met.



11.6 CONTRACT ZONING

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions of the Act, for site specific development based on the following guidelines:

- a) The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- b) The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned; and
- c) The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the municipality as a whole.

11.7 CONCEPT PLANS

Concept plans are reference plans, not policy plans. They represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- a) Ensure the efficient provision of infrastructure services;
- b) Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and
- c) Provide design features for special purposes such as landscaping, buffers, open spaces, and street layout.

11.8 SPECIAL STUDIES

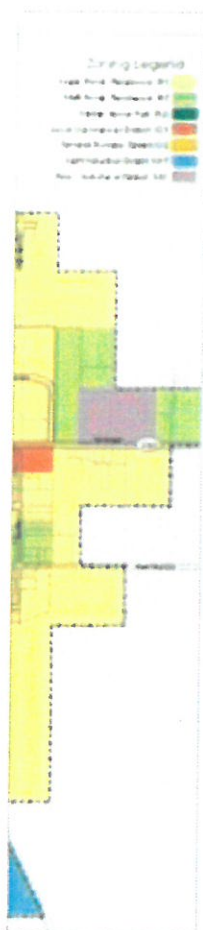
Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the Planning District, to identify lands affected by flooding or slope hazards, endangered species, heritage resources, potable water supply and septic management, potential for ground and surface water pollution, and general risk to health and the environment.

11.9 PUBLIC WORKS

The capital works program and public improvements of each Municipality comprising the Planning District shall be consistent with the policies set out in this Growth Management Plan. This is an important implementation tool since a Municipality may influence the location of future development and growth through the provision of municipal services to land.

11.10 DESIGN STANDARDS AND GUIDELINES

The development and administration of design standards and guidelines is encouraged throughout the Planning District. These guidelines can include areas such as building or site



design and appearance, lighting, signage, building orientation, trails, and landscape design standards to promote and achieve a high standard of development.

11.11 DEVELOPMENT LEVIES AND AGREEMENTS

.1 Municipalities may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, the Municipality may by Bylaw, provide for the recovery of those capital costs.

.2 This Bylaw will specify the circumstances when offsite levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, the individual Municipality will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision offsite charges.

11.13 SERVICING AGREEMENTS

.1A municipality may require a servicing agreement with a developer at the time of subdivision to address the costs of the development. This is to ensure that the subdivisions are developed to the standards of the urban or rural municipality and to address other concerns specific to the proposed subdivision.

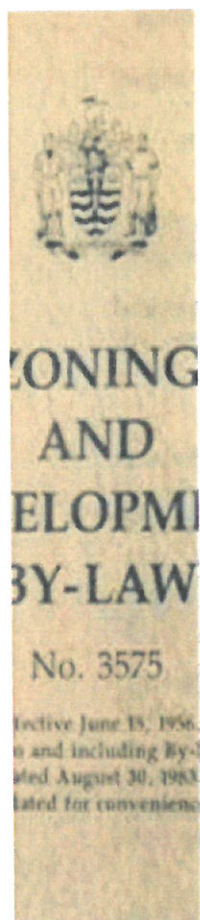
.2 When a servicing agreement is required, the agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. The Municipality may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

.3 The Municipal council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit. The Municipality will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

11.14 SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Municipal Affairs is the approving authority for subdivisions. The Municipality has input into the subdivision procedure at two points:

First, the Municipality provides comments on all applications for subdivision within the Municipality reviewing subdivisions. The Municipality should consult this Plan to see whether the proposed development is consistent with the long-term goals of the Municipality and the desired future pattern of development.



Second, the Municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. Also, in the Zoning Bylaw the Municipality 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 Municipality's development policies, it should help to ensure that subdivisions contribute to achieving the long-term goals of the Municipality.

11.15 MONITORING PROGRESS

Review

The Growth Management Plan is a document intended to guide decision making over the long term and is not a static document that commits the Planning District to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan should be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by the Planning Commission to evaluate the stated goals, objectives and policies as to their relevancies.

The Growth Management Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Urban and Rural Municipalities and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the Planning District.

Amendment

This Plan is a starting point and is capable of amendment and refinement on a continuous basis. On occasion land uses or developments may be proposed that do not conform to the Growth Management Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Planning District should be examined. Amendment to the Plan for a specific development proposal should be avoided; instead any Plan amendment should examine the broader scope of the issue.

The Planning Commission shall review and make recommendations on all amendments proposed. Any changes to the Plan or the Zoning Bylaw should be in the interest of the future development of the community as a whole. Periodical review and amendment the Plan should serve as an effective guide for the individual Councils and the Planning Commission to make decisions on the future development of the WaterWolf Planning District.



SECTION 12 RURAL COMMUNITY PROFILES

This Appendix identifies specific objectives and policies for each rural municipality listed in section 6.1 of the WaterWolf Planning District Growth Management Plan. The objectives and policies set out below provide uniqueness and individuality from the overarching regional objectives and policies throughout the WaterWolf Planning District Growth Management Plan.

1. RM of Eyebrow No. 193

1.1 – Findings:

The RM of Eyebrow is located in the Southeast corner of the WaterWolf Planning District. Eyebrow's assets include lake areas in the southeast, a main highway (highway 42), a primary haul grid (grid 627), emerging wind power opportunities to the north east, and potential oil development in the south. Challenges exist in declining population, increasing farm size, and road upgrading. In terms of infrastructure, the RM owns a gravel pit and runs water through wells; sewage is private septic. Regarding development opportunity, the RM of Eyebrow is primarily encouraging industrial to the west of grid 627 and south of highway 42. For residential development, the RM would like to see growth in existing country residential/hamlet areas such as Darmody (services include a landfill and new community well) and Mawer (services include power and propane) and single acreages. If lake development is to occur, the RM would require a sustainable plan by the developer to address road building and supporting evidence that critical habitat areas would be integrated or unharmed. Eyebrow discourages Intensive Livestock Development.

1.2 – Objectives and Policies:

1.2.1 Objectives

- a) To encourage industrial development to the west of the RM
- b) To encourage country residential growth in existing areas which are currently serviced
- c) To promote single acreage development
- d) To integrate critical habitat areas for lakefront development around Pelican Lake

1.2.2 General Policies

- a) Industrial development shall follow industrial development standards located in the RM of Eyebrow No. 193 Zoning Bylaw.
- b) Areas located in around the Hamlets of Darmody and Mawer shall support residential growth. Residential growth within a Hamlet District (H) will be subject to hamlet zoning regulations in the RM of Eyebrow No. 193 Zoning Bylaw. Residential growth adjacent to a Hamlet District (H) is encouraged to develop using larger parcel sizes and following Country Residential (CR) zoning regulations in the RM of Eyebrow No. 193 Zoning Bylaw.
- c) Single acreage development will be permitted in the Agricultural District (AG).

1.2.3 Land Use Map

- a) Residential
 - New residential development shall primarily locate in and around the hamlets of Darmody and Mawer seen on map. There may also be development potential around Pelican Lake in the south east of the RM.
- b) Critical Habitat
 - Critical habitat areas can be seen as a band stretching from west to east and ending on the lake
- c) Industrial
 - Future industrial development shall locate to the west of grid 627 and south of Highway 42.

2. RM of Huron No. 223

2.1 – Findings:

The RM of Huron is located in the south east area of the WaterWolf Planning District. Huron's assets include potential irrigation development, potential wind facility development, and benefiting from previous oil pipeline development. In terms of infrastructure the RM residents are on wells for water and septic for sewer. Regarding development opportunity, Huron would like to see a redevelopment of the once existing community of Bridgeford as lot design is already predetermined. The RM has also identified a half section of land for Intensive livestock operation development northeast of the gravel pit on highway 367. Wind facility development is also welcome in the RM. The majority of Huron stretching from the northwest to southeast has been identified as critical habitat areas and would be best suited for its current use as pasture land

2.2 – Objectives and Policies:

2.2.1 Objectives

- a) To encourage wind facility development
- b) To redevelop and re-establish the bridgeford community
- c) To follow through with identified Intensive Livestock Operation site
- d) To protect and manage critical habitat areas

2.2.2 General Policies

- a) Council will follow wind facility development standards located in the RM of Huron Zoning Bylaw.
- b) Residential development in and around the Bridgeford area will consist of larger parcel sizes.
- c) Intensive Livestock development will be required to follow development standards and setback distances in the RM of Huron No. 223 Zoning Bylaw.

2.2.3 Land Use Map

- a) Residential
 - New residential development shall locate in and around the old Bridgeford town site. This area is located on the west boundary of the RM on Highway 367.
- b) Critical Habitat
 - Critical habitat areas can be seen as areas surrounding the identified grazing co-ops and Elbow PFRA. Development will be discouraged in these areas.
- c) Intensive Livestock

- Areas for future intensive livestock development will be limited to the half section of land located north of the gravel pit adjacent to Highway 367

3. RM of Maple Bush No. 224

3.1 – Findings:

The RM of Maple Bush is located in the southern portion of the WaterWolf Planning District. Maple Bush's assets include being situated on Lake Front, having Highway 42, and the ferry crossing. Challenges for the RM include far distance from an urban center and being enclosed geographically by Lake Diefenbaker. For infrastructure, Maple Bush has irrigation lines running north and south of Riverhurst as well as 3 phase power which runs Riverhurst's pump station. For sewer and water, RM residents use septic tanks and wells. Regarding development opportunity, the RM feels it is best suited for country/recreation residential, commercial/industrial, and intensive livestock.

3.2 – Objectives and Policies:

3.2.1 Objectives

- To locate future lake front residential in the southwest.
- To support intensive livestock development.
- To attract commercial/industrial development east of Riverhurst.

3.2.2 General Policies

- Residential developments along Lake Diefenbaker will be subject to Country Residential District (CR) zoning regulations in the RM of Maple Bush No. 224 Zoning Bylaw.
- Council and administration will work with WaterWolf planning staff on identifying appropriate setbacks from the water's edge.
- Intensive livestock development will be subject to setback distances and standards in the RM of Maple Bush No. 224 Zoning Bylaw
- Commercial and industrial developments shall adhere to Industrial/Commercial District (M) development standards in the RM of Maple Bush No. 224 Zoning Bylaw

3.2.3 Land Use Map

- Residential
 - New residential development shall locate west of the Village of Riverhurst adjacent to Lake Diefenbaker.
- Critical Habitat
 - Critical habitat areas can be seen as the Grainland Provincial Pasture
- Intensive Livestock
 - Future intensive livestock development is encouraged north and south of the Lawson Grazing Co-op.
- Industrial/Commercial
 - Future industrial and commercial shall locate just east of the Village of Riverhurst.

4. RM of Canaan No. 225

4.1 – Findings:

The RM of Canaan is located on the southwest side of the WaterWolf Planning District. Canaan's assets include Lake Front, good road network, and a large gravel deposit. The RM's challenges however exist in experiencing high water levels around the lake resulting in erosion, and coordinating lake front emergency response. In terms of infrastructure, residences within the RM are supplied by the Coteau hills rural water line. The residences all use septic systems for waste. In terms of development opportunity, the RM would like to see country residential, recreational in terms of new marinas, and industrial development in terms of fish farm expansion.

4.2 – Objectives and Policies:

4.2.1 Objectives

- a) To encourage residential and recreational cluster development around Lake Diefenbaker.
- b) To encourage industrial development on the north coulee.
- c) To facilitate marina development.
- d) To maintain a lower and more stable lake flow.

4.2.2 General Policies

- a) Residential developments along Lake Diefenbaker will be subject to Country Residential District (CR) zoning regulations in the RM of Canaan No. 225 Zoning Bylaw.
- b) Council and administration will work with WaterWolf planning staff on identifying appropriate setbacks from the water's edge.
- c) Industrial developments shall adhere to Industrial/Commercial District (M) development standards in the RM of Canaan No. 225 Zoning Bylaw and Saskatchewan Watershed Authority.

4.2.3 Land Use Map

- a) Residential
 - New residential development shall primarily locate on the west side of the lake around Highway 42.
- b) Recreation
 - Future recreation areas are identified adjacent to the lake, primarily in the southwest of the RM.
- c) Industrial/Commercial
 - Future industrial will locate around the north coulee on the west side of the lake.

5. RM of Loreburn No. 254

5.1 – Findings:

The RM of Loreburn is located in the geographic center of the WaterWolf Planning District. Loreburn's assets include having lake shore, a good road network, and two rural water pipelines. The RM sees challenges existing from SaskWater restrictions, lagoon upgrades, and exponential costs for new servicing. For infrastructure, Loreburn has line 19 pipeline, and Cutbank pipeline for water, septic and lagoon for sewer, and a natural gas line for the north of the RM. For future development, the RM has

identified cluster residential opportunity around the lakeshore extending from the Village of Elbow to Danielson Park and an area in the south east based on speculation. Loreburn has also identified potential industrial development adjacent to the Gardiner Dam terminal.

5.2 – Objectives and Policies:

5.2.1 Objectives

- a) To improve relationship with SaskWater.
- b) To work on a regional solution for liquid waste disposal.
- c) To cluster new residential development, specifically around Lake Diefenbaker.
- d) To minimize new servicing costs such as roads, water, electrical, and natural gas.
- e) To support minimal industrial development.
- f) To preserve and enhance the agricultural economic base of the municipality.

5.2.2 General Policies

- a) Council and WaterWolf staff will work together on building a relationship between the municipality and SaskWater through various stakeholder meetings.
- b) The RM will work with WaterWolf staff, the Village of Elbow, Resort Village of Mistusinne, and various developers on reaching a regional solution for liquid waste.
- c) Residential developments along Lake Diefenbaker will be subject to Country Residential District (CR) zoning regulations in the RM of Loreburn No. 254 Zoning Bylaw.

5.2.3 Land Use Map

- a) Residential
 - Country residential development will primarily be encouraged between the Village of Elbow and Danielson Provincial Park.
 - A strip is also designated for country residential in the southeast of the RM.
- b) Industrial
 - Future industrial development will locate adjacent to the Gardiner Dam terminal between the villages of Loreburn and Strongfield.

6. RM of King George No. 256

6.1 – Findings:

The RM of King George is located on the west side of the WaterWolf Planning District. King George can best be described as a community with peaceful country living, a sense of harmony and security, an agricultural lifestyle, and close proximity to Lake Diefenbaker. Their agricultural base also provides a strong economy. Challenges for the RM include poor highway conditions which require major work, lack of business to attract new people for employment, and declining population as farm size is increasing and young people are not moving back to the family farm. In terms of infrastructure, the RM currently looks after 5 municipal wells. Each rate payer has their own individual septic tanks and water wells. The RM also has large power lines, gas lines, and telephone lines running through the community. Development opportunities for the RM primarily exist in oil and gas exploration.

6.2 – Objectives and Policies:

6.2.1 Objectives

- a) To improve highway conditions.
- b) To market the community as an excellent area for agricultural activities.
- c) To continue with exploration and development of oil and gas.

6.2.2 General Policies

- a) Council and administration will work with WaterWolf staff and the Ministry of Highways on marketability and improvements to highway network.
- b) Agricultural acreage residential shall continue to be promoted.
- c) Agricultural acreage residential development will be subject to Agricultural/Resource District (AG) regulations in the RM of King George No. 256 Zoning Bylaw.
- d) Oil and gas development will be subject to standards in the Agricultural/Resource District (AG) regulations in the RM of King George No. 256 Zoning Bylaw.

7. RM of McCraney No. 282

7.1 – Findings:

The RM of McCraney is located on the east side of the WaterWolf Planning District. McCraney's assets include an excellent transportation network consisting of highway 15, 11, and primary haul grid 764 running north and south. The RM also benefits from having a high pressure gas line running along highway 11. Regarding infrastructure, McCraney has the Condie power line, a high pressure gas line, and well and septic systems for residents. For future development opportunity, the RM sees a future in Intensive livestock development, acreages and country residential along highway 11 between Bladworth and Kenaston, and industrial potential south of Kenaston (see Land Use Map).

7.2 – Objectives and Policies:

7.2.1 Objectives

- a) To encourage Country Residential and acreages
- b) To encourage Intensive Livestock Operation development.
- c) To encourage industrial development to locate south of Kenaston.

7.2.2 General Policies

- a) Cluster residential development will be subject to Country Residential District (CR) development standards in the RM of McCraney No. 282 Zoning Bylaw.
- c) Agricultural acreage residential development will be subject to Agricultural/Resource District (AG) regulations in the RM of King George No. 256 Zoning Bylaw.
- d) Intensive livestock development will be subject to standards in the RM of McCraney No. 282 Zoning Bylaw.
- e) Industrial development shall adhere to Industrial/Commercial District (M) regulations in the RM of McCraney No. 282 Zoning Bylaw.
- f) Development shall not commence within the critical habitat areas.

7.2.3 Land Use Map

- a) Agricultural
 - Intensive livestock operation development will locate in the north portion of the RM on grid 764.
- b) Country Residential
 - Cluster and acreage residential development will locate along Highway 11.
- c) Industrial
 - Industrial development will locate south of the Village of Kenaston.
- d) Critical Habitat
 - Critical habitat areas will stretch north from the McCraney PFRA.

8. RM of Rosedale No. 283

8.1 – Findings:

The RM of Rosedale is located in the northern portion of the WaterWolf Planning District. Rosedale's assets include having highway 15 and highway 11, a recent water line from Saskatoon, close proximity to the City of Saskatoon, and Brightwater Reservoir. Rosedale's challenges include lack of infrastructure for servicing/liquid waste disposal and lack of gravel for road maintenance. For development opportunity, Rosedale envisions future residential clusters around the new and old highway 11 adjacent to the new city waterline. The RM would also like to see recreation residential around Brightwater Reservoir. If industrial were to locate in the RM, the council has identified cluster areas around the Anhydrous Ammonia station and land fill, north and east of Hanley respectfully. Intensive Livestock Operation development is encouraged but only in the south east where an ILO currently exists.

8.2 – Objectives and Policies:

8.2.1 Objectives

- a) To encourage cluster country residential.
- b) To encourage recreational residential.
- c) To encourage industrial development around existing industrial uses.
- d) To encourage intensive livestock development to exist adjacent to current livestock areas.
- e) To make servicing new developments more efficient.

8.2.2 General Policies

- a) RM council will work with WaterWolf staff and the Saskatchewan Watershed Authority on coordinating development around Brightwater Reservoir.

8.2.3 Land Use Map

- a) Agricultural
 - Intensive livestock development shall locate in the south east of the RM where livestock development already exists.
- b) Country Residential

- Country residential development will locate along the old and current Highway 11.
 - Recreational residential shall locate around Brightwater Reservoir.
- c) Industrial
- Industrial development will locate to the north and east of the Town of Hanley.

9. RM of Fertile Valley No. 285

9.1 – Findings:

The RM of Fertile Valley is located on the west side of the WaterWolf Planning District. Fertile Valley's assets include prime agricultural land resulting in recent buying and selling for speculation, recent interest in wind facility development, an active CN rail line, and recent repairs and upgrading to highway 45 north of highway 15. Challenges for the RM exist in working towards primary haul on highway 45 and being able to deter developers and land owners from removing trees and vegetation. In terms of infrastructure, Fertile Valley owns three municipal wells and also supplies water through the Outlook West Regional waterline; for sewer, all residents use septic tanks. The RM's vision on future development can best be seen on the Land Use Map. Country residential is encouraged to locate adjacent to the river, around the intersection of highway 15 and 45, and continuing along highway 45 northbound. Fertile Valley has also identified 3 areas for future Intensive Livestock Operation (ILO) development; the northwest area (North of Bounty), south of highway 15 on the west side of the RM, and east of highway 45 on the south side of the RM within the Macrorie grazing CO-OP area.

9.2 – Objectives and Policies:

9.2.1 Objectives

- a) To achieve a primary haul status on Highway 45.
- b) To encourage vegetation/tree stands on new and existing developments.
- c) To attract intensive livestock development.
- d) To entice residential development to locate near Highway 45 and Highway 15.
- e) To convert the hamlet area lots of Ardath, Anerly, Bratton, and Bounty into small acreages.

9.2.2 General Policies

- a) RM council will work with WaterWolf staff on an economic impact study to achieve an increased priority for Highway 45.
- b) The local health region will dictate minimum lot sizes in hamlet areas to handle private on-site services such as liquid waste.

9.2.3 Land Use Map

- a) Agricultural
 - Future Intensive livestock development shall locate near the Macrorie grazing co-op, North West of the Village of Conquest, and southwest of Highway 15.
- b) Residential
 - Country residential development will locate along Highways 15 and 45 and around adjacent to the bank of the South Saskatchewan River.

- Hamlet development will locate in and around areas shown as Ardath, Anerly, Bratton and Bounty.

SECTION 13 URBAN COMMUNITY PROFILES

This Appendix identifies specific objectives and policies for each urban municipality listed in section 7.1 of the WaterWolf Planning District Growth Management Plan. The objectives and policies set out below provide uniqueness and individuality from the overarching regional objectives and policies throughout the WaterWolf Planning District Growth Management Plan.

1. Village of Beechy

1.1 – Findings:

The Village of Beechy is located in the South-West corner of the WaterWolf Planning District, 18 kilometres north of the shore of Lake Diefenbaker. The village prides itself on having paved streets, excellent drinking water, and a health center with a doctor. The village however realizes that it has challenges in the form of declining population thus lowering enrolment in their school. Challenges also exist in retaining businesses to maintain a consistent tax base. In terms of water and sewer capacities, Beechy can support a population of roughly 400 people before expansion is required (an increase of 150). Based on the Land Use Map, the Village of Beechy has a mix of residential, commercial, and industrial infill development opportunities; however the largest demand for new development seems to exist in residential rental properties. All lands in the village are suitable for development and do not contain any environmental hazards.

1.2 – Objectives and Policies:

1.2.1 Objectives

- a) To encourage residential re-development within the village limits, ideally rental style apartments.
- b) To attract and retain commercial businesses.

1.2.2 General Policies

- a) Council will support residential re-development by participating in future housing projects as encouraged by the WaterWolf Advisory Planning Commission.
- b) Encouraging multi unit residential infill shall be a high priority for the village.
- c) Council will work with the WaterWolf Advisory Planning Commission on making the village and the region an attractive destination for business development.

1.2.3 Land Use Map

- a) Residential
 - Multi unit residential infill will be located throughout existing residential areas of the village.
- b) Commercial
 - The Village of Beechy has identified the east portion of lot 3, block 22 as a potential area for new highway commercial development.
- c) Community Service

- Council has identified the need for more campground space within the village boundaries. This area has been identified as a portion of parcel L and to the east of parcel A.
- d) Industrial
 - New industrial development shall occur on the new subdivision on the west half of parcel L and lot 1, block 22

2. Village of Bladworth

2.1 – Findings:

The Village of Bladworth is located on the east side of the WaterWolf Planning District on Highway 11. Bladworth's assets include being situated on Highway 11, an upgraded water treatment plant, strong sense of community, and a country residential feel. Challenges for the village include a small tax base, volunteer garbage disposal, having to rely on street grading/snow clearing from the RM, and general difficulty in keeping the village running. For infrastructure, Bladworth uses groundwater with a recently upgraded plant, and has a lagoon across the highway; both sewer and water have enough capacity to accommodate growth. In terms of development opportunity, Bladworth would like to see commercial and residential infill; the village would also like to see areas adjacent to the old rink be suited for future industrial development.

2.2 – Objectives and Policies:

2.2.1 Objectives

- a) To have more control and efficiency for service delivery
- b) To infill commercial and residential development prior to outward expansion
- c) To see future commercial or industrial locate around the old rink site (North half of Block 8)

2.2.2 General Policies

- a) Service delivery will be enhanced by following inter-jurisdictional co-operation policies included in the WaterWolf Growth Management Plan.
- b) Infill development will maximize the use of existing services and ensure cost efficiency.
- c) Industrial development in this area will allow adequate separation distances to limit nuisances for adjacent residents.
- d) Residential development for the Village of Bladworth will primarily exist in infill of single detached dwellings.
- e) Since this area is currently zoned Village Centre Commercial (C1), a rezoning to a General Industrial District (IND) will be required to accommodate industrial development.

2.2.3 Land Use Map

- a) Residential
 - Residential development will locate in the surveyed lot areas as infill
- b) Commercial
 - Commercial re-development shall be focused on 3rd Street to maintain and grow the commercial district
- c) Future Commercial or Industrial

- The North half of block 8 (lots 1-6) may have an opportunity for commercial or industrial re-development.

3. Village of Broderick

3.1 – Findings:

The Village of Broderick is located 10 km east of the Town of Outlook, the focal center of the WaterWolf Planning District. Broderick's assets include high-speed internet, good water, low taxes, access to Highway #15 (primary haul), and plenty of capacity in terms of water treatment. Challenges exist in maintaining the municipal roads, bylaw enforcement, keeping the village beautified, and infrastructure upgrading. Based on the Land Use Map, Broderick feels the best use of resources would be to encourage residential development south of the train tracks, specifically for young families and senior citizens. All lands in the village are suitable for development and do not contain any environmental hazards.

3.2 – Objectives and Policies:

3.2.1 Objectives

- To upgrade the road network and infrastructure
- To implement bylaw enforcement
- To encourage residential development south of the train tracks
- To attract young families and senior citizens
- To support and encourage home-based businesses in residential areas

3.2.2 General Policies

- Council will work with WaterWolf on developing the Infrastructure Management Action Item set out in Section 10 of the WaterWolf Growth Management Plan.
- Council will consider working with groups such as SALIBO (Saskatchewan Association of Licensed Inspectors and Bylaw Officers).
- Council will support development in close proximity to existing development, ensuring cost effective servicing.
- Council will work with the WaterWolf Planning Commission on developing the Community Development Action Plan to identify senior and child care facilities (Section 10 – WaterWolf Growth Management Plan).
- Home-based business development standards are found in the Village of Broderick Zoning Bylaw.

3.2.3 Land Use Map

- Residential
 - Future residential development shall be encouraged south of the Railway and adjacent to Wilkinson Avenue as servicing in this area is easily accessible.

4. Town of Central Butte

4.1 – Findings:

The Town of Central Butte is located in the southern area of the WaterWolf Planning District on highway #19 and #42. The town's assets include a long term care facility, a school, retail, good municipal roads and being seen as a service centre. Close proximity to Lake Diefenbaker and affordable living are also viable assets. Central Butte's challenges include sustaining medical services, increases to taxable assessment, and maintaining infrastructure with limited funds. With regards to sewer and water, the town's lagoon can support up to a population of 600 (an increase of roughly 200) and the well system can support a population of 750. In terms of development opportunities, Central Butte would like to see new residential in the north bordered by further urban development to the north and east sides. On the west side of Highway #19, the town would also like to see future urban development (use not yet determined). Central Butte would also like to see a majority of future industrial development to the South West of the rail line.

4.2 – Community Objectives and Policies:

4.2.1 Objectives

- a) To sustain the Town's current assets such as the school, the retail sector, the long term care facility, and to continue to be seen as the area's service centre.
- b) To increase taxable assessment through new developments
- c) To maintain and repair municipal infrastructure
- d) To fill potential and existing residential areas
- e) To expand industrial sector to the south.

4.2.2 General Policies

- a) By providing tax incentives for businesses, the Town feels the existing services will thrive, expand, and allow Central Butte to retain its function as a service centre.
- b) By providing residential land at favorable rates, the Town is able to entice and attract new development.
- c) By updating inventory of existing waterworks and scheduling reviews of existing infrastructure as per provincial guidelines, the Town is able to allocate and plan appropriate investment for infrastructure maintenance.
- d) With lower residential land prices compared to other urban communities, the Town of Central Butte will increase future expansion of residential development.
- e) By offering a 50% tax break for the first year of business for industrial development, the Town will be able to attract new manufacturing and industry.

4.2.3 Land Use Map

- a) Residential
 - Future residential expansion will locate to the North of block 23, 24 and parcel N.
- b) Industrial
 - Future industrial development will locate South West of the rail line and east of the Town (area yet to be annexed).

5. Village of Conquest

5.1 – Findings:

The Village of Conquest is located on the west side of the South Saskatchewan River and north of Lake Diefenbaker. According to the 2011 Census, the community reached a population of 176 residents and also serves the surrounding agricultural area. Conquest's assets include a healthy water supply, affordable housing, low taxes commuting distance to Saskatoon, a community rink, and a small village lifestyle. Challenges exist in aging infrastructure (water and sewer system), new development, and bylaw enforcement. Regarding water and sewer capacities, Conquest should be able to build up to 500 people before expansion is required. In terms of growth Conquest is looking to encourage industrial development on the village fringe to the North and West sides. The village will also be able to accommodate new residential and commercial development as well as infill. All lands in the village are suitable for development and do not contain any environmental hazards.

5.2 – Objectives and Policies:

5.2.1 Objectives

- a) To upgrade lagoon and the water/sewer system
- b) To maintain and grow the community.
- c) To implement bylaw enforcement to ensure village standards are met.
- d) To provide for various forms of land use in the village.

5.2.2 General Policies

- a) Through regular upgrades to the water/sewer system, the Village hopes to maintain a healthy infrastructure in an affordable manner.
- b) Council will support inter-municipal co-operation and initiatives as provided for in the WaterWolf Growth Management Plan.
- c) To work with groups such as SALIBO (Saskatchewan Association of Licensed Inspectors and Bylaw Officers).
- d) The Village of Conquest Land Use Map will direct the development of lands in the community. The Village of Conquest Zoning Bylaw will regulate standards on these lands.

5.2.3 Land Use Map

a) Residential

- New conventional residential development is encouraged on Block 14 as it has been surveyed but not yet serviced. Areas west of Conquest Street will accommodate acreage development.

b) Industrial

- Future heavy industrial development will locate adjacent to the rail line, less intensive industrial shall locate on blocks 3 and 4.

c) Future Commercial or Industrial

- Land with this designation is zoned as General Industrial (IND) on the 'Village of Conquest Zoning District Map', rezoning may be considered to accommodate commercial development.

6. Town of Delisle

6.1 – Findings:

The Town of Delisle is located in the North West area of the WaterWolf Planning District on Highway #7. Delisle's assets include a bustling highway into Saskatoon, close proximity to 2 potash mines, abundant supply of excellent drinking water, and excellent recreational facilities (golf course, arena, etc.). The Town's challenges include revitalizing the downtown business core, replacement of existing infrastructure (pavement, sidewalks, curbs, water and sewer lines), and escalating costs of new infrastructure construction. In terms of water and sewer capacities, the lagoon and water system are both suitable for growth up to a population of 1,500 (increase of 500) before expansion is required. Regarding development opportunity, Delisle has identified two future residential areas (one to the north, and one to the west), one future industrial area, south of highway #7, one future recreational area to the west of town, and two future commercial parcels, one on the east side of highway #7 and one on the west of highway #7 (See Land UseMap).

6.2 – Objectives and Policies:

6.2.1 Objectives

- a) To revitalize downtown business core
- b) To upgrade existing infrastructure
- c) To continue filling supply for residential demand
- d) To expand and encourage industrial development south of highway #7
- e) To increase recreational opportunity
- f) To marginally expand the commercial sector

6.2.2 General Policies:

- a) Council may consider working with the WaterWolf Planning Commission on developing a historic and heritage preservation program (Section 10- WaterWolf Growth Management Plan) to protect and restore downtown landmarks.
- b) Council will take necessary steps on infrastructure upgrades to facilitate development
- c) Council and administration will work with the RM of Vanscoy and the WaterWolf Commission Planning staff on identifying potential annexation areas
- d) Council believes new industrial development is best suited in this area due to adequate nuisance separation for residents.
- e) By developing a community owned campground, the Town of Delisle will localize areas for leisure and recreation.
- f) New businesses will work the MidSask Community Futures on developing strategies for thriving within in a commuter area
- g) R1A residential development will contain and support large single detached home development. R1 residential development will contain single detached home development smaller than that of an R1A district. R2 residential development will allow for multiple dwelling units. Council as well recognizes this area as the historic part of town. Residential districts are clearly defined on the Town of Delisle Zoning District Map. Development standards for these districts are found in the Town of Delisle Zoning Bylaw.

6.2.3 Land Use Map:

- a) Residential

- Future residential expansion will consist of Residential (R1A) to the north and potential Multiple Dwelling Residential (R2) or Residential (R1) to the west.
- b) Commercial
 - Future highway commercial development east of town will enhance services for the commuter population.
 - Town Centre Commercial (C1) developments will provide goods and services to the community which offer a competitive and unique advantage compared to those services that are offered by the City of Saskatoon.
- c) Community Service
 - New community owned campgrounds will locate adjacent to residential areas and away from industrial developments.
 - Council also envisions a new walking area and creek to be included with the new residential subdivision in the town's north end.
- d) Industrial
 - Future industrial developments will locate southeast of highway #7
- e) Future Commercial or Industrial
 - Areas with this designation are adjacent to Highway 7, southwest of the town.

7. Town of Dundurn

7.1 – Findings:

The Town of Dundurn is located on the north end of the WaterWolf Planning District on Highway 11. Dundurn's assets include close proximity to Saskatoon, close proximity to Blackstrap Park, and being situated on a 4-lane highway. The town's challenges include attracting population growth, maintaining municipal roads, annexation, and keeping a business sector separate from Saskatoon. Regarding infrastructure, Dundurn is currently expanding water and sewer utilities which when complete will service 600 homes (an increase of 346). In terms of development opportunity, The Town of Dundurn has identified future residential to be located on the west end, future recreational to be located in the South end, and future industrial and commercial development to be located on the east side next to Highway 11 (see Land Use Map).

7.2 – Objectives and Policies:

7.2.1 Objectives

- a) Attracting population growth
- b) Maintaining municipal roads
- c) Growing and maintaining business sector
- d) To encourage commercial and industrial development adjacent to Highway 11
- e) To encourage future residential development to the West end
- f) To encourage future recreational development on the Town's south side

7.2.2 General Policies

- a) The Town of Dundurn will work with the MidSask Community Futures and the WaterWolf Planning Commission on developing a business plan on attracting residents.

- b) Council will work with the WaterWolf Planning Commission on developing a road rehabilitation program (see Transportation Planning Action Item, Section 10 – WaterWolf Growth Management Plan).
- c) Council and administration will work with the WaterWolf Planning Commission on developing strategic economic development plans for businesses (Economic Development Action Plan – Section 10 – WaterWolf Growth Management Plan).
- d) Commercial and industrial development in this area will benefit the most from maximum exposure and advertising.
- e) Development in this area will follow the proposed concept plan (see Land Use Map)
- f) Recreational developments will follow Community Service (CS) Zoning District regulations in the Town of Dundurn Zoning Bylaw.
- g) Future industrial developments abutting residential districts may be required to install landscape buffering (such as trees and shrubs) to limit nuisances.

7.2.3 Land Use Map

- a) Residential
 - Future residential development will locate in the west portion of the town.
 - Further residential development may locate north of conceptualized area.
- b) Commercial
 - Future highway commercial development will take place east of town, along Highway 11
- c) Community Service
 - New community service areas to the north (yet to be annexed) will likely house the new community rink.
 - Park space will continue to expand to the south west.
- d) Industrial
 - Future industrial developments will primarily locate around the rail tracks.
- e) Future Commercial or Industrial
 - This identified area will locate south east of the town adjacent to Highway 11 (see concept plan for further detail).

8. Village of Eyebrow

8.1 – Findings:

The Village of Eyebrow is located in the south east area of the WaterWolf Planning District. Eyebrow's assets include close proximity to the City of Moose Jaw and Lake Diefenbaker, having a K-12 school, good municipal roads, and identifying themselves as a safe community based on low criminal activity. Eyebrow's challenges include creating jobs, attracting young families, and filling the demand of rental housing. With regards to infrastructure capacities, the village is at full capacity in terms of water servicing. It should be noted that every household north of highway #42 is on their own wells and the 13 households south of the highway are on the ground water treatment system. The sewer system however would be able to support twice the current population (an increase of 135). In terms of development opportunity, The Village of Eyebrow has identified future industrial growth south of the train tracks and a small parcel (parcel G) of future commercial development surrounded by future urban growth just North of Highway #42. (see Land Use Map)

8.2 – Objectives and Policies:

8.2.1 Objectives

- a) Continuing to keep the village a safe place to live
- b) To create jobs
- c) To attract young families
- d) To attract rental housing developments
- e) To infill vacant residential lots
- f) To encourage industrial and commercial development

8.2.2 General Policies

- a) Council will work with the WaterWolf Planning Commission on developing an emergency response plan and ensure that new developments are planned in a safe and sustainable manner as set in Section 4 of the WaterWolf Growth Management Plan.
- b) Council will continue to work with the WaterWolf Planning Commission and Community Futures to facilitate economic development.
- c) Council and administration will work with the WaterWolf Planning Commission on developing the Residential Choices Action Item as per Section 10 of the WaterWolf Growth Management Plan.
- d) Same as (c).
- e) Administration and council will follow residential land use policies (below) and residential development policies under Section 7 of the WaterWolf Growth Management Plan.
- f) New and infill commercial and industrial development will follow commercial and industrial land use policies (below) along with commercial and industrial development guidelines set forth in Section 7 of the WaterWolf Growth Management Plan

8.2.3 Land Use Map

- a) Commercial
 - The village identifies Parcel G just north of the Prairie Avenue (Highway 42) as an area for future commercial development.
- b) Industrial
 - The village envisions areas south of the rail line as slated for future industrial development.

9. Village of Glenside

9.1 – Findings:

The Village of Glenside is located in the central region of the WaterWolf Planning District. The village's assets include close proximity to Lake Diefenbaker, close proximity to the Town of Outlook, access to Chief Whitecap Trail (Highway 219), an active recreation board with activity center, and easier access to Saskatoon once Highway 219 is upgraded (approximately 2012). Challenges exist in enforcing clean-up of village lots and upgrading the sewer system. Currently the village is on septic tanks which are pumped out to the lagoon. In terms of development opportunity, the Land Use Map indicates that the village would like to see future commercial development to the east side of the village, beside Highway 219.

9.2 – Objectives and Policies:

9.2.1 Objectives

- a) To implement bylaw enforcement for nuisances.
- b) To upgrade the sewer system.
- c) To encourage commercial development.

9.2.2 General Policies

- a) Council will consider working with groups such as SALIBO (Saskatchewan Association of Licensed Inspectors and Bylaw Officers).
- b) Council will consider investing in environmentally friendly options for waste water upgrading through federal and provincial grants.
- c) Future commercial developments shall locate west of Highway 219 and have a recreational focus such as RV/Camper storage yards, fishing/boating businesses, and possible seasonal accommodations.
- d) New residential developments will offer flexibility in accommodating seasonal residents.
- e) Council recognizes the importance of recreational areas as integral to keeping residents in the community.

9.2.3 Land Use Map

- a) Commercial
 - Future commercial developments will exist just west of Highway 219.
- c) Community Service
 - Council and administration will be expanding and improving recreational activities in the old school and adjacent park space since this area is the focal centre of the village (parcel C).

10. Town of Hanley

10.1 – Findings:

The Town of Hanley is located in the North central portion of the WaterWolf Planning District on Highway #11. Hanley's assets include location to a major highway, close proximity to Saskatoon, a small business sector, and a K-12 school. Challenges however exist in an aging population, and maintaining a sense of community as most residents view Hanley as a bedroom community of Saskatoon. Although some of the infrastructure is aging, the town was recently connected to the Dundurn Rural Water pipeline. Roughly speaking, Hanley should be able to handle a population increase of 20% (an increase of 90-100) before a sewer system upgrade should be considered. In terms of roads, the Town is completed a paving project for the main street into town. The other roads are gravel and are in good condition. Regarding development opportunity (see Land Use Map), Hanley currently has a 20 lot subdivision in the works (to the west of the town) and a 220 acre parcel that can be development for commercial or industrial (to the south west of the town). Hanley has also identified future urban development to the North. There are currently no infill lots available.

10.2 – Objectives and Policies:

10.2.1 Objectives

- a) To bring a sense of community to the Town
- b) Upgrading sewer/water lines
- c) To fill in new residential subdivision
- d) To develop commercial or industrial around the airport
- e) To grow and develop the area north of Town

10.2.2 General Policies

- a) Council will take time and resources to interact with the community to set a vision for the future
- b) Council will work with WaterWolf on developing the Infrastructure Management Action Item set out in Section 10 of the WaterWolf Growth Management Plan.
- c) New subdivisions will benefit by being supplied by the Dundurn Rural Water Utility.
- d) Commercial and industrial development around the airport will ensure adequate separation distances from town residents.
- e) Future residential development in this area will allow efficient and cost effective access to existing infrastructure for servicing.
- f) Council may consider working with consultants on developing a streetscaping theme for Lincoln Street businesses.

10.2.3 Land Use Map

- a) Residential
 - New residential developments shall locate to the northwest of blocks 27, 28, and 29.
- b) Commercial
 - Highway commercial on the way into town shall be encouraged (parcels m,j,q,y).
- c) Community Service
 - Community service areas adjacent to the new residential subdivision to the north will offer park amenities to suit the new residents' needs.
 - The golf course will continue to be maintained as it offers a unique local service to residents of Hanley (east portion of town).
- d) Industrial
 - Future industrial developments shall locate south of the rail tracks.
- e) Future Commercial or Industrial
 - These areas are to be located in the south west of the town.
 - Developments immediately adjacent to existing industrial may be encouraged as new industrial compared to commercial.

11. Village of Hawarden

11.1 – Findings:

The Village of Hawarden is located in the central area of the WaterWolf Planning District on Highway 19. Hawarden's assets include abundant green space, low-priced lots, low taxes, friendly sense of community, close proximity to Lake Diefenbaker, and an hour's drive from Saskatoon. Challenges for the village include low population, aging infrastructure, marketing lots, lack of business, and not having

a school. In terms of infrastructure, the village is on a well system and owns a lagoon; both should be able to handle growth up to 200 people (an increase of roughly 130). Hawarden recognizes that new development should best be suited in infill opportunity for residential, commercial and industrial. Hawarden also sees potential for a residential subdivision in the current urban holding area on the south end (see Land Use Map) and a manufacturing operation in the old school (west part of the village)

11.2 – Objectives and Policies:

11.2.1 Objectives

- a) To work on a business model to market lots
- b) To allow for seasonal residences
- c) To infill residential, commercial, and industrial in designated areas (see Land Use Map)
- d) To further improve and develop existing park space.

11.2.2 General Policies

- a) Along with the WaterWolf Planning Commission, Council will follow the Residential Choices Action plan (section 10 – WaterWolf Growth Management Plan).
- b) Council will follow residential, commercial, and industrial development provisions set out in Section 7 of the WaterWolf Growth Management Plan and (R1) Residential District regulations in the village's zoning bylaw.
- d) The development of park space will follow community service provisions in section 7 of the WaterWolf Growth Management Plan and (CS) Community Service district regulations in the village's zoning bylaw.
- e) Existing residential lots will offer flexibility in accommodating seasonal residents.
- f) Council recognizes that the rezoning of vacant lots to Community Service (CS) will provide re-beautification of the village centre.

11.2.3 Land Use Map

- a) Residential
 - Future residential will locate within surveyed areas of the village as infill
- b) Commercial
 - New commercial developments will expand north of existing commercial adjacent to the rail right of way.
- c) Community Service
 - Council and administration will take necessary steps to keep the rink economically viable (Parcel ?)
- d) Industrial
 - The village primarily envisions areas surrounding the rail line as slated for future industrial development.
 - The old school site (block 10) has seen interest in accommodating a food manufacturing facility.

12. Village of Kenaston

12.1 – Findings:

The Village of Kenaston is located on the eastern side of the WaterWolf Planning District and is on the intersection of Highway 15 and Highway 11. Kenaston's assets include their location, (located in a major highway intersection), having a school, recreational facilities, and a business sector. Challenges for the Village include: attracting more population, infrastructure upgrades, and supplying an appropriate stock of housing. In terms of infrastructure, the village is completing a reverse osmosis upgrade to the water system and should be able to handle up to a population of 600; the lagoon should be able to handle the same (an increase of 300). Based on the Land Use Map, Kenaston would like to see new residential and industrial/commercial north of Highway 15. The Village would also like to see new and infill residential on the southeast side where they already have between 20 and 25 lots available. Future Industrial shall locate on the west end.

12.2 – Objectives and Policies:

12.2.1 Objectives

- a) To maintain and increase the commercial and industrial business sector.
- b) To upgrade existing infrastructure.
- c) To diversify housing stock to meet demand for infill and new residential.

12.2.2 General Policies

- a) Council will take steps to prioritize infrastructure investment and replacement.
- b) Along with the WaterWolf Planning Commission, Council will follow the Residential Choices Action plan (section 10 – WaterWolf Growth Management Plan).

12.2.3 Land Use Map

- a) Residential
 - Kenaston envisions future residential development north of the proposed commercial or industrial development (North of Highway 15) and further residential expansion to the south east (Parcels A and G).
- b) Industrial
 - Future industrial expansion will be considered adjacent to the railway.
- c) Future Commercial or Industrial
 - Areas where these developments are envisioned are north of Highway 15 and west of the railway.

13. Village of Loreburn

13.1 – Findings:

The Village of Loreburn is located in the central area of the WaterWolf Planning District on Highway 19. The Village's assets include pipeline water, close proximity to Lake Diefenbaker, close proximity to The Elbow Harbour Golf Course and having a K-12 school. Challenges for Loreburn include financial

pressures for fixing/upgrading infrastructure and creating job opportunities. Regarding water and sewer, the Village of Loreburn should be able to handle growth up to 200 people (an increase of roughly 100) before system expansion is required. Developments opportunities (indicated on the Land Use Map) show that the village has 6 serviced residential lots for sale. Loreburn has also designated future commercial/industrial development to be located in the southeast corner of the village.

13.2 – Objectives and Policies:

13.2.1 Objectives

- a) To upgrade infrastructure
- b) To create new job opportunities
- c) To encourage new commercial and industrial developments

13.2.2 General Policies

- a) Council will take steps to prioritize infrastructure investment and replacement.
- b) Council and administration will work with the WaterWolf Planning Commission and/or MidSask Community Futures on business retention and expansion programs.
- c) New Commercial and Industrial developments will locate in the southeast corner of the village to take advantage of line 19 pipeline water.
- d) For future residential areas outside of the village boundaries, the Village of Loreburn will be in consultation with the RM of Loreburn No. 254 and the WaterWolf Planning Commission regarding annexation procedures. These are set out in subsection 9.4 of the WaterWolf Growth Management Plan.

13.2.3 Land Use Map

- a) Residential
 - The Village of Loreburn envisions future residential development to locate north and west of the school grounds in the RM of Loreburn No. 254.
- b) Commercial
 - Service/Highway commercial type businesses will continue to locate on the first commercial block into the village boundary off of Highway 19.
 - Commercial developments in the centre of the village will be encouraged to locate on the main street.
- c) Future Commercial or Industrial
 - This area will be located south of block 14 and follows existing service lines.

14. Village of Lucky Lake

14.1 – Findings:

The Village of Lucky Lake is located on Highway 45 on the SouthWest side of the WaterWolf Planning District and Lake Diefenbaker. The Village's assets include close proximity to Lake Diefenbaker, excellent water supply, and a new subdivision. Lucky Lake's challenges include street improvement, finishing the subdivision, attracting new businesses, keeping existing businesses, and attracting families. With regards to infrastructure, a study completed by Bullee Consulting states that the current water supply should be able to support a population of 391, an increase of 96 people. The

sewer system also has room for growth, as it is only pumped out once a year. In terms of growth, the village sees themselves reaching a population of 450 (an increase of 155). In order to reach this goal, Lucky Lake is encouraging new and infill residential development on the east side of the village and commercial/industrial on the north end (see Land Use Map).

14.2 – Objectives and Policies:

14.2.1 Objectives

- a) To work on developing street improvement and beautification.
- b) To finish and fill the new residential subdivision.
- c) Keeping existing business and attracting new ones.
- d) Reaching the population goal of 450.

14.2.2 General Policies:

- a) Council will work with the WaterWolf Planning Commission on developing a road rehabilitation program (see Transportation Planning Action Item, Section 10 – WaterWolf Growth Management Plan).
- b) Council will work with the WaterWolf Planning Commission on marketing Lucky Lake as a popular recreational community and following the Residential Choices action plan (section 10 – WaterWolf Growth Management Plan).
- c) The Village of Lucky Lake will work with the Mid-Sask Enterprise region and Mid-Sask Community Futures on furthering economic development.
- d) The village will work with developers and the RM of Canaan No. 225 on establishing new subdivisions outside of village boundaries.

14.2.3 Land Use Map:

- a) Residential
 - Areas east of 4th Avenue have been conceptualized but not yet subdivided. Particularly block K, 22, 23, and 24.
 - Blocks 23 and 24 will accommodate future mobile home residential.
- b) Future Commercial or Industrial
 - This area is located outside of the village boundaries east of block 9 and 20.

15. Village of Riverhurst

15.1 – Findings:

The Village of Riverhurst is located on Highway #42 on the southeast side of Lake Diefenbaker. Riverhurst's assets include close proximity to the lake, a new water treatment plan, and close proximity to a range of recreational opportunities such as fishing, golfing, and park space (Palliser Regional Park). Riverhurst's challenges exist in not having access to a busy highway, lack of funding, limited services, and natural low lying areas prone to flooding. In terms of development opportunities, Riverhurst would like to see redevelopment of their residential districts on the east and west sides of the village (see Land Use Map). The village would also like to see future and infill commercial on the north east side. Potential also exists for a community owned RV Park on Block 13 lot 6.

15.2 – Objectives and Policies:

15.2.1 Objectives

- a) To find ways to increase taxes/funding.
- b) To infill commercial development
- c) To infill residential district.
- d) Upgrade existing infrastructure, sewer lines and water isolation valves, streets and sidewalks.
- e) Supply treated water to Park and Rural residents and outlying communities.
- f) Provide support to maintain continuation of Health services in Central Butte.
- g) Extend fiber optics that are present within the Village limits (i.e. library) to nearby residents and businesses.

15.2.2 General Policies

- a) Council will work with the WaterWolf Planning Commission, MidSask Community Futures, and Lake Diefenbaker Tourism on marketing the village as a place to live, work, and play.
- b) Council will work with the WaterWolf Planning Commission on a Business Retention and Expansion Program.
- c) Redevelopment and infill residential development will be supported first and foremost to maximize the use of existing services.
- d) Home base businesses, as outlined by the local zoning bylaw, shall be encouraged as valuable contributors to the local economy.

15.2.3 Land Use Map

- a) Residential
 - Developers will be required to obtain a geotechnical and hydrological studies for areas west (Block 9) and east (Parcel B) of the village due to low lying landscape.
 - New services such as a lift station will be required for any new residential development on the west side of the village.
- b) Commercial
 - New commercial development shall primarily locate on the Reserve lands and east of Main Street and North of 1st Avenue by the elevator.
- c) Future Commercial or Industrial
 - Proposed intensive industrial development in these areas will be required to locate where maximum separation distances from residents can occur.
 - Future commercial or industrial developments may be required to install municipal buffer strips to reduce nuisances for adjacent residents.

16. Village of Strongfield

16.1 – Findings:

The Village of Strongfield is located in the central area of the WaterWolf Planning District on Highway #19. Strongfield's assets include pipeline water, serviced lots, and proactive government. A challenge that the village faces is a lack of housing. Regarding water and sewer, the village is able to accommodate growth up to 200 people (an increase of roughly 155). According to the land use map below, Strongfield has infill residential development opportunity and envisions commercial potential

along parcel B (west of highway 19) and parcel C. The community would also like to see areas west of the railway slated for future industrial development potential.

16.2 – Objectives and Policies:

16.2.1 Objectives

- a) To increase housing stock
- b) Increase the business sector

16.2.2 General Policies

- a) Council will support residential re-development by participating in future housing projects as encouraged by the WaterWolf Advisory Planning Commission.
- b) Council and administration will work with the WaterWolf Planning Commission on developing a business retention and expansion program.
- c) Council and administration will take necessary steps in keeping the village hall economically viable.
- d) Expansion and alterations to the community hall will be regulated by the Village of Strongfield Building Bylaw.

16.2.3 Land Use Map

- a) Residential
 - Council may consider accommodating seasonal residents on vacant residential lots within the village boundaries.
- b) Commercial
 - Commercial areas identified on parcels A, B, and C will be required to follow Highway Commercial (C2) district policies in the Village of Strongfield Zoning Bylaw.
- c) Community Service
 - Efforts will be made by administration and council to preserve and protect the Strongfield war memorial (located on parcel E) as it provides a unique tourism opportunity for visitors to the region.
 - Tree rows or municipal buffer strips may be required east of railway to allow for adjacent industrial development.
- d) Industrial
 - Future industrial development shall locate west of the railway.

17. Village of Tugaske

17.1 – Findings:

The Village of Tugaske is located in the southeast area of the WaterWolf Planning District on Highway #367. Tugaske's assets include its peaceful environment and artsy culture. Concerns of the village include the lagoon, sewer lift station, and sewer mains. The village's challenges are centered in planning, retaining or increasing population, and keeping the community viable. With regards to water supply, the village is on a well system with high water table. Regarding sewer capacity, Tugaske can

handle up to a population of 250 (an increase of 145) before expansion is required. In terms of development opportunity, Tuguske would like to see new and infill residential development on the west side of the village, a stretch of highway commercial to the north side, and a section of growth (not yet decided) to be located to the south.

17.2 – Objectives and Policies:

17.2.1 Objectives

- a) To start and complete renovations to sewer system.
- b) To achieve better planning services.
- c) To increase the village population.
- d) A desire to keep Tuguske as an incorporated village (To keep Tuguske Viable).
- e) To develop and expand the residential district.
- f) To create a commercial corridor.

17.2.2 General Policies

- a) The Village of Tuguske will pursue working with the RM of Huron on cost sharing agreements to complete restorations
- b) As a member of the WaterWolf Planning Commission, the Village of Tuguske will have able access to a registered community planner which will provide planning expertise.
- c) The Village is advertising reasonably priced land to entice further growth and development.
- d) Tuguske will work with the RM on investing in Village maintenance.
- e) The potential area of residential expansion will be subject to the Residential (R1) zoning regulations.
- f) As potential commercial development in this area is adjacent to highway #367, new commercial development will adhere to the Highway Commercial (C2) zoning regulations.

17.2.3 Land Use Map

- a) Residential
 - The large residential parcel to the northwest provides an area for future residential expansion.
- b) Commercial
 - The village would like to see future commercial locate North West, adjacent to highway 367.
- c) Industrial
 - The village envisions areas north and south of the rail line as lands for future industrial development.

18. Village of Vanscoy

18.1 – Findings:

The Village of Vanscoy is located on the Northern tip of the WaterWolf Planning district on Highway 7. The Village's assets include close proximity to Saskatoon, being situated on a busy highway, a new subdivision, a water treatment plant, pipeline water, and a newly expanded sewage lagoon. The Village's challenges include ensuring enough water for new subdivision, dealing with high costs of new lagoon, and having to add on an infrastructure levy to recover costs. In relation to infrastructure

capacities, water treatment is at capacity and requires expansion, however the new lagoon will allow for a population up to 1,000 (an increase of 655). Development opportunities exist in allowing for future commercial to the south west parcel of the village, future residential west of Willard Drive, and future residential east of Willard Drive (see Land Use Map).

18.2 – Objectives and Policies:

18.2.1 Objectives

- a) To fill in identified future growth areas
- b) To allow appropriate allocation of infrastructure
- c) To find alternative funding for current infrastructure needs

18.2.2 General Policies

- a) Growth areas (specifically parcel F in the North of the Village) will be subject to development standards of the Village of Vanscoy Zoning bylaw and Urban Area residential polices set out in the WaterWolf Growth Management Plan.
- b) Council will take necessary steps to ensure water treatment upgrades are proportional to residential growth.
- c) Where short falls exist in municipal infrastructure funding, council and administration will work with the WaterWolf Planning Commission and adjacent municipalities on developing investment and revenue sharing programs (Section 9 –WaterWolf Growth Management Plan)

18.2.3 Land Use Policies

- a) Residential
 - The large residential parcel west of Willard Drive is currently being developed into single family dwellings. Future expansion of this area will continue will single detached dwelling units.
 - Future residential expansion east of Willard Drive will accommodate multi-unit residential, ideally for senior citizens.
- b) Commercial
 - The village would like to see future highway commercial development locate southwest of the village (large parcel D).
- c) Industrial
 - Development south of Highway 7 is well situated to accommodate future industrial development

SECTION 14 WATERWOLF DISTRICT GROWTH MANAGEMENT PLAN DEFINITIONS

1. **Advisory Planning Commission** – A board made up of commissioners enacted to supply planning advice to municipalities within the WaterWolf District. Ultimately the municipalities make the final decision.
2. **Agri-Tourism** – Is a commercial enterprise at a farm, ranch or vineyard that provides enjoyment or education to visitors and generates supplemental income to growers.
3. **Annexation** – To incorporate (territory) into an existing political unit; "Outlook's development plan calls for annexation of land from the RM of Rudy."
4. **Aquifer** – An underground bed or layer of permeable rock, sediment, or soil that yields water
5. **Autonomy** – The capacity of a system to make a decision about its actions without the involvement of another system or operator
6. **Buffer** – A neutral zone between two rival powers that is created in order to diminish the danger of conflict
7. **Capacity** – The maximum production possible; "the plant is working at 80 per cent capacity"
8. **Commission** – Committee: a special group delegated to consider some matter;
9. **Concept Plan** – A plan, illustrating the assessment and possible suitable development of a site.
10. **Crown Lands** – Land that belongs to the crown and yields its revenues to the reigning monarch.
11. **Economic Development** – Is any effort or undertaking which aids in the growth of the economy.
12. **Environmental Reserve** – Lands that have been dedicated to the Municipality by the developer of a subdivision as part of the subdivision approval process, as environmental reserve.
13. **Future Land Use Plan** – A Plan/Map which dictates future uses of land (Residential, Commercial, Etc.)
14. **GIS** – A Geographic Information System is any system that captures, stores, analyzes, manages, and presents data that are linked to location.
15. **Grassroots** – The common people at a local level. Further explained: A grassroots strategy is a strategy created by the people for the people.
16. **Growth Management Plan** – The Official Community Plan used as a growth strategy for municipalities within the WaterWolf district.
17. **Intensive Livestock Operation** – the operation or facilities for the permanent or temporary rearing, confinement or feeding of poultry, hogs, sheep, goats, cattle, horses, or domesticated game animals in such numbers that the facility and portion of a parcel or site used for the operation does any of the following conditions:
 - (a) will contain 100 or more animal units
 - (b) provides less than 370 m² of space for each animal unit
18. **Inter-Municipal Framework** – A web of cooperation between multiple municipalities, generally to achieve mutual gains; efficiency, economy.

19. **Irrigation** – An artificial application of water to the soil. It is usually used to assist the growing of crops in dry areas and during periods of inadequate rainfall.
20. **Lake Diefenbaker Tourism Destination Area Plan** – A plan that identifies issues that need to be addressed in order to establish a tourism destination area
21. **Land Use** – the dominant activity taking place on an area of land. Eg. Residential, Commercial, Industrial, etc.
22. **Municipal Capacity** – The level of production of a municipality or municipalities
23. **Municipality** – A **municipality** is an administrative entity composed of a clearly defined territory and its population and commonly denotes a city, town, or village, or a small grouping of them. A municipality is typically governed by a mayor (reeve for rural) and a city council or municipal council.
 - a. **Rural Municipality** – A **rural municipality**, often abbreviated **RM**, is a form of municipality in the Canadian provinces of Manitoba and Saskatchewan, perhaps best comparable to counties or townships in the western United States. Unlike most counties in the United States or Canada, rural municipalities specifically exclude designated official cities, towns, villages, and First Nations Indian reserves from their territory. They are essentially the rural portion of what would normally be a county. In this way, they could perhaps best be compared to certain counties in the state of Virginia that have independent cities excluded from their territory, although, in Virginia there is usually only one independent city per county, whereas there can be many officially excluded communities in the geographical territory of rural municipalities.
 - b. **Urban Municipality** – An **urban municipality** is a municipality characterized by higher population density and vast human features in comparison to areas surrounding it. Urban areas may be cities, towns or conurbations, but the term is not commonly extended to rural settlements such as hamlets.
24. **Municipal Reserve** – Land the developer gives up at the time of subdivision for park and school purposes. Subdivisions require setting aside municipal reserves.
25. **New Rural Economy** – The idea of focusing on natural amenities to attract visitors and residents to visit, live, and work in a rural landscape.
26. **Official Community Plan** – In Canada, an Official Community Plan is a comprehensive plan created by an incorporated municipality which dictates public policy in terms of transportation, utilities, land use, recreation, and housing.
27. **Reservoir Development Area** – In this document, refers to all lands set out around Lake Diefenbaker in *The Reservoir Development Area Regulations*.
28. **Servicing Agreement** – a legal contract that a municipal council may require with a subdivision applicant under Section 172 of THE PLANNING AND DEVELOPMENT ACT, 2007. With such an agreement, council accepts responsibility for maintaining services in a new subdivision in exchange for the developer installing the services needed for the subdivision.
29. **Stewardship** – an approach to environmental management which advocates careful balance between development and protection of the environment.
30. **Subdivision** – Under The *Planning and Development Act, 2007*, (the Act) “**subdivision**” means a division of land that will result in the creation of a surface parcel, or the rearrangement of

the boundaries or limits of a surface parcel, and includes the removal of a parcel tie that links two or more parcels together so as to prevent those parcels from being individually dealt with in the land registry if the situation involves:

-a legal subdivision (LSD) in a quarter section;

-a parcel linked to another parcel if the parcels:

- were deemed to be one parcel of land pursuant to any former Act;
- are separated by a road or railway plan or a water course; and
- were held under one certificate of title before the implementation of THE LAND TITLES ACT, 2000;

-a parcel that was required to be consolidated with all or part of another parcel by a certificate of approval issued pursuant to the Act or any former Act.

31. **Sustainable/Sustainability** – For humans it is the potential for long-term maintenance of well being
32. **WaterWolf** – A grassroots initiative intent upon building a sustainable framework for a New Rural that not only enhance the quality of life in the greater community, but also afford surety and guidance for investors.
33. **WaterWolf Planning District** – The WaterWolf Planning District is a region that consists of 36 rural and urban municipalities and 1 First Nation. The district stretches as far North as the Dakota First Nation, as far South West as Beechy, and South East as Tugaske
34. **Zoning Bylaw** – A bylaw that divides a municipality into zoning districts and regulates the development and use of land in those districts. A zoning bylaw permits a council to set local standards for the subdivision and use of land, and helps manage the delivery of municipal services and resources to new development.

ACKNOWLEDGEMENT PAGE

**Mid Sask Community Futures Development Corporation,
Mid Sask Regional Economic Development Association &
Mid Sask Enterprise Region**
www.midsask.ca



Municipal Capacity Development Program
(Dwight Mercer, Karen Sander & Tim Cheesman)
www.municipalcapacity.ca



Rural Development Institute
www2.brandonu.ca/organizations/rdi/



Rural Secretariat
www.rural.gc.ca



Tourism Saskatchewan
(Ian McGilp)
www.sasktourism.com



WaterWolf Economic Developments Inc.
(Russ McPherson, Denise Stroeder & Adam Toth)
www.waterwolf.org



Western Economic Diversification
www.wd.gc.ca



Western Economic
Diversification Canada

Diversification de l'économie
de l'Ouest Canada

District Plan Maps

Appendix A: Planning District Boundary

Reference Map #2: Regional Context

Reference Map #3: Major Aquifers Well Heads

Reference Map #4: Existing ILO's

Reference Map #5 :Sensitive Environment Areas

Reference Map #6: Utility Corridors Facility

Reference Map #7: Existing Transportation Network

Reference Map #8: RDA

Reference Map #9: Water Courses Drainage Flood Risk

Reference Map #10: Potential Slope Instability Area

Reference Map #11: Core Regional Tourism Attractions

Reference Map #12: Special Areas

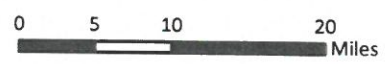
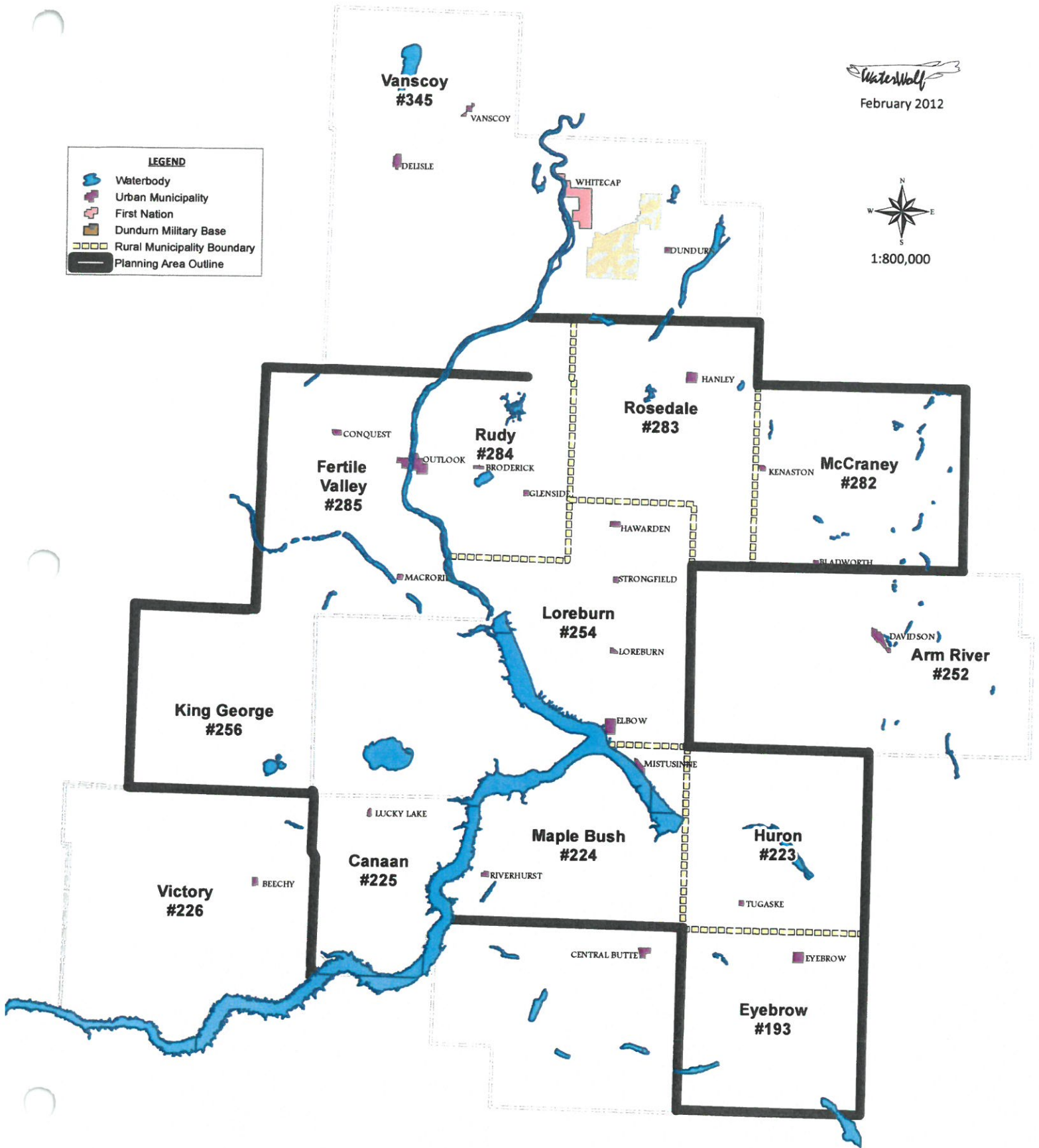
RM13: Irrigation Areas

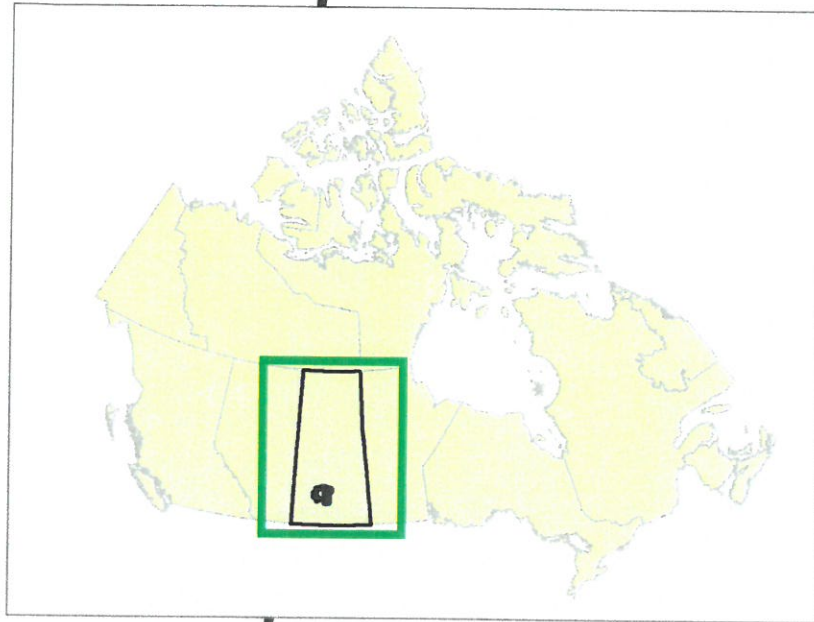


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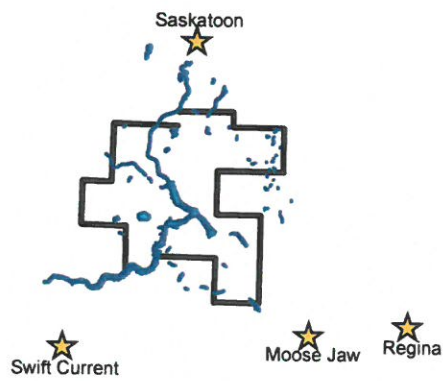
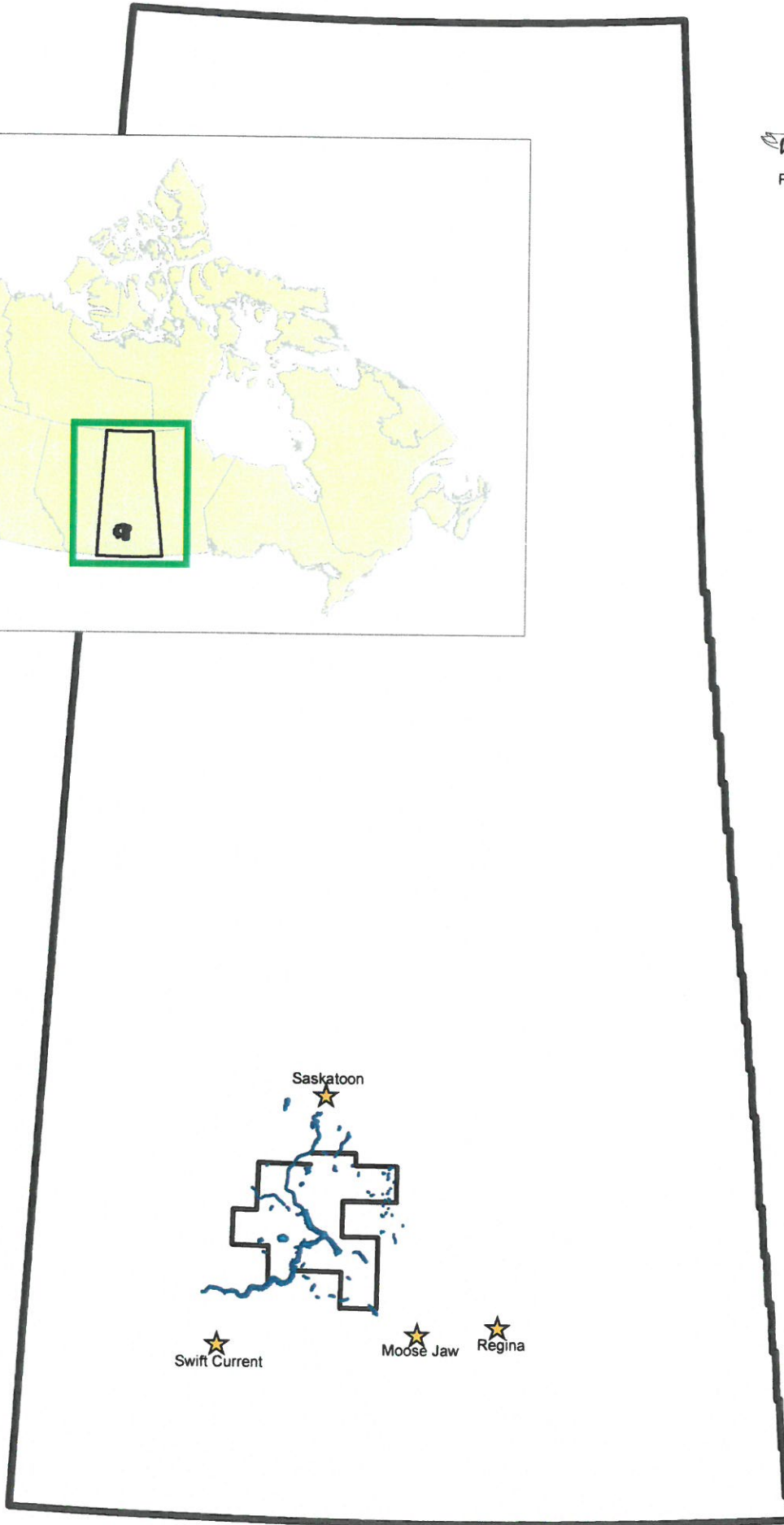
LEGEND

- Waterbody
- Urban Municipality
- First Nation
- Dundurn Military Base
- Rural Municipality Boundary
- Planning Area Outline






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0 25 50 100 Miles

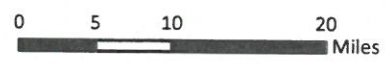
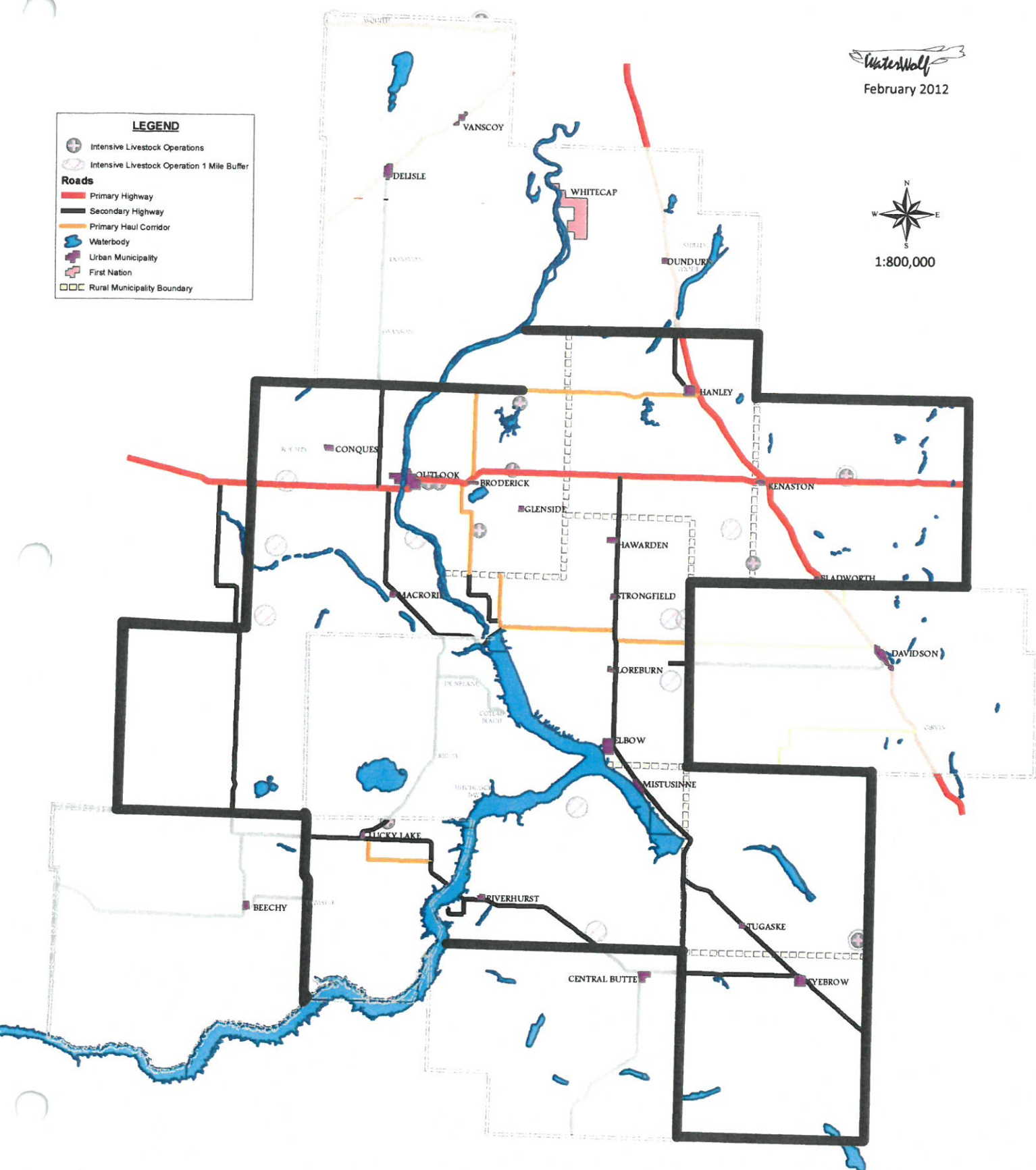
A horizontal scale bar with markings at 0, 25, 50, and 100 miles.



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LEGEND

- Intensive Livestock Operations
- Intensive Livestock Operation 1 Mile Buffer
- Roads**
 - Primary Highway
 - Secondary Highway
 - Primary Haul Corridor
- Waterbody
- Urban Municipality
- First Nation
- Rural Municipality Boundary

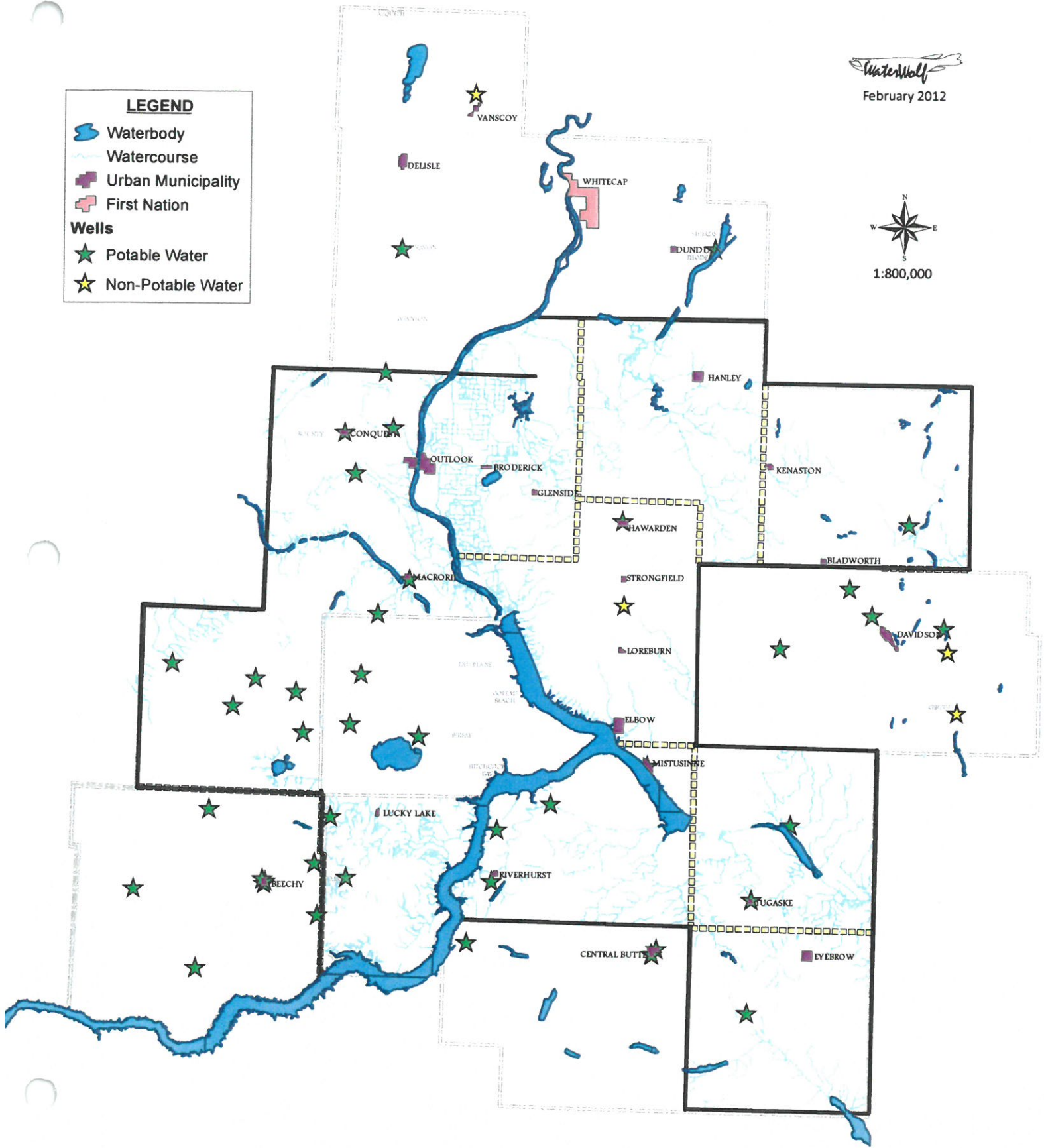


LEGEND

- Waterbody
- Watercourse
- Urban Municipality
- First Nation

Wells

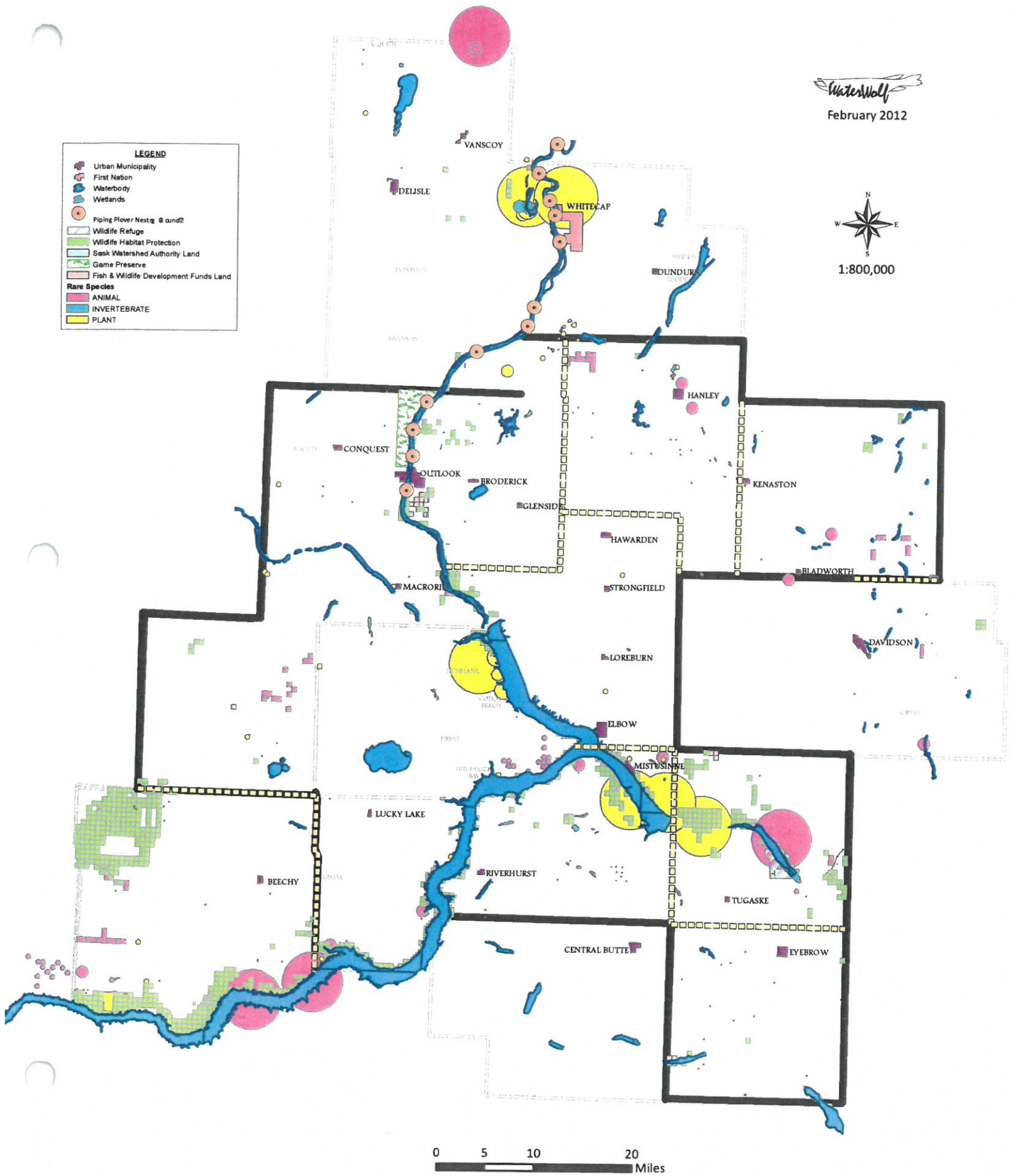
- Potable Water
- Non-Potable Water





LEGEND

- Urban Municipality
- First Nation
- Waterbody
- Wetlands
- Piping Plover Nesting Ground
- Wildlife Refuge
- Wildlife Habitat Protection
- Sask Watershed Authority Land
- Game Preserve
- Fish & Wildlife Development Funds Land
- Rare Species**
- ANIMAL
- INVERTEBRATE
- PLANT

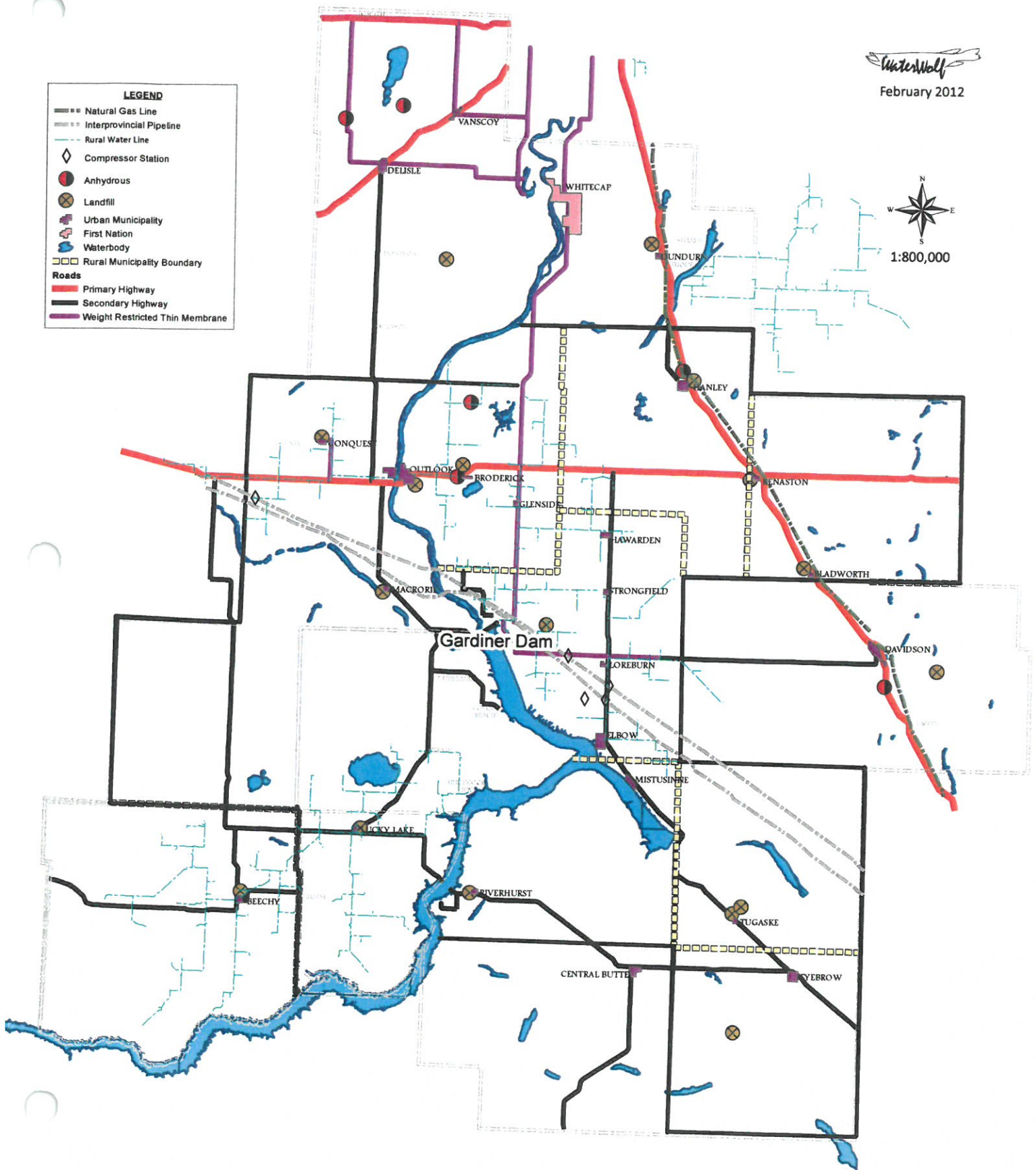
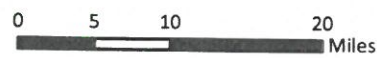


LEGEND

- Natural Gas Line
- Interprovincial Pipeline
- Rural Water Line
- Compressor Station
- Anhydrous
- Landfill
- Urban Municipality
- First Nation
- Waterbody
- Rural Municipality Boundary

Roads

- Primary Highway
- Secondary Highway
- Weight Restricted Thin Membrane





LEGEND

Roads

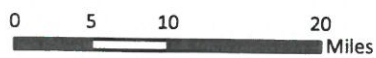
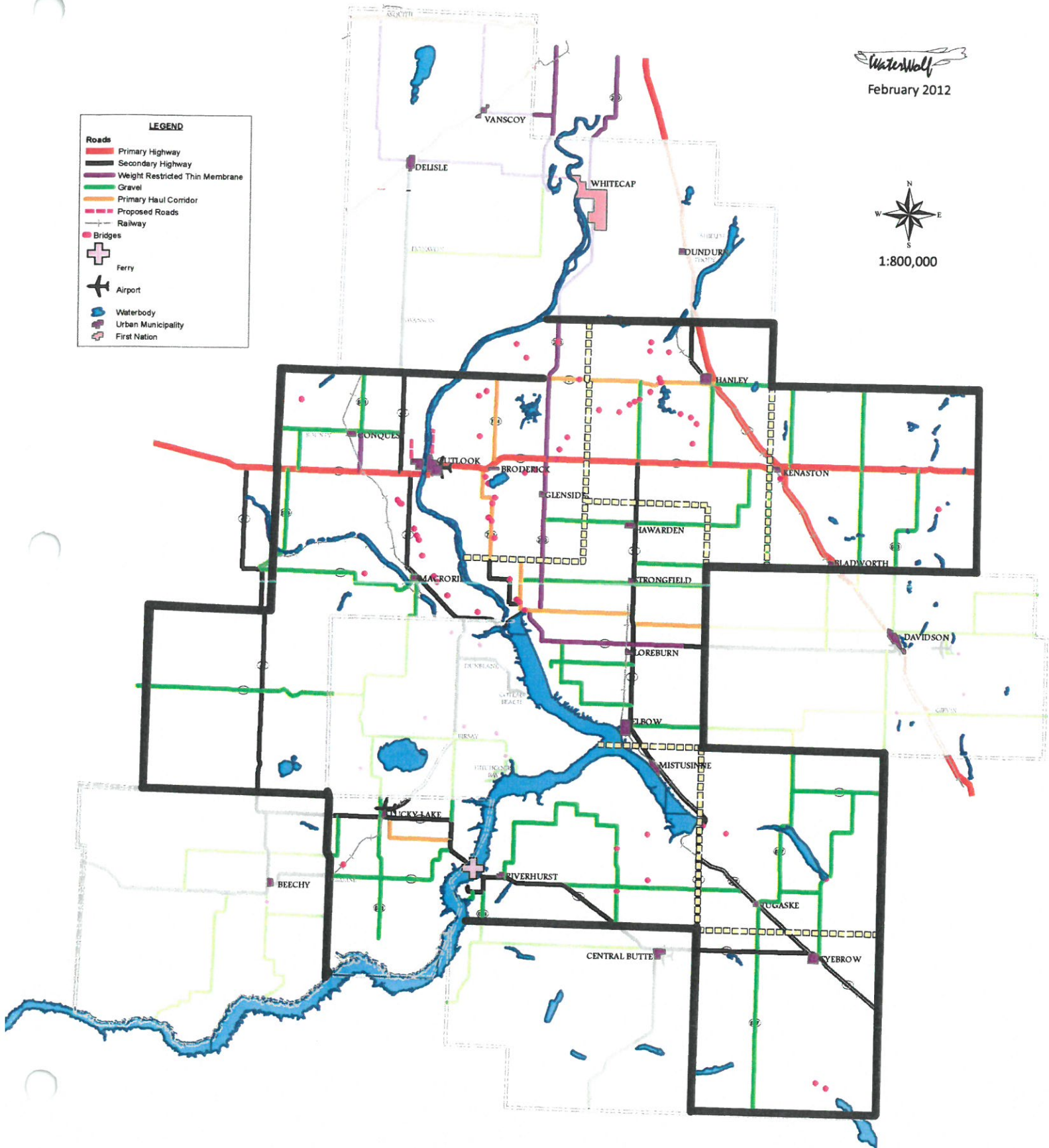
- Primary Highway
- Secondary Highway
- Weight Restricted Thin Membrane
- Gravel
- Primary Haul Corridor
- Proposed Roads
- Railway

Bridges

- Ferry
- Airport

Waterbody

- Urban Municipality
- First Nation

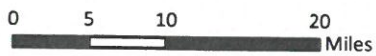
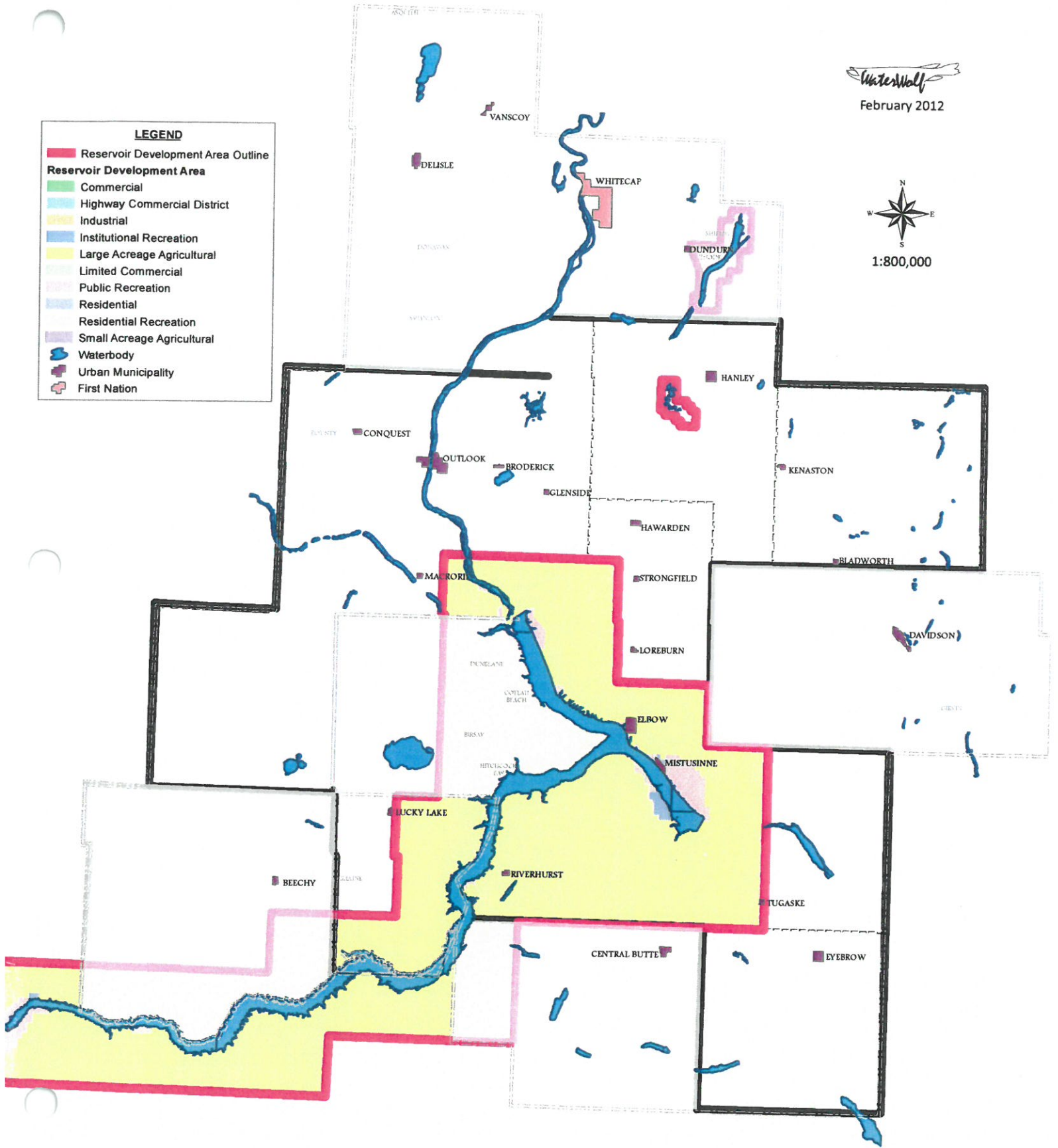




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LEGEND

- Reservoir Development Area Outline
- Reservoir Development Area
 - Commercial
 - Highway Commercial District
 - Industrial
 - Institutional Recreation
 - Large Acreage Agricultural
 - Limited Commercial
 - Public Recreation
 - Residential
 - Residential Recreation
 - Small Acreage Agricultural
- Waterbody
- Urban Municipality
- First Nation

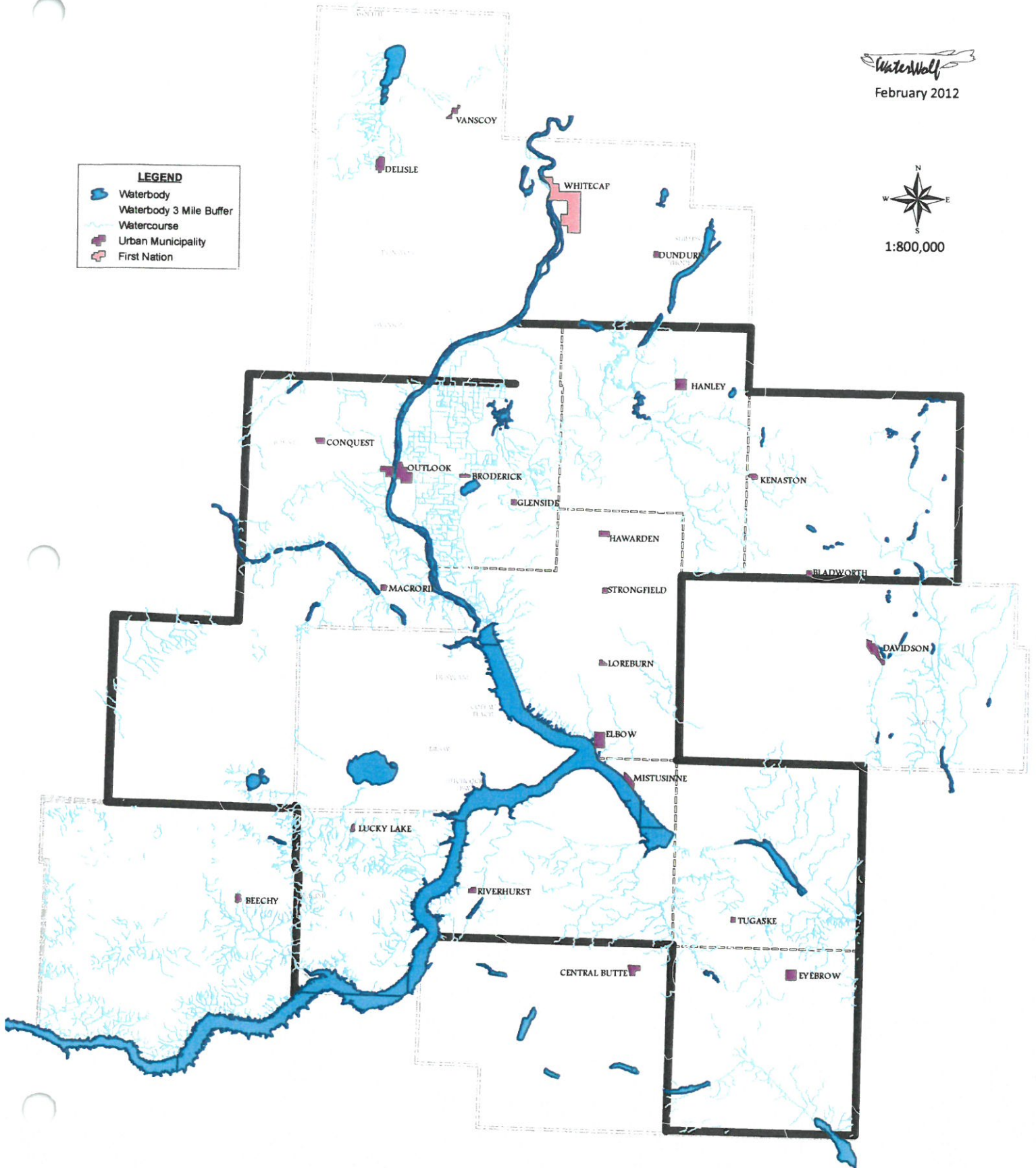




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LEGEND

- Waterbody
- Waterbody 3 Mile Buffer
- Watercourse
- Urban Municipality
- First Nation









0 5 10 20 Miles

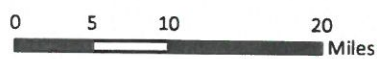
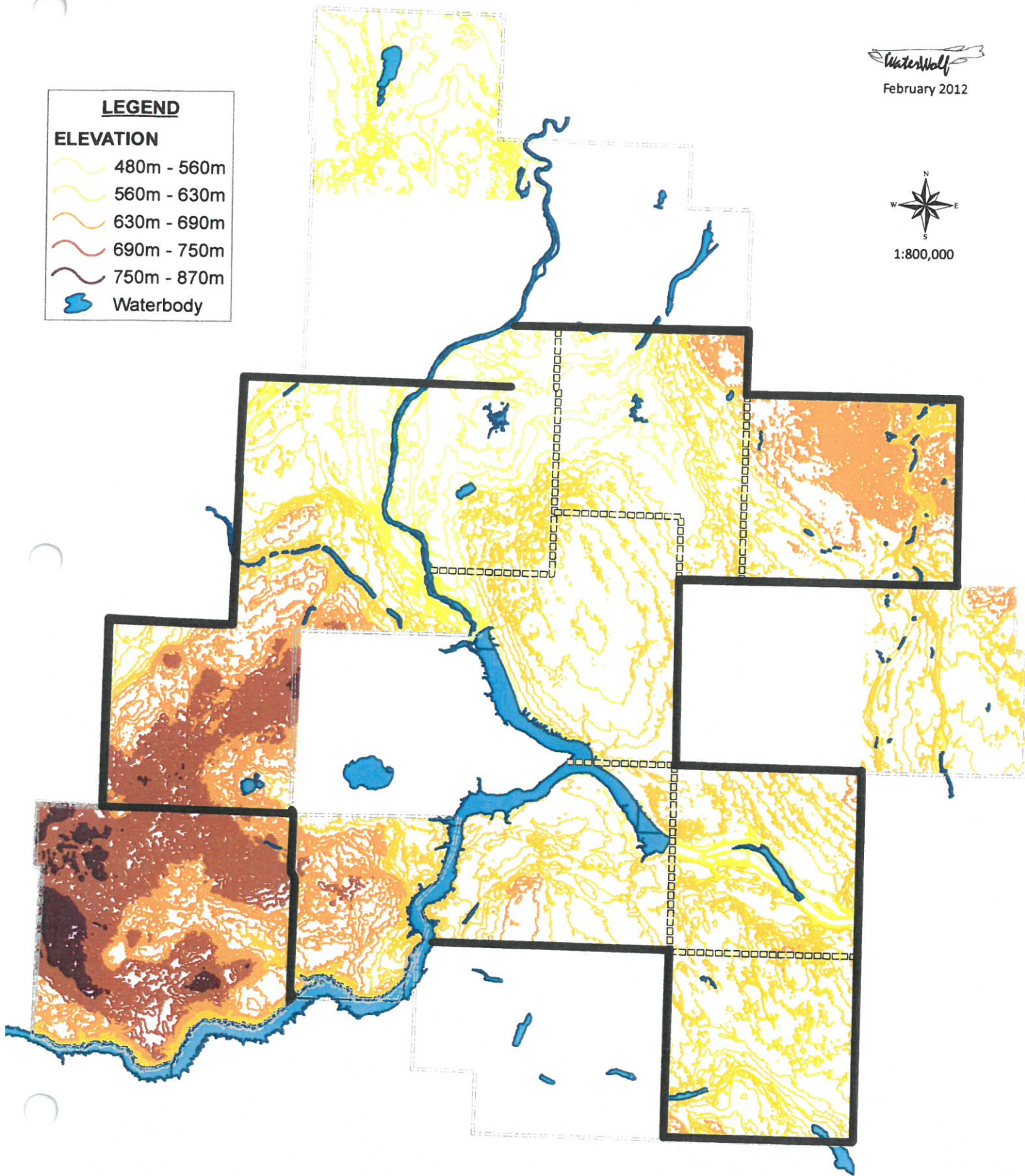


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LEGEND

ELEVATION

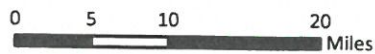
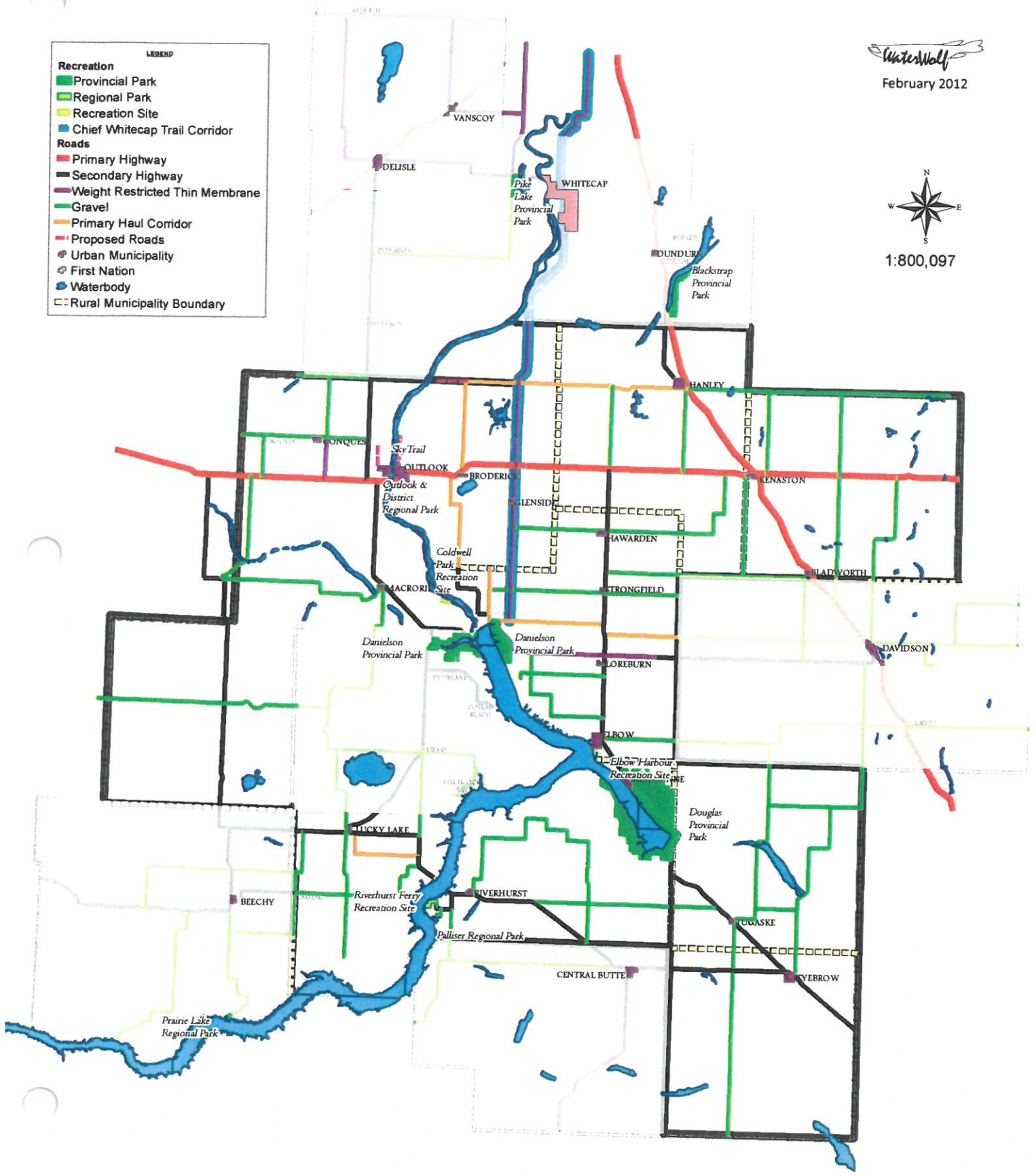
-  480m - 560m
-  560m - 630m
-  630m - 690m
-  690m - 750m
-  750m - 870m
-  Waterbody





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- LEGEND**
- Recreation
 - Provincial Park
 - Regional Park
 - Recreation Site
 - Chief Whitecap Trail Corridor
 - Roads
 - Primary Highway
 - Secondary Highway
 - Weight Restricted Thin Membrane
 - Gravel
 - Primary Haul Corridor
 - Proposed Roads
 - Urban Municipality
 - First Nation
 - Waterbody
 - Rural Municipality Boundary



LEGEND

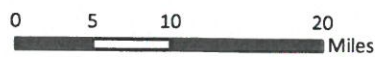
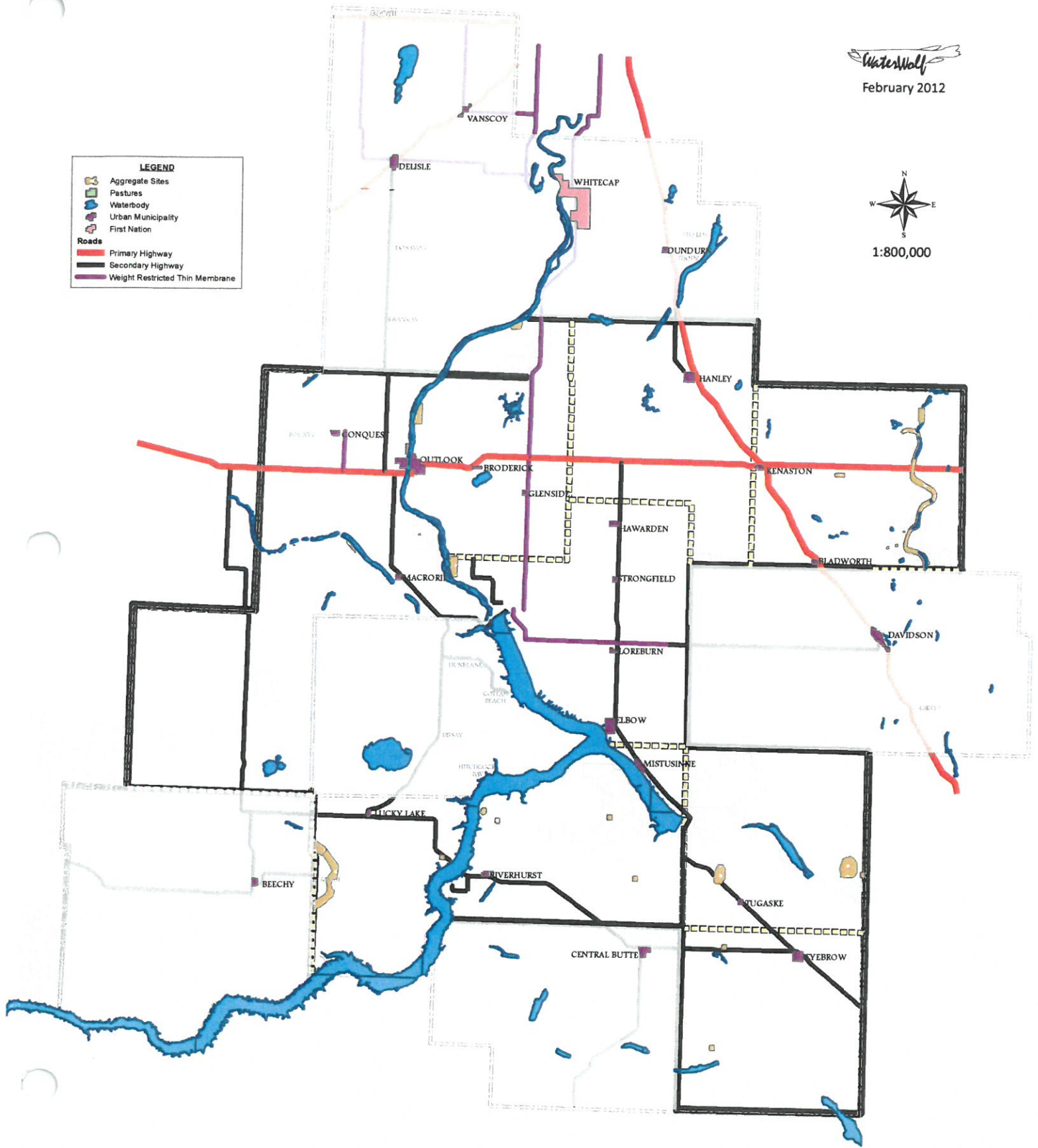
- Aggregate Sites
- Pastures
- Waterbody
- Urban Municipality
- First Nation

Roads

- Primary Highway
- Secondary Highway
- Weight Restricted Thin Membrane








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LEGEND

-  Irrigation Districts
-  Proposed Irrigation Districts
-  Urban Municipality
-  First Nation
-  Waterbody

