

January 30th, 2008
Bylaw Planning Workshop – Outlook Heritage Centre
10:00 a.m. – 3:00 p.m.

1. Introductions around the table

2. WaterWolf background

- Making long-term decision about what the communities will look like 30 years down the road
- Regional planning on an on-going basis
- Do we want to restrict ILO's on the river, do we want to see houses along both sides of the river wall-to-wall, can we find some common development bylaws so we don't see developers playing off of one another?
- GPS tracking is starting with the RM of Rudy, 2 are installed in Rudy graders. Also looking at units installed in buses and ambulances.
- Looking at the water technician project. If we can get enough participants we will hire a technician to look after an area.
- Will have an internet map server in place with the Land Use Planning map.
- Working with the South Sask River Water Stewards; works nice with the Land Use Planning project

3. Tim Cheesman – Municipal Capacity Program background information

- Trent: What area would we be looking at for the Planning Commission? Would it be the WaterWolf area or bigger?
- RM of Vanscoy is moving toward building a new community development plan, so they would be interested in being involved in this process. Especially the land from Pike Lake & south.

4. Area Report from Participants – Rural & Urban Issues

- **RM of Rudy & Town of Outlook (Trent & Wayne)** – struggling with increased pressure for CR1 development (220 lot going North of town), they are popping up all over the place. They are struggling to know how to manage it properly and want to make sure things are done right and for the future. Have large hog barns in the RM.
- **RM of Vanscoy (Harvey)** – major pressure to have small acreages. 1 subdivision proposed to put 45 lots on a ¼ section. Council doesn't know how to deal with it. The land itself is probably okay for subdivisions. But they don't know how to deal with the services that they would have to provide for new developments.
- **Village of Elbow (John & Dave)** – a very fluid situation. Had interest from Alberta groups, people looking for residential properties. 70 lots have been sold. Are now wondering who is going to seriously develop, who isn't. Monday, sent back a revised copy of community plan, working on zoning bylaws, working together with the RM of Loreburn. Sewage lagoon is maxed out in the summer time – needing an expansion. Needing a grasp on how many

developments/houses that will be established. May have to put a freeze on new development because infrastructure isn't there. Have invited Mistusinne to talk about a regional lagoon. Complexion of village is changing, from a permanent population to a summer population – leaving few people to carry the weight in the winter time, having those summer residents expecting those services when they return in the summer. Any future development needs to be paid for by the developers, and not the existing community.

- **RM of Victory (Diane & Donald)** – Not a lot of pressure yet. Some talk about development. New lots opened at the Regional Park, all are gone. There are no lots available right now in the Park. Have access issues into the park. Village of Beechy, there is still capacity for housing to go there, there are empty lots in both Beechy and Demaine. RM is concerned about the land along the river, and the expansion of the fish farm. Some of the main coulees used for recreations are the ones the fish farm are looking at for their expansion. Have issues of cattle in the lake, and the tourists not wanting to “see” them.
- **Village of Broderick (Elaine)** – beginning to understand future with development potential. Been told they do have capacity with water and lagoon. Have lots available. More land opened up since the rail line has been abandoned. Want to be prepared. How do we control what people do? Need guidance with these issues.
- **RM of Coteau (Chris)** – hamlet site of Birsay, every lot has been bought up. Some of them beginning to have work done on them. Were approached by a developer along the edge of the lake, but hasn't gone very far. Looking for more information so they don't get strung out. Hitchcock bay has no lots available. This will be the telling year, since this is the 2nd year for development on the majority of the lots that were sold, so something will have to be done. There is no criteria in Birsay for development. Have to build within 2 years for Hitchcock, but no “specifics” on what the building has to be looked like. The lots in Hitchcock are leased.
- **RM of Canaan & Village of Lucky Lake (Tom & Edna)** – Have a ‘wish’ list. Are a bit further from the lake, but would like to be involved. Have lots for sale in the village. Without infrastructure, they won't be developing. Proposed expansion of the fish farm. May be looking at the beginning of country residential in a ¼ section along the river. Don't have access along the lake, no boat launches etc.
- **RM of Fertile Valley (Brad, Don & Yvonne)** – recently built a new shop and office complex with room for other offices in the building. Always thinking about irrigation. Looking forward to working with other communities and RM's learning best practices from others. Are looking for what kind of infrastructure the RM is going to have to provide for the irrigation project. Need to decide where future ILO's will be developed so they don't disturb current residents. Ardath and Bounty have had some lots sold to an individual from Alberta. Have the river along the entire length of their municipality. Have run into road construction issues dealing with country residential. Have reservations about letting people develop because they don't know what their expectations will be in the future and what onus will be put on the RM.
- **Village of Conquest (Gery & Jean)** – Have sold lots and houses in Conquest. Only have a couple of each left. Most buyers are Alberta residents. A couple has purchased 3 houses and the hotel in town. Have the water, but water treatment plant infrastructure is maybe not up to speed.

- **RM of Loreburn** – Have the terminal and the ethanol plant maybe going in. Will generate 5 times the traffic. Have a large development going in at the golf course in Elbow. Last phase that he has planned has 60-70 lots. Also looking at RV lots. The RM has issues with providing the services to this development. The first 18 lots that went in, were told they could go with a septic tank. The last lots are very concentrated, and they believe they need to look at a lagoon expansion, and not have septic tanks. Have a developer looking at the Garth Subdivision. Had about 6 farmers coming with their ¼ sections wanting to rezone and subdivide. Really would like to see the concentrated development at the golf course to go into a centralized sewer/water system.

5. WaterWolf Land Use Planning Map Discussion

6. Commonalities

7. Servicing Agreements

RM of Rudy Example:

If you are going to use service agreements, then you apply them consistently or not at all.

Q: Who are municipalities using for a building inspector? Rudy is using Municode. RM of Vanscoy has their own. Village of Elbow has a retired person in place. No other municipalities have any on retainer. Maybe the WaterWolf area needs to look at developing someone to do this work in the area. Tim will send us the links to the training available to become a building inspector. We will put those on the waterwolf.org website.

RM knew that they were eventually going to be approached by developers looking to develop because of their proximity to the lake. This addresses sewer/water/roads/lights/garbage etc. It can be tailored to whatever development that you would like to do within the RM. There are schedules that the developer needs to supply. The developer is responsible for everything being set up on the subdivision, and he/she provides the RM with a deposit and are allowed to pay that down as the work is completed. They will be responsible for water/sewer for the first few years. There is a financial obligation for the developer. The security was calculated as a percentage of the total construction cost. (Was estimated) This makes it easier for the developer to pay the security down. The security deposit was close to about 50% of the total construction cost. Once construction was being completed, it began to be paid back right away. They aren't as reluctant to put \$\$\$ up on the get-go because they know they can get it back quite easily when they start to complete some of the work. At the end of the day, the RM of Rudy will turn the water/sewer into a utility.

This group will allow us to share and exchange knowledge in terms of best practices and equally important, things not to do. Depending on the quality of your development, you can work other items into your servicing agreements, or put levies in place. Development Levies and Development Agreements are separate from Service Agreements.

Q: How do you come to a consensus as a group about where things should be located in the Planning area? Some areas will make sense, some won't. Geotechnical, ownership of land, etc. Pick things that you can agree on. The will be a focus on the river, good water quality, recreation and a potential for growth.

Set up advisory council for the Planning district.

You can belong to more than one planning district.

It formalizes that you agree to work together.

If you decide to go with the Planning district, you can take the plan that we are preparing for the overall area, you can each adopt you own zoning bylaws. There are templates to work from.

9. Next Steps

Canaan and Victory would like to be involved in this process and are looking forward to our visit to their next council meetings.

Need to put tourism on the map.

Want to have technical committees at our meetings.