

WaterWolf Land Use Planning Meeting
May 17th, 2007
1:00 p.m. Sask Water West Board Room

Present: Denise Guillet, Russ McPherson, John Ippolito, John Linsley, Ian McGilp, Fred Baran, Tim Cheesman, Dwight Mercer, Karen Thogersen, Doug Daniels, Kendra Sims, Collin McGuire, M.L. Whittles, Joe Jozsa, Tim Ouellette, Bob Plaster, Michelle Hooey

Ian – Tourism Destination Area Plan Presentation

- Area – 7,000 square miles
- 800 kms shoreline
- Purpose – action plan – outcomes
- Good action plan – Gov't agencies will adopt

Russ – Is this area a priority with Sask Tourism?

Ian – Yes. Destination Area planning, product development and marketing are keys to success. Gov't has never had a prototype to display to province. This is a pilot project.

What is available for funding? Internal sources – admin support by Mid Sask.

Tim – Plan was done in the past for another area, but never implemented due to funding restraints.

Ian

- Development – Parks
- Infrastructure – Highways
- Hospitality training – SIPP
- Marketing – Sask Tourism, Lake Diefenbaker Tourism
- Business Development – CFDC/REDA, some funding programs
- Funding available to certain sectors.
- Favourable environment should make it easier to implement.

Fred – Lack of implementation has been a problem with every Gov't plan. We are looking at presenting this to Cabinet to have them approve this land use plan so that we can get some money from them. Manitou planning committee had some tourism money coming in from eco-tourism.

Bob – This will be a valuable resource for the Environment department in order to develop resources.

Russ – Highways agree to #15 – Trans Canada Trail – Saskatoon → Outlook → Lake

- Funds available through different departments
- Right players around the table and keeping province informed

Tim – by having this planning body we are way ahead of other areas.

- By having departments represented at table, Gov't could move funds to this corporate body.

Ian – Sid Barber, executive director of Parks, has been appointed to Sask Tourism board of directors – could be a result of meeting between Russ and Minister Nilson.

Bob – Sid is familiar with this region and has worked with Land Use planning.

Open House Review

- No online submissions
- Biggest concern – restrictive planning
- Nothing aggressive – more curiosity than anything
- Approximately 30 people attended
- Concern with livestock groups along the river
- No acreage concerns
- Environmental Farms Plans have some producers moving livestock away from the river.

Individual bylaws – 7 RMS

Doug – Some have both – bylaws and basic planning statements.

Tim – Dwight could do side by side analysis of 7 RM bylaws and plans.

Dwight – has no bias towards property owners – will have review done by June.

Doug – they all have zoning bylaws – 4 have planning statements

- Most planning statements were done by province so they should be similar
- How relevant would these plans be today?
- Water Wolf – nothing exists yet in Water Wolf to reflect current planning requirements.

Fred – look at common themes between RM plans.

Tim – we are trying to get consensus for area plan

- These are the plans people have now
- This is what Water Wolf proposes
- Urban municipal bylaws are missing
- Communities within area should have their bylaws checked as well.

Russ – we want to make sure that RMs are included from the beginning of the process and not brought in later.

Fred – Town of Dundurn mayor resigned – town might be taken over by RM

- Grant is available for asset check of town.
- Gravel bylaw
- Most RMs have basic planning statements
- Lacking development policies and standards
- Gravel companies were not recording proper amount removed and reclamation wasn't taking place
- Has to obtain development permit - \$2,000 (2 yr)
- No mining, stockpiling within 100 m of any water body, 50 m of highway
- Fuel can't contaminate water or pit area
- Weigh scales
- All companies must have logo on vehicle or magnetic sign
- 7-7 pm
- Proponent must post bonds – cash, performance
- Application
- Agreement between Co. and RM
- Fred will email to office.

Collin – How much information can the RM give to company – churches, cemeteries, etc?

Heritage info is not available from RM. RM shares information as it becomes known.

Tim – no consistency between RMs – baseline information has to be shared.

Dwight – zoning bylaw – some areas restricted from gravel mining

- At what size would a gravel development have to have an Environmental Assessment done? Fred – 5 acres.

Bob – By calling your plan a Development Plan it should have an EIA done. This was passed under zoning bylaws and municipal act.

Fred – Subdivisions

- 7 requests – 1-4/mtg
- Range – 3 lots/qtr → 31 lots

Russ – along highways or all over?

Mainly along highway 11 – south part of RM

Dwight – talked to council.

- We have the right to demand better planning from developer.
- Implement a development permit – infrastructure costs to each lot – infrastructure levy \$2,500/lot.
- \$25 application fee – building permit – fees can be reasonable, more realistic, cover meeting costs.
- Real developers are used to fees. Weeds out spectators.
- This group (Water Wolf) will aid development.
- Mapping of cumulative information.
- Each applicant will use previous applicant's information and add to it.
- Amateur developers will cause the most grief when dealing with application fees. When you are dealing with a professional developer, they know what is involved and the associated costs.

RM of Rudy – 20,000 head feedlot possibly looking in and around Rudy

- Would like to have some bylaws in place before they start looking at particular areas
- Hard to define a universal standard between different areas

Fred – before we meet with RMs we should let Dwight do analysis

- We are showing comparisons between RMs

Tim – don't make zoning map just yet – too early

Colin – SSRWS & WW should coordinate as to what goes to RMs

Russ – we won't get to RMs before freeze up if we don't see them in June

Heritage River Designation – we chase money – background document to go with application.

Bob – Parks – our problem is being a Gov't dept we can't nominate river – we need a separate body to do nomination

Medicine Hat to Landing – all previous work is all done – Lawrence's reports

3 Criteria – South Sask meets all

- 1) Recreation
- 2) Natural/historic
- 3) Cultural

Colin – what's the key action?

Russ – funding by September to get in budget by next Spring

Colin – are you looking for partners – Google “Heritage Rivers”

Bob – should've raised this with the Minister

Russ – land use planning - #11 corridor

Tim – the designation might come with some withholding aspects

Russ – Fall Open House with Draft

Tim – Draft – research analysis – this is what we got – options- but don't call it draft plan

Russ – Preferred areas – OK areas – not OK areas

Tim – regional

- ILO potential
- Recreational potential, etc
- We have background product but it needs more analysis

Fred – you have to have some controversy to get participants to meeting

Joe Jozsa – Mistussine

- 250 surveyed lots, 245 are taken up
- No official plan
- Policy plan and implementing zoning bylaws
- Waste management, sewage disposal
- Inter-municipal cooperation on waste management – have talked with Elbow
- Water Wolf has not dealt with infrastructure commonalities yet

Next meeting – June 27th, 1 pm