

WaterWolf Land Use Planning Meeting
November 21st, 2007
1:00 p.m. - Sask Ag & Food West Board Room

Present: Denise Guillet, Russ McPherson, Michelle Hooey, Nicole Carey, Maurija Skansen, John Ippolito, John Linsley, Dwight Mercer, Karen Thogersen, M.L. Whittles, Jaclyn Ferriss, Travis Peardon, Tim Cheeseman, Garth Weiterman, Ian McGilp, Fred Baran

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

Russ:

- Overview – time constraints on other funding issues
- Get as far as possible before end of March
- Davidson/Craik – internet map server and zoning map
- Missing data from line departments
- Overlap – buy Cadestral data for planning area
- Data → SSRWS → from SWA
- Public data to share on internet

Tim:

- We won't get utilities – power, gas, phone

Dwight:

- Line departments can't relate to us
- Health districts → sewer mounds

Tim:

- SWA, Health and Environment are good
- National Energy Board says utilities are available
- They're available in Alberta?

Russ:

- ILOs – private information
- Met with each RM in planning zone
- Comfort level – 1 room meeting?
- Sample and shared bylaws in January meeting
- RMs of Loreburn & Coteau are having development pressures – want to see Dwight & Karen before January

Dwight:

- We have meetings in Davidson between Davidson and the 4 surrounding RMs – we could get Loreburn and Coteau to meet at the same time
- There have been no bylaw changes since the 80's

Russ:

- 2 of 7 RMs have said they would like to hire a regional planner
- Haven't spent a lot of time on corridor heavy haul road – Broderick south → GDT → #11
- If one RM refuses to play, they've cut money out for other 3 RMs

Tim:

- Have we had 'Clearing the Path' people come out to talk to them? - Tyler Lynch from SARM

Russ:

- Highway cost - \$1,000/km forever?

Dwight:

- Davidson – pulled by Saskatoon and Regina
- Starting to realize that what's good for the region around them is good for them – looking East/West → Water Wolf
- There are no statistics as to what's going on in town
- Capacity – water/sewer? – land subdivisions?
- They're going to have to collect data
- Model for land development- usually RM waits for someone to come to them with a proposal
- Water Wolf /RM decide ahead of time→ become developer
- Buy land- do plans in advance
- Utilities→ half a dozen development proposals
-Give us a price

Russ:

- Would need formal planning district
- Corporate body→ agreements, cash sharing arrangements
- RM of Loreburn Ethanol plant- not even talking revenue sharing

Tim:

- How do we direct growth/activity?
- Tax sharing
- Spinoff- positive to other areas regarding employees, housing, etc.
- SSRWS- consumer/environment/sustainable sides brings them together- benefits

Russ:

- Pipeline revenue doesn't get shared

Tim:

- Some areas have potash sharing
- Portage- good model
- Grand Prairie- some problems
- Incentives coming from top/down- revenue sharing municipalities get preference→ more tax \$- government add funding for planning district
- Cam Baker→ Tim will try to bring someone to speak on revenue sharing model

Russ:

- Thinks they're prepared to go to regular model/planner
- Harvey Hill- PFRA- extreme events (1 in 100)→ if they have \$ for additional mapping information

Dwight:

- Why not with Cam on December 2nd

Russ:

- They don't want to give you the data

- He'll give you the tool (program)

Dwight:

- Explained what we're doing in Water Wolf to other areas in the province- quite excited→ even if it's data or tools- we'll take what we can get

Russ:

- We need the data layers to incorporate into our map
- Cam has a gate keeper mentality and want to sell us his program

Tim:

- If he can do the work , we can "borrow" it afterwards and extrapolate the data

Denise:

- We just need the layers, because I can do the queries

John L.:

- Set areas back from the lake, and get discussion started

Jaclyn:

- She'll see what she can get from her department

John:

- Go back to Harvey Hill, and tell him his extreme events have added wrinkles to our plan

Russ:

- Conference in Winnipeg- they have huge amounts of data on our river
- Our own departments don't have up to date data
- If not good data- set way back from river and not worry about it

Garth:

- You can go 30 m back from river and it wouldn't cause problems
- There are too many factors to look at water quality parameters
- To gauge impact there would be no livestock sewage release into the river- show me where the problems are

Fred:

- No data

Garth:

- Environmental safety/food safety project about food borne illness from Qu'Appelle market gardens- have we heard about it?
- If no problems, why go looking for it?
- Lethbridge and feed lot alley- biggest polluter was Lethbridge (city)- storm sewers and sewage→ not from biggest ILO in country

Russ:

- All we're saying is- don't we want to have good data?

Garth:

- South Saskatchewan River and tributaries→ set back Glenside and further East

Dwight:

- Initially we're trying to establish an inventory of what we've got (description)

- We don't know where/how many/sizes of any ILO's we already have
- Gas lines, roads, ages of bridges, etc.
- Early stage of inventory

Tim:

- CWD, Dutch Elm Disease, Algae

Maurija:

- ILO's in AB are contributing less than Lethbridge- interesting
- Testament to success of regulations in place
- Level the playing field- not self imposed laws- proactive way to ensure that something doesn't happen

Fred:

- Facts to bring to the city while trying to get them to clean up their sewage release

Dwight:

- Pump-out vaults leak- so how do you regulate? Pump out every 3-5 years
- Sewage vault empty and should be full- than it gets fixed
- Regulation→ inventory tracking

Jaclyn:

- Protection of ground water- we're not prescriptive in SK
- Everyone has to stay this far back from this river→ what about every other river?
- We won't issue a license if we don't think the requirements are met

Russ:

- After you issue a license you are not accountable
- After their water is contaminated, does the government run in a line for them?

Jaclyn:

- We require people to get a consultant for a poor site

Russ:

- Every lagoon leaks in our RM
- Becomes the RM's problem even though they were all approved by government departments
- We need a bigger safety margin to be more preventative now

Tim:

- Service agreement is to build things
- Long term maintenance- goes beyond the year- most municipalities don't ask until there's a problem

Russ:

- You don't want to make it arduous for an ILO to develop

Tim:

- People have to know what they're responsible for- oil/gas/agriculture industries have gotten the message

Russ:

- If I was in a new municipality now, I would ask if there was an infrastructure agreement for ILO's, etc., available now

Tim:

- Sharing of costs

Dwight:

- A 1 year warranty on a 75 year life span on infrastructure- people won't accept and then maintain- expenses are handed off to the municipality
- Low capital construction costs for year 1
- High maintenance costs forever for the municipality
- If you have to rebuild after the fact
- 20 times more expensive
- Cutting short term costs and not looking at long term costs

Russ:

- March 31st deadline
- SAF- if we put out (a) are you going to come back and say it should be (b)?
- So if we put this out in January, we could get a map for public by March?
- 7 RMs- 50 to 60 people if whole council shows up

Tim:

- SAF are on deck
- Andy- separation distances are not doing what we need- other criteria needs to be looked at

Russ:

- Mentality switched regarding sewer into river and ILO's along river
- Old bylaws don't reflect this change

Tim:

- Other WACs have had to deal with this problem- glean the wording from their plans

Russ:

- Have you looked at soils regarding ILOs that we have mapped?

Jaelyn:

- Bounty one is only one that looks bad

Russ:

- Rudy picked ILOs regarding heavy haul roads

Tim:

- Deadline should be good
- We can have product
- SAF/Environment- government still trying to push ahead
- This won't be a static document

Dwight:

- Worst thing for Davidson is all bylaws/plans that are from 1986
- Should be like a business plan- ongoing
- Continually updated- policies in present or just in grasp of future- not 20 years ago

Fred:

- Plan is a working plan- always adjusting- something concrete to start from

Dwight:

- 5 year rolling plan

Russ:

- If government is rethinking- development N of town will see 40% increase in assessment for the RM- the rest of agriculture tax base is unsustainable- will start abandoning roads- inability to tax ILOs has to be revisited- only sustainability is rural residential
- Corridors and clusters
- Forced into issue where we provide high quality services to clusters, and agricultural communities will receive less and less services because they can't afford it

Tim:

- Government encouraged a road every mile up to the 70's

Russ:

- Development will favor acreage development every time

Tim:

- Now you're in commuter shed to Saskatoon (1 hour)- Danielson corridor

Russ:

- We'll be forcing agriculture right out of corridor
- 5 times more for cutting up farm for residential

Dwight:

- If we go to (a), (b), (c), (d),- utility costs will be much cheaper- buyer will decide to go where it's cheaper- so 40% savings
- RMs- hard to regulate- everyone is related
- District- easier to regulate, rather than strict zoning- use economic incentive

Tim:

- Plan- here's the range that this area will sustain
- Developer- you pick where you will go

Russ:

- Development N of town- Class A utilities
- Every other village has worn out infrastructure and has had to keep mill rates low
- Our plan in environmentally sustainable, but not fiscally sustainable

Dwight:

- Mind set of rural SK- every piece of land has opportunity to be whatever it wants
- Look at land like decision matrix

- Pros/cons- per section- cheaper to build or cheaper to maintain?
- Double tax of residential development, but if they have 3-4 times the expectations- if charge them double, make sure expenses are less than revenue

Tim:

- What Water Wolf is doing is all education

Russ:

- We won't walk away in March

Tim:

- We will stay with this project

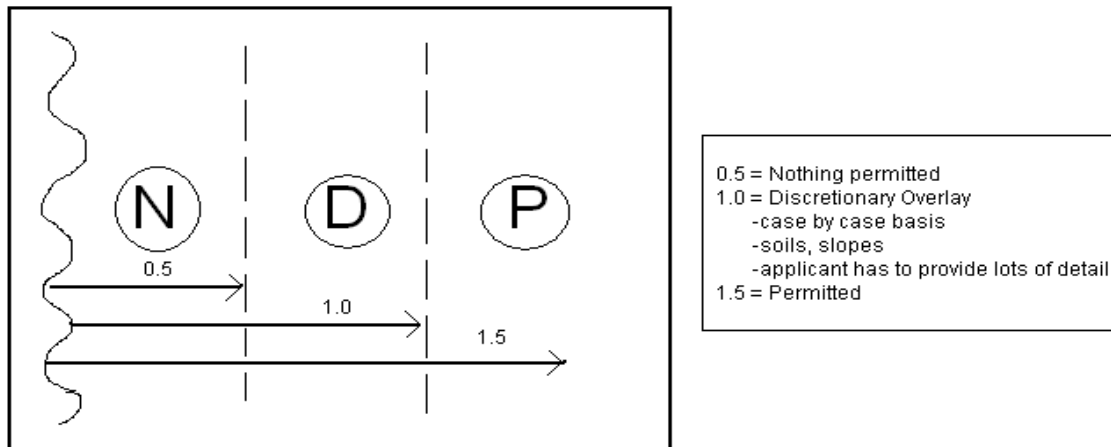
Fred:

- Set setback distance from river to get feedback from public

Tim:

- You have to get them talking, but you have to have logic as to why you decided that way
 - ILO: - river distance
 - heavy haul road
 - residential development

Dwight:



Tim:

- Distance varies as per terrain
- GPS is great
- Ground proofing has to be done- site tour

Fred:

- At public meetings- people will tell you what can and can't be done

Dwight:

- Walk the property (all 4 seasons)
- You have to know your property
- Any Discretionary land must be walked and relevant air photos must be looked at

Russ:

- January meeting- 7 RMs

Dwight:

- Mid January- pair the RMs up and break the ice- 2 councils
- End of January- get all the RMs together- they will be used to interacting with another council

Tim:

- Vanscoy wants to play

Russ:

- 1 piece is Delisle (RM of Vanscoy)- they want a buffer around them

Dwight:

- Invite service groups to open house

Russ:

- Next open house?

Tim:

- After March 31st

Dwight:

- Responsible councils- (mid to late January)- open houses: March 31st to April

Tim:

- What do you need by March 31st?

Russ:

- Internet map server- plan/map

Tim:

- Plan/map/public consultation
- Planning district can come later

Fred:

- If we have councils on our side- planning district will follow

Tim:

- Planning district
 - advisory
 - corporate body

Russ:

- Size, shape- too big, too small
- Capacity to do hiring
- Funds from government to continue

Dwight:

- Davidson see W SK as more viable than N/S

Tim:

- Don't want to become unmanageable
- Looks like we have councils that want to form a formal planning district

Russ:

- Less concerned about how many are in mix
- More concerned about planner costs
- We would see this as a service district for other services, not just planners

Dwight:

- Size- if add Davidson/Craik its fine
- Planner- we can have on retainer

Tim:

- Shortage of building inspectors

Dwight:

- Water treatment operators

Russ:

- We need a model that includes many more services
- Joint administration between Outlook/Rudy

Dwight:

- Shortage of municipal administrators
- Denise- info on aquifers?

Denise:

- No- I have water well records

Russ:

- Are we started on a written report yet?

Dwight/Karen:

- Yes- map and plan go hand in hand
- Map- vision

Denise:

- Internet map server
- Do we need public permission to display on web?
- We have ILO data from SAF
- Make information on map “blobby”
- Irrigation districts- have
- PFRA pipelines- have
- No utilities
- Sasktel- no- your link maybe
- List of crown land on line
- Mapped each quarter section over 120 acres

Fred:

- Ask municipalities to draw power lines

Tim:

- Talk to Environmental Assessment people

Karen:

- They said no

Tim:

- Talk to Brent Ditter with EAP (Phone #: 787-6354)
- SUMA- first week in February
- SARM- first week in March

Meeting adjourned at 3:30 p.m.