

WaterWolf Land Use Planning Meeting
June 27th, 2007
1:00 p.m. Sask Water West Board Room

Present: Denise Guillet, Russ McPherson, John Ippolito, Ian McGilp, Fred Baran, Dwight Mercer, Karen Thogersen, Doug Daniels, Kendra Sims, Collin McGuire, M.L. Whittles, Tim Ouellette, Brian Champion, Michelle Hooey

Dwight/Karen – since last meeting

- Went through GIS files
- Initiate contact with RMs, town and villages
- Work on conceptual land use plan
- Present plan – feedback from people
- Gas/power lines information
- Starting to produce specific layers of map and then taking to RMs/towns (7) and then bring back information into 1 map
- July 26 – RM Dundurn & Whitecap
- All municipalities have been notified of upcoming meetings
- Historical research – Carlton Trail, Rivers – contact Larry Wawaruk

Fred – wouldn't Carlos Germaine have this information?

Karen – he would have archaeological information – Ian brought map showing Historical Trails of Saskatchewan

Russ – Museum of Man – Sjovold Dig – Ian Dick

Dwight/Karen - ILO's – permits – ongoing research

- Develop proposal checklist
- August 12-19 – Balcarres – meet to do preliminary plan

Descriptive – situation analysis

Predictive – trend analysis

Prescriptive – what do you do – incentives, regulation

- What do you have
- Where are you going
- What do you have to do to get there
- What are each community's aspirations?
- Find common denominator

Russ – watershed – ILO's setback from river, streams

Dwight – if you have the map marked out for developers – we stay ahead of developers (power/gas/roads/habitat)

- Broad areas – study certain aspects in more detail

Fred – are you going to bring up ILO's, riparian sites, etc to prepare RMs/municipalities for what we do – no ILO's along river?

Russ – Northern RMs have huge residential pressure – ones in South have had no change

Fred – have controversial stuff to get them thinking about it

Russ – do we have to have a meeting prior to Dwight/Karen talking with them?

Dwight/Karen – rough, general plan – this plan will be the starting plan for serious discussion later on

- Power, gas, roads, water – main issues
- Groundwater data – wells – does Denise have?

Russ – Outlook has to decide tonight re: water for extra houses being developed in nearby RM

- Denise and I thought municipal leaders would be best to talk to initially

Dwight/Karen – by end of August – have conceptual maps

- Visiting RMS in July
- Feedback from committee and then out again with new map
- Do we have terms of reference that we operate under (Water Wolf)?
- Does Water Wolf want Dwight/Karen to draft terms of reference?

Fred – if you talk planner talk to public, you will lose them

Russ – we don't want to drive impression that there will be a planning commission

Karen – conceptual map – is this committee going to go back to public the 2nd time?

Russ – yes – September – when you do that draft, what is going out?

Karen – municipalities will what to draw lines/sections

- Timing allowed for other government agencies to look at map
- Is it accurate and doable?

Brian – everyone that we're going out to see, do they know what we're doing?

Russ – letter re: planners

- Open house
- ILO inventory checklist

Karen – will try to hit municipal meetings

John/Fred – licensed ILOs (Hutterites) start @ 1,500 and increase # of head

- Now they get licenses for extremely high # of head

Russ – does SAF have to go through their paperwork to see how many ILOs are registered?

John – grandfathered in

Fred – wasn't SAF stressing over 300 animals needs ILO permit?

John – 4,000 sq ft/animal unit (300 animals)

Karen – municipalities can come in at 100 animal units but SAF steps in at 300

1 Animal unit = 1,000 lb cow – horse = 1½ au

ML – basin study – SK, AB, MB, Montana – does this affect what we're doing here?

Russ – subdividing – is there a model that is recommended?

Karen – Corman Park looked into this

- Sask Health has a problem when Env kicks in (water/sewer)
- Alberta model
 - o So many units – Env
 - o So many units – Health
 - o So many units – Municipality
- Health has been struggling with what # is OK for municipalities to use communal system

Doug – you need permits from Health for any sewer development

Fred – Building Inspector has to follow development permit

Russ – who decided when Corman Park started blowing up too soon?

Doug – lots of systems are undersized, bigger homes, pools – gets looked at subdivision process now – geo tech

Russ – who does enforcement on planning requirements?

Doug – Health will enforce septic tanks – Env might handle line into town

Ian – Heritage sites – Meewasin Valley Authority – canoe tour – detailed maps for each section – might have electronic copy. Crosby Hannah firm did the printing – Susan Lamb – Meewasin

River Setback ILOs

Russ – need clarity – 1 m from River?

- RM people go around with other RMs to help the mapping process
- What's your sense of process – Gov't departments?

Fred – create entire plan and then send to Gov't saying we have RMs consent

- By having departments sitting here – we should be clearing the path to Gov't departments

Doug – Statement of interest from Gov't are not ready yet – all Gov't interests incorporated into 1 document

Fred – this was tried 15 years ago – every department went their own direction

Karen – it would be nice if Gov't statements were ready because then we could compare our stuff to theirs

Dwight – Lake Diefenbaker – hydro – plovers

- Is Lake Diefenbaker using lower than 1/500? Fred – Yes

Ian – Provincial Parks in planning area

- Land uses are already determined
- Env has to upgrade facilities within these parks
- Parks are tourism resources – underutilized
- Env - recommend time table to them for upgrades
- Land under Parks Act – is Ian allowed to comment on

Fred – Parks are excluded from municipalities

Karen – adjacent lands are looking to develop due to proximity to parks – external pressure

John – Would Bob Plaster carry that back to his department?

Fred – he would want it included in planning statement

Karen – we usually look at land that is underutilized

Outlook – Vanscoy – Dundurn – town buffers?

Corman and Saskatoon coordinate

Keep 1 mile buffer

If not sharing tax revenue – if they annex, they pay taxes

Russ – in our original 1 page document – put out to municipalities in October 2007

Karen – meeting for conceptual plan

Adjourned 2:40 pm

Next meeting – Wednesday, September 12, 2007 1:00 pm