

**LAND USE PLANNING  
COMMITTEE MEETING  
FEBRUARY 1, 2007  
1:00 P.M.**

Present:

**Water Wolf:** Russ McPherson, Denise Guillet

**Mid Sask CFDC/REDA:** Fred Baran, Michelle Hooey

**Sask Ag & Food:** John Ippolito, John Linsley, Garth Weiterman, Antony Samarawickrema

**Sask Watershed Authority:** Jeff Olson

**Government of SK - Community Planning:** Doug Daniels, Tim Cheesman

**Sask Tourism:** Ian McGilp

**South Sask River Irrigation District:** Greg Stranden

**Sask Environment – Park Area Manager (Saskatoon Area):** Bob Plaster

**Rudy Landing Estates:** Murray Silljer

Meeting called to order at 1:00 p.m.

Russ:

- Plugged into MRIF planner that SUMA/SARM hired
- MRIF - Provincial association can use this for regional planning initiatives
- Program runs for 2 years?

Antony:

- Alberta government got money to hire interns for planning

Russ:

- Denise is getting data layers from SWA and Environment

Denise: (the following discussion among members was in reference to Denise's map of the proposed Land Use Plan Area)

- Defined area is 7 rural municipalities:
  - Vanscoy
  - Montrose
  - Dundurn
  - Fertile Valley
  - Rudy
  - Loreburn
  - Coteau
- Minimal feed lot data - have to contact RMs to get coordinates as to where feedlots are

John/Bill:

- We have feedlot info (ILOs) - Brad Champagne Manager - Geomatics Services, Agriculture Information Services

Russ:

- Hog numbers - barns and data would be useful

Jeff:

- Information came from SK Ag & Food
- Reluctance to give out exact land locations

John Ippolito:

- Our information maps every ILO that has ever been granted a license

Russ:

- Better to have actual numbers from RMs
- Use different colours on map legend for active and inactive ILOs

Garth:

- We're working on selling the region
- Should know licensed ILOs because they could go into operation at any time

Bob:

- Game preserve in Fertile Valley is privately owned

Fred:

- All subdivisions were separated from the park

Bob:

- Garth subdivision between Loreburn and Danielson
- A lot designated as wildlife lands
- Difficult time changing that from wildlife due to Piping Plovers and Federal Species at Risk
- SWA has maps of birds

Jeff:

- Wouldn't want information to get out to public
- Piping plover - beach area

Fred:

- Habitat designation done as to proximity to river (i.e. 2 mile distance to river was designated wildlife
- Not difficult to get changed
- Depends on what wildlife is affected

Bob:

- We know how many plovers have been there and where for the last 7 years (SWA)

Jeff:

- Was subdivision contemplated as part of reservoir being formed?

Fred:

- Didn't want to see string development along the lake
- Subdivisions were struggling to make a go of it

Jeff:

- Not a dead issue

Fred:

- Land based on potential value (Crown)

John L:

- Subdivision lands along river are just municipal

Fred:

- Even though you have private lands going down to river
- But from high water mark is Crown reserve

Bob:

- 100 m buffer between high water mark and where subdivision is (Mistussine)

Doug:

- High water mark (bank) surveyed from where vegetation changes

Tim:

- Environmental reserve - difficult for owners - land not surveyed

Bob:

- Shorelines change dramatically every year
- Garth Subdivision - work around Elbow rezoning as to use - most still zoned as large scale Ag

Jeff:

- Doug Johnson and Barry Taylor - if RM wants designated change - no problem
- RM maps denote land ownership right to rivers edge
- High water mark - identified as reserve

Russ:

- Train bridge property rollover - under the walking bridge, no one knew where the high water mark was - ISC

Fred:

- Defined in the Act - high water mark was higher few years ago than the high mark on the ground

Russ:

- Do you just designate  $\pm 50$  feet along the river as reserve?

Fred:

- Erosion and accrual on both sides of river

Tim:

- For people who are interested in development.....

Jeff:

- Campers, canoeists - free-use camping allowed between low and high mark?

Russ:

- Trans Canada Trail - landowners felt it was their land to water's edge

Jeff:

- Crown has never asserted their control over this land

Tim:

- Surveyor will define the bank
- Government relations
- Resources for 2 planners
- Lands Branch - Ag & Food

Bob:

- Coldwell Recreation Site - under provincial jurisdiction
- Elbow Harbour
- Recreation site regulations

Denise:

- Need help with land cover data from SWA

Jeff:

- Land Use
- Do we have sub-ecoregions?
- Write up in background report will reference them

Denise:

- Needs soil class data

Jeff:

- We have soil class data

Tim:

- Soil classes are digitized - SAMA updated profiles in late '80's

Russ:

- Is there someone at SAMA - GIS Tech?

Tim:

- Yes there is - we used data at Lands Branch

Garth:

- Will get irrigation data on RM basis

Russ:

- Soil data - is information useful to say 'irrigable', etc?

Garth:

- Will get data on soil capability

Fred:

- The more information the better

Denise:

- Population data for RMs, towns, schools, hospitals, etc

Jeff:

- Souris data - irrigation canals are missing

Bob:

- Beneficial - rural water supply lines from Sask Water/PF

Denise:

- We have contact in Sask Environment
- Heritage stuff

Tim:

- Heritage is developing their site for developers - will share info
- As people do heritage assessments, they will incorporate info onto their site

Fred:

- Heritage is important when looking at disturbing areas

Garth:

- SWA/Env/Health - water quality?
- Town/village - H2info.data
- SKH20.com

Bob:

- Info has all testing notes - updated

Denise:

- What do we still need?

Jeff:

- Groundwater data, aquifers - accessible

Russ:

- Contact? Dave?

Bob:

- Power grid - gas - 3-phase?

Tim:

- Probably won't get that data

Russ:

- Even if we didn't get stations, but get power lines

Fred:

- Lines are available

Tim:

- Based on project and use of data

Jeff:

- Basis of any development - how far away is power?

Russ:

- Anything else useful?

Jeff:

- Cemeteries, churches, Fed lands (pastures- PF), military (DND)?

Tim:

- DND lands are on Cadestral base

Fred:

- Do RM overlays match up?

Russ:

- If you think of anything missing, let us know
- We'll continue to chase Sask Power

Tim:

- SaskTel fiber optics are pretty shallow and not where they are supposed to be

Ian:

- Show mapping of larger area but leave planning boundary the same

Bob:

- Include Saskatoon to use as a reference point

Tim:

- MRIF - Municipal Rural Infrastructure Fund
- \$80 million Fed/Prov
- Pipelines, water, infrastructure
- Holdback .5% for capacity development
- Can't be used to replace water/drainage lines
- \$250,000/yr for Sask
- We latched on to money to help municipalities to have longer sustainable planning
- Hiring 3 resource people for Sask - 1 for the North - 2 for South
- Money has gone to 3 associations
- I've moved over to manage program
- 2 people - inter-municipal agreement and partnerships
- Money - actual planners
- Water Wolf is way further ahead then any other groups (Sandhills, Manitou)
- Provide assistance to groups who are moving ahead
- Yorkton
- SW - Sandhills
- Would like to see 2-3 working groups like Water Wolf per year
- What we would like to see - REDAs/RMs/Towns - formalize
- Planning Development Act is changing so we can have corporate planning districts again
- Area wide planning commissions
- Corporate
- Land use planning will remain at local level
- Hoping to get funding to form planning district
- 1) We would like to work with you to formalize structure
- 2) You need a planner - Dwight Mercer - he's familiar with this initiative side of planning

- Better direction to development sector
- 2 reps from urban/rural municipalities - they would have power to deal with anything within planning district
- Corporate Planning Committee appoints members to sit on Board
- Industry, Tourism, First Nations
- Consolidate resources - defining your working group
- Water Wolf has good working group
- Watersheds are quite well defined
- Clearing the Path - cut red tape
- Need good infrastructure to enhance development
- Water Wolf needs tangible help - financial, expertise, contacts

Russ:

- How long will we get a planner for?

Tim:

- Will probably have him (Dwight Mercer, Regina) for 750 hours over 2 years so we'll have to set up contractual arrangement
- Develop municipal capacity

Murray:

- Will I have access to planner?

Tim:

- That's what we'll have to figure out

Russ:

- Our frustration with MRIF is how money got doled out
- Dying communities got handout - growing communities didn't
- Bigger communities had money to draw up plans
- Cash isn't being used for planning

Tim:

- We didn't encourage that before you can get any money you had to have a sustainable development plan

Russ:

- Most of the money is going to graders and gravel

Tim:

- Have to move thinking to longer term
- Russ will be talking at SUMA
- Collaborative effort between associations and government

Fred:

- What tools is the planner bringing with him?
- What tools are you providing him with - background info, etc?

Tim:

- He would look at what you have today

Fred:

- Planning, mapping

Tim:

- He'll have access to that info
- We can develop a template based on the project here
- Tool wise - not bringing GIS
- Water Wolf has done the work - government hasn't done planning for people

Bob:

- We have background/base info, give to Russ, planner, government support

- Where do we start to plug in what the REDA wants?

Russ:

- How many public meetings over a year process
- Throw ideas around (ILOs back 1 mile from river)
- Livestock development
- Roads system
- Recreation
- Mar/07 - Mar/08 - 3 public meetings
- Fill in gaps with planner

Tim:

- The planner will work thru the process
- Workshops in communities

Russ:

- Our board is mostly made up of municipal people
- Buy in not difficult
- Consensus for ILO
- Closer to city (pressure on recreation side)
- No strategy for tourism development
- REDA - we need to pull municipalities together on both sides of the lake
- How do we manage primary haul
- Tourism
- Use GIS tool to prepare living document
- By 2009 municipalities have to have real accounting list of all assets - sidewalks, sewer/water, etc
- Pilot RMs have no capacity to fulfill this requirement
- GIS will assist this area
- We need counties
- Where's the capacity among all these municipalities to come to the table?

Tim:

- Everyone thinks in isolation
- Alberta is reinstating Regional Planning Process
- Manitoba - voluntary district
- Resources and funding tied to municipalities that work together
- Everyone can't buy duplicate equipment, hire engineers/planners

Russ:

- Can we extract some of the info from the SWA report and put it into ours?

Jeff:

- Not a problem

Fred:

- Excellent report, Jeff
- Only critique - recommendations

Jeff:

- Recommendations will be coming out soon

Russ:

- Subcommittee on municipal bylaws
- Commonalities on River Valley
- Fertile Valley, Ag & Food
- Find middle ground
- Planning Calendar - based on what Tim was saying, take it to REDA group
- We have REDA membership solid on both sides of lake
- White Paper Model - buffering zones - 1 mile from river
- Meet with Land Use group once more before taking it to public

Jeff:

- Set dates for public meetings - ASAP

Fred:

- 1) Gather information
- 2) Reiterated information given
- 3) recommendations

Russ:

- Invitation to municipalities
- Advertise in paper to public

Jeff:

- Will you get recreation users here in March or have meeting later in summer?

Fred:

- Letter out to cottage owners in Mistussine
- Invite schools - 1-8 or 9-12 - get young people involved

Russ:

- Northern municipalities in group - pressure on 'country' housing is growing

Monthly Meeting Dates:

- March 1 - 1 pm
- April 16 - 1 pm
- May 10 - 1 pm

Set Public meeting dates - late March - Civic Centre

Ian:

- Printer capabilities, equipment?

Bob:

- Blackstrap
- Lift inspection
- Hill operating before school break
- Long term - RFP by end of Feb/07 for sustainable development for ski hill/recreational development
- We would retain ownership of land
- Whoever owns ski hill would own equipment
- Long term lease
- RFP remain open for 2-3 months

Russ:

- 2 new lifts?

Bob:

- Code for ski lifts - repairs/parts for lifts has to be as per manufacturer
- Lessee's responsibility to keep things up (lifts 35-40 years old)
- Parts weren't available
- Replacement parts turned into new lifts and then sell them to new lessee
- 2 new lifts - carpet lift and handle tow

Fred:

- Tourism plan by Ian

Ian:

- Working on preparing community tourism plans
- Outlook only would be hazardous based on view from other communities

- Destination area plan
- Chapter on each community - local tourism issues
- Regional area issues
- Cluster of attractions/services
- Lake Diefenbaker Tourism already exists

Jeff:

- Next meetings agenda items?

Russ:

- Throw White Paper items out to discuss

John L:

- Project that they want to start
- Subcommittee - ILO development, transportation, district boundaries

Meeting adjourned at 4 p.m.