



WaterWolf Planning Workshop

February 28th, 2008

10:00 a.m. – 3:00 p.m.

Heritage Centre – Outlook

1. Introductions

2. 5 New Rural Municipalities and Villages

- **“Preliminary” Concept Plan from February 19th meetings**
- A representative from each municipality:
- **RM of Victory** – started with marking important roads within the RM. Identified potential Country Residential areas along the lake. Looked at Critical Habitat layers along the west side of the RM that coincide with the Pastures. Identified a few areas for Potential ILO development. Spring Lake could be developed into a Resort Village. A butte south of Beechy is a possible spot for Country Residential. Have had 2 companies that have set up test towers in the RM that are looking at wind power generation; there is a swath of the RM set aside for that project if it goes through.
- **RM of Canaan** – highlighted a drainage area that is high in gravel deposits. Similar areas that go into the neighboring RM. Have had interest in subdivisions in the RM. Presently have Wild West Steelhead in one bay with possible expansion in the future. Airport at Lucky Lake. An ideal spot for a marina located in a bay that is also a proposed site for Fish Farm expansion, will work with the Fish Farm to put road access into this spot. Has been some land that has moved on the lake, they are buying this for recreational purposes, but no development has been done to date.
- **RM of Maple Bush** – Have a critical wildlife area identified. ILO’s are present and areas for potential expansion marked on the map. East of Riverhurst there is room for expansion of industrial development. Country Residential area located around Palliser Regional Park; would like to see future development concentrated in that area because of existing roads. Are lining up with Canaan across the lake for similar land uses. Main roads were identified. Have a good marina in Palliser Park. Irrigation is located all along the lake at the north end of the RM with room for expansion.
- **RM of Enfield** – Have a town that is the centre of the service region (Central Butte). There is an airport at Central Butte. Have a large critical Habitat area. Room for industrial expansion. Large gravel deposits scattered about the RM. Have some road priorities identified.
- **RM of Huron** – Have #19 highway running along the west side. The old town site of Bridgeford is in the RM, it still has services, so they are working to attract some people into that area. Have lots of gravel in the area. Community Pasture in the RM. Have a pipeline running through.

3. Dwight Mercer – Issue Identification Discussion

- Want to make sure everyone understands their Municipality and understands their neighbors. What is the vision for 5 years? Later, will be engaging the general public to gain a broad consensus as to where we are and where we want to go. After that, plans and bylaws will be developed. Need to work with municipalities to revisit their land use plan. This document should be looked at once a year, if not more. Ensure that your plan is always current because things change. Should the long corridors of Country Residential in the North end of the map be changed into clusters? Yes, Rudy has already identified these changes.
- The Issue Identification Exercise is a starting point – you as municipalities may want to go over this same kind of exercise with your council and your ratepayers and see where everyone's interests lie.

4. Tim Cheesman – Framework for a Regional Planning Commission & The Governance Model

- Provided an example that was used in the Great Sand Hills Area.
- This commission was the only Planning commission that has been put together to manage a number of issues. All other planning districts in Saskatchewan that have been put in place to create a 'no fly zone' around an urban centre.
- Planning districts around our larger centres have been ineffective until recently. Some are looking to rekindle their planning district. They are beginning to face new issues and see the need to revisit the planning district. They know they can't all be contained within their urban boundaries, so they are starting to think inter-municipally. Have gone from a 'protection mechanism' (ex. Reservoir Development Area along Lake Diefenbaker), to a working groups to similar what was developed in the Great Sand Hills. Planning needs to be done on a local level. The idea of supporting a Planning Districts is there, the legislation has been changed in the act, there needs to be Corporate Planning Districts, ones that get funded and are able to make decisions.
- An Advisory Planning District formalizes the process. There is representation from the entire area. Municipalities would be responsible for paying their representatives per diems, mileage, etc. Other professional services are currently provided at no charge to the Municipalities (ex. WaterWolf employees, Municipal Capacity Development Program, etc.). You can collectively deal with larger issues. Having retainers for professional services allows you as a larger group to access services that you might not have otherwise been able to use.
- Alberta is going back to having Planning Commissions.
- From discussions that have happened, on a corporate board, the balance of power is to your elected representatives. *Maybe we should be thinking about having 2 of our MLA's hold a seat and a vote with our Planning Commission?* This creates government to government relations. Invite them to the meetings so they can hear our concerns.
- This process has to be driven from the ground up.

- This is a great opportunity for the WaterWolf participants to form a Planning Commission. The entire RM does not have to join the Planning Commission. The boundaries are more flexible as to where you want to belong and where you feel ties to. A Planning District can be formed with 2 municipalities. This gives you the ammunition to develop policies between participants. Not everyone has to have the same zoning bylaws etc., but you want to have consistency and have that overall umbrella (that gives you the legal framework) with the group, you do not lose your individuality with a Planning District.
- A professional hired by a Planning Commission gives the region consistency; whether it is a building inspector, engineer, etc., industry also appreciates this as well. This produces best practices in each area.
- This project ties in good with the Lake Diefenbaker Destination Area Plan that Tourism Saskatchewan & Mid Sask CFDC/REDA are currently working on and the Whitecap Trail Corridor.

5. How to Review a Development Proposal

- Participants will be given an example of a development proposal:
- *Information give: Land is Class 6/7. Cut for hay once a year. Adjacent to the Hamlet of Beaver Creek (16 parcels per quarter). On well water. In the current zoning bylaw, there is not supposed to be any development next to them. Irrigation pivot across the highway. There is drainage. In the RM of Corman Park. You can't build an access site off of the new highway alignment.*
- Split into 4 groups who will be given a checklist of what you (as a municipality) should be looking for when dealing with a developer who comes through your door.
- Councils should always receive a package from the developer when they walk through the door.
- **Example #1:** Tim Cheesman – High Density Condominium development. Highway has been moved so now there is potential for development on this land. Dept. of Highways will give 2 access points into and out of the subdivision. 34 condo, single attached houses. Centralized water & sewer. Have contacted water provider, they have offered to hook him up to the line for \$1500/unit. Research proves this is the type of development that people are looking for. The residents of the nearby Hamlet are in favor of this because it will allow them to hook onto the infrastructure that will be put in place, and will prevent the development of industry such as ILO's alongside of their homes. This will be of no cost to the municipality. Have already pre-sold 27 out of 34 properties on this development.
- **Example #2:** Dwight Mercer - Here from the Super Alberta Land Corp. Have selected you for a major project; an Industrial Park. Was interviewed by the Star Phoenix last week, and have another area picked out if you do not approve this. Will increase jobs and expand tax base to your area. Research has already been done, so it is ready to go forward. Timing is right and project can move forward as soon as council approves it.

- **Example #3:** Karen Thogersen – Here on behalf a group of locals. Have optioned the property. Will compliment the adjacent development. 5 acres pieces. Septic field. A perimeter of larger lots, all south facing (eco benefit), use natural materials. Septic area will be a recreational area. There are a few bluffs that the trees will remain on. Will use private wells or tie on to the irrigation unit across the road (untreated water). Minimal impact on the area. Houses will blend into the landscape.
- **Final Analysis:** None of the proposals contained enough information for any group to make a final decision. Never feel uncomfortable as a municipality to ask for more information. If the developer is serious about their project, they shouldn't hesitate to go out, gather the information that you are requesting, and then come back and talk to your council again. You want to make sure that the developer has talked to the adjacent properties; this isn't the responsibility of the council to do this. When a proposal comes into a municipality office, the administrator should immediately see if it fits their bylaws, if it doesn't, it is an easy decision whether or not this should go to council. Once you zone a piece of land you lose the ability to negotiate on it. Encourage developers to come and talk to your council on a regular basis so everyone becomes more comfortable with the concept.

6. Truth Proofing – What has been learned at Council Meetings?

- Along 219, there is a long strip of Country Residential. There has been discussion about whether this is a wise decision to leave it this way, or should we move towards clusters? Rudy has discussed it, and are going to look at clustering.
- Some of the road networks made sense within each RM, but now looking at the big picture, they need to line up with their neighbors off of each side and north and south.
- RM's would appreciate a larger copy of the map. Need to look at making individual maps for each RM.

7. WaterWolf Concept Plan

- Reviewed the latest edition of the WaterWolf Land Use Concept Plan. Changes were recorded on the map and will be made.

8. Next Meeting Date

- **Thursday, March 27th, 2008** – Heritage Centre in Outlook from 10:00 a.m. – 3:00 p.m.