

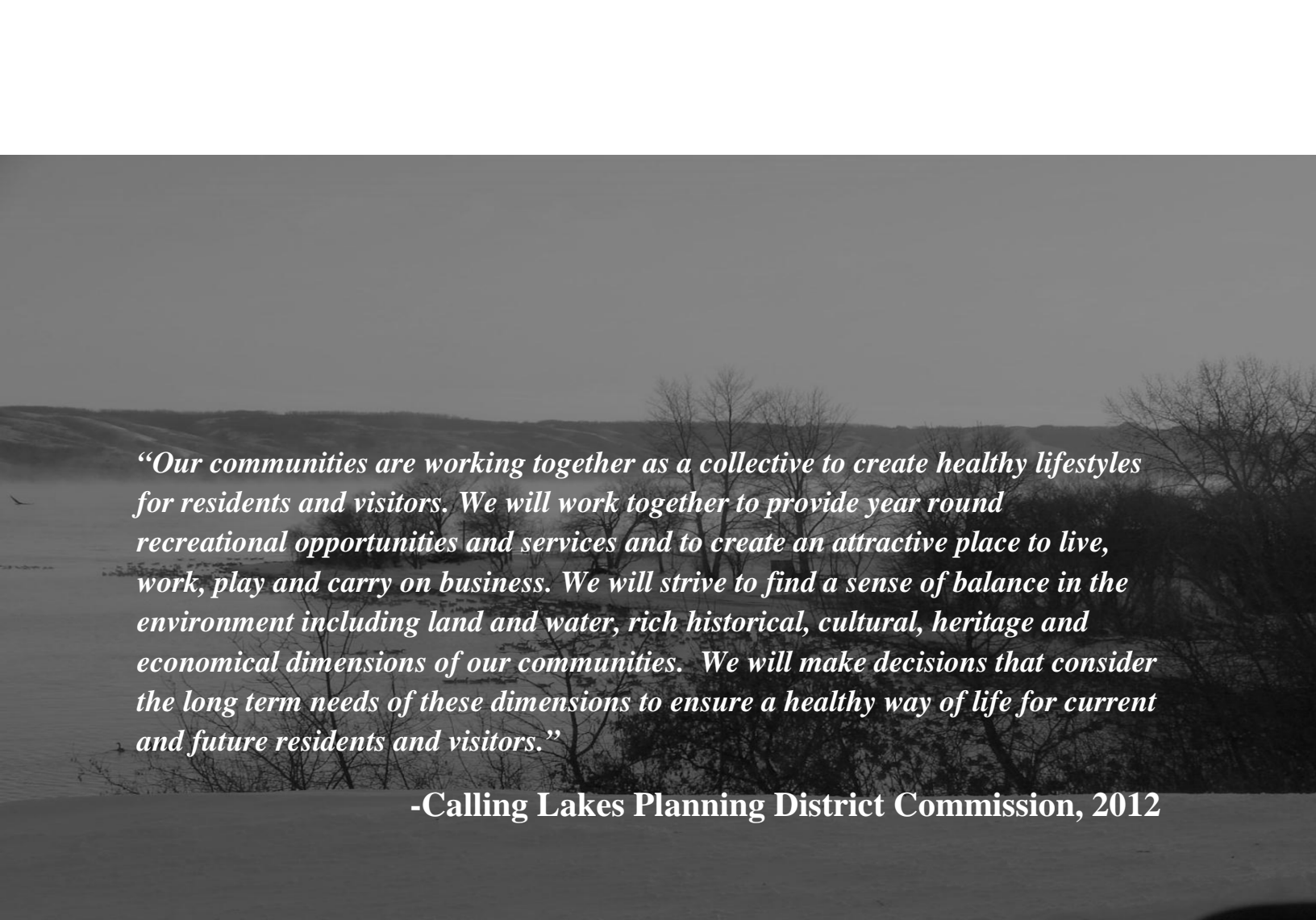


"4 Lakes, 4
Seasons, 4
Everyone"

Calling Lakes District Plan

Calling Lakes Planning District





“Our communities are working together as a collective to create healthy lifestyles for residents and visitors. We will work together to provide year round recreational opportunities and services and to create an attractive place to live, work, play and carry on business. We will strive to find a sense of balance in the environment including land and water, rich historical, cultural, heritage and economical dimensions of our communities. We will make decisions that consider the long term needs of these dimensions to ensure a healthy way of life for current and future residents and visitors.”

-Calling Lakes Planning District Commission, 2012

The members of the Calling Lakes Planning Commission were instrumental in the development of this Plan. Without their dedication and numerous upon numerous hours of volunteered time, this Plan would have never come to fruition. And although the member of the Commission changed from time to time, the Municipalities involved were dedicated to this Plan and helped see it come to completion.

Table of Contents

Chapter One: Welcome to the Calling Lakes Planning District: Heart of the Qu'Appelle valley

This chapter will serve as an introduction to the Calling Lakes Planning District and includes a brief history of the area, some statistical information, and the reason behind the plan.

1.1	Title	Pg.6
1.2	Scope	Pg.6
1.3	Purpose	Pg.6
1.4	History of the Valley.....	Pg.7
1.5	Location	Pg.10
1.6	Membership.....	Pg.10
1.7	Population.....	Pg.11
1.8	The Need for a Plan.....	Pg.13
1.9	History of the Commission.....	Pg.13
1.10	History of Planning in the Valley	Pg.15
1.11	Role of the Calling Lakes Planning Commission	Pg.16

Chapter Two: What the Future Holds: A Unique Plan for a Unique Feature

This chapter will provide information on the vision, values and goals that helped guide the creation of the plan.

2.1	Our Vision.....	Pg.17
2.2	Our Goals.....	Pg.18
2.3	Our Values.....	Pg.19

Chapter Three: Directions for Growth: General Policy Direction

This chapter will provide the General Policy Direction for future growth. It will include details on the protection of the environment, economic development, cultural and heritage preservation, infrastructure requirements, methods for collaboration and cooperation, and recreational activity.

3.1 EnvironmentPg.20

3.2 Infrastructure: Transportation, utilities and Services.....Pg.28

3.3 Cultural, Historical and HeritagePg.34

3.4 Collaboration and Cooperation.....Pg.41

3.5 Economic DevelopmentPg.45

3.6 Recreation and TourismPg.47

Chapter Four: Land Use: Rural Resort and Urban

This chapter describes the current and future land uses in the District and provides guidance for Municipalities when reviewing development and subdivision applications.

4.1 Rural Land Use Policy.....Pg.52

4.2 Resort Land Use PolicyPg.55

4.3 Urban Land Use Policy.....Pg.58

Chapter Five: Implementation

This chapter includes details on how the plan will be adopted and used. It will also touch on monitoring measures and the future of the Calling Lakes Planning Commission.

5.1 Zoning Bylaw.....Pg.61

5.2 Subdivision.....Pg.61

5.3 Servicing Agreements.....Pg.61

5.4 Development Levy Agreements.....Pg.62

5.5 Dedicated Lands.....Pg.62

5.6 Plan Review and Amendments.....Pg.62

5.7 EnforcementPg.62

Chapter Six: Glossary of TermsPg.63

Chapter Seven: Maps and Drawings

CHAPTER ONE: WELCOME TO CALLING LAKES

Heart of the Qu'Appelle valley!

Our District, comprised of very enthusiastic, devoted and steadfast Municipalities, will pave way to a bright and prosperous future where we can find a sense of balance among the environmental, social, cultural, historical and economical dimensions of the District.

1.1 Title

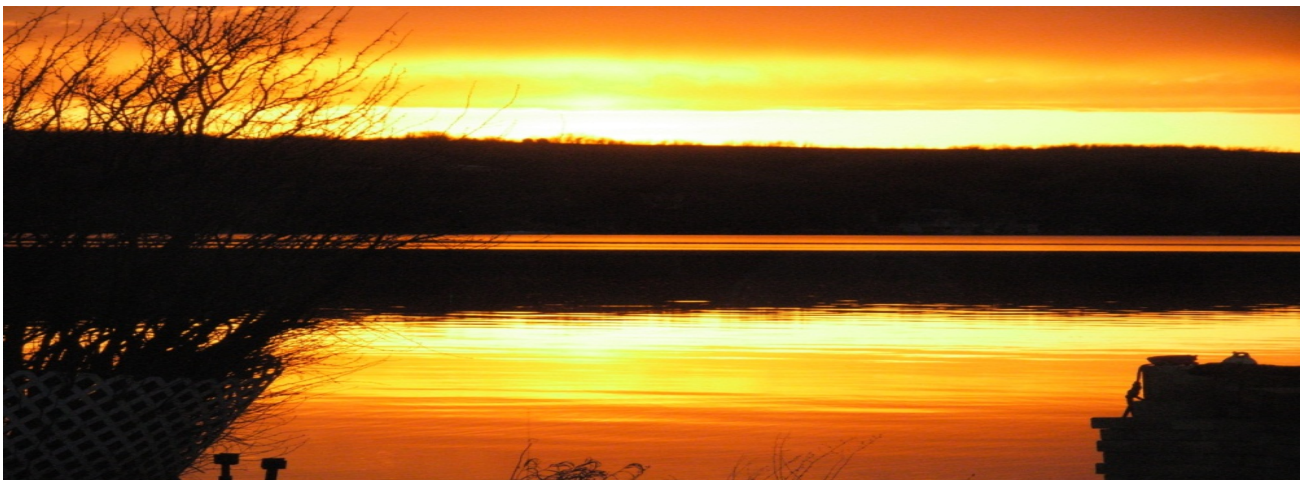
The title of this document shall be known as the District Plan for the Calling Lakes Planning District.

1.2 Scope

The District Plan will be a tool for the Municipalities to use to achieve their future goals. It provides guidelines, direction and aligns the policies for each municipality in regards to future growth for the District and most importantly the sustainability of the Qu'Appelle Valley. The planning capacity of the area is continuously being improved by the cooperation and information sharing by the members. The objectives and policies apply to the entire area within the boundaries of the Calling Lakes Planning District. If a member municipality does not have an Official Community Plan, this District Plan is deemed to be the municipalities Official Community Plan for the purposes of the *Planning and Development Act, 2007*.

1.3 Purpose

The Calling Lakes Planning Commission has authorized the preparation of this District Plan pursuant to Section 102 of *The Planning and Development Act, 2007*. No development or subdivision of land within the boundaries of this district, within the jurisdiction of the member municipalities, shall be approved which does not conform to this District Plan.



1.4 History of the valley

With its rich historical background, the Calling Lakes Planning District is full of places to see and things to do. With a small population of permanent residents, the District has a rich cultural and historical presence that is recognized throughout the province. There are a lot of cultural activities related to the arts such as pottery, local artists guild, summer art festival and even music lessons. There are also a variety of restaurants, an active farmer's market, and local enthusiasm about the valley district in general. In addition to the many cultural activities, there are numerous historical landmarks and sites of significant importance to the people in the District.

History View of Broadway Avenue in Fort Qu'Appelle



“...Fort Qu'Appelle was the focal point of a network of prairie trails, site of the negotiations for Indian Treaty No. 4 (1874) and a temporary camp of the Canadian militia of General Middleton's Command in 1885.”

Source: <http://www.fortquappelle.com/hist.html>

Construction begins in the Resort Village of Fort San



Source: http://www.fortquappelle.com/hist_pic.html

The Valley of the Qu'Appelle

Ages ago, the geologists say, there was a great inland sea covering what now are the prairies. Much later a glacial ice cap pushed down from the north levelling the terrain and as the glacier melted it formed a great lake. When the water receded the mighty rivers were born and it is said in time the height of land below diverted the flow of the southern river at Elbow to join the northern river, leaving the Qu'Appelle to continue to develop on its own. We see the results today in the beautiful chain of lakes which grace the one hundred and sixty mile course of the Valley to its junction with the Assiniboine at St. Lazare.

The Cree and the Saulteaux, nomads of the prairies, no doubt knew the valley well in pre-history time in their search of the buffalo, which found shelter in these wooded coulees during winter. de la Verendrye is the first white man in authentic record to have seen the western plains in 1738. Whether or not he viewed the valley is not recorded.

The first to refer to the Qu'Appelle Valley were the fur traders. Daniel Harmon of the North-West Company made mention of the valley in his journal in 1804. John McDonald, another employee of the Company, visited the area about the same time. The great explorer, David Thompson, mapped the valley showing the location of the trading posts of the North-West Company at the then turn of the century. North-West Traders were active in the area long before the Hudson's Bay Company had moved beyond the Red River.

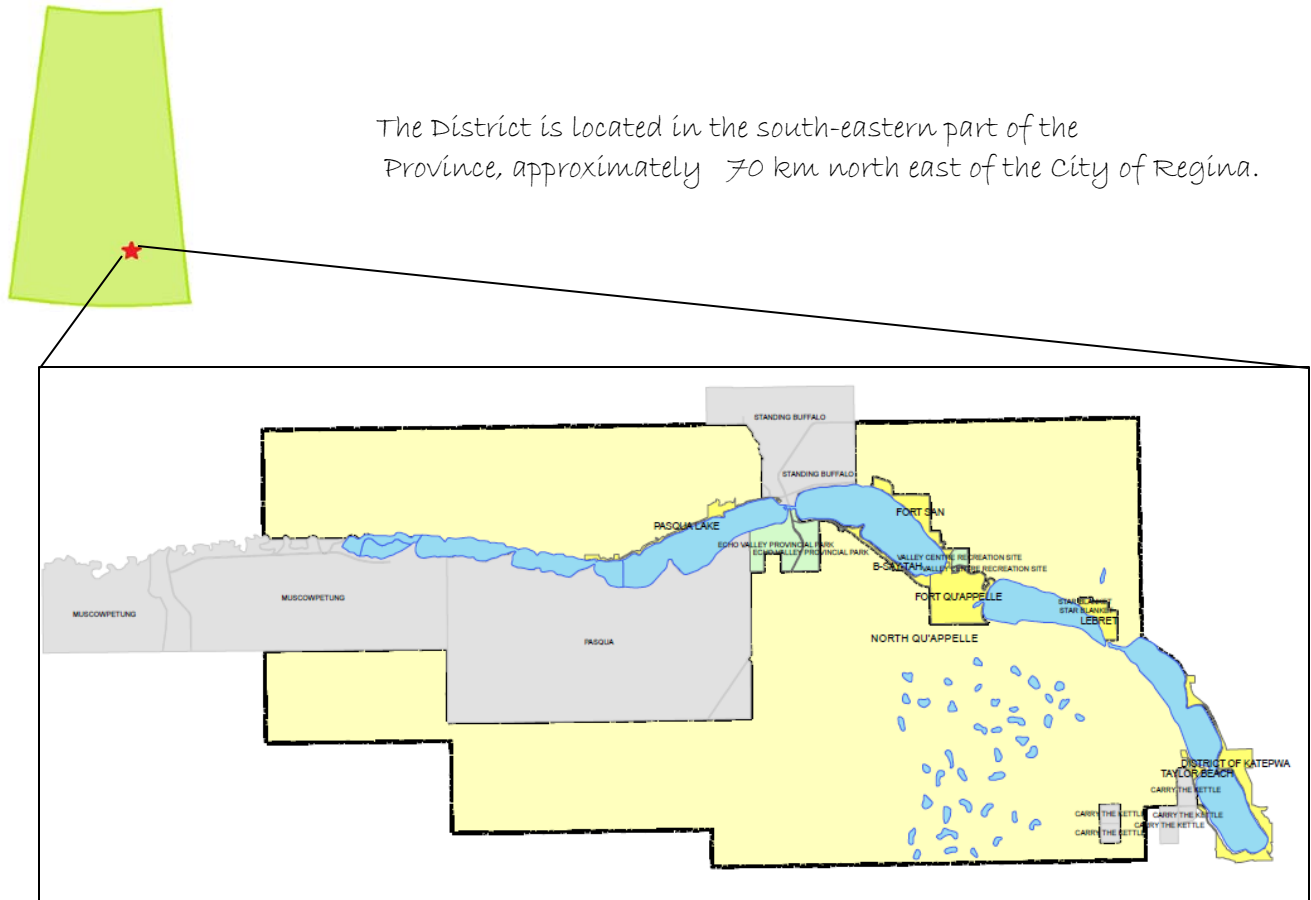
It is recorded that Abbe Provencher from the Red River visited the valley in 1819. The Abbe a few years later was named the first Archbishop of the Roman Catholic Church in the West. Records also show that the Anglican missionary Rev. John West visited the lower valley in 1822. In 1823 Abbe Picard from Pembina visited this area and stayed for a while with John McDonald of the North-West Company. Palliser and Hind spent some time in the Valley in 1857 and 1858.

There are many interesting legends surrounding the naming of the valley. Pauline Johnson in her hauntingly beautiful poem "The Legend of the Qu'Appelle" tells the Indian Legend of how the valley got its name. The name likely derived from the Cree name "Kahtapwao" which in that language means "What is calling?" The Indians gave the name to the last in the chain of four lakes (no known as Lake Katepwa) for tradition had it that spirits inhabited the shore of the lake and old time Indians North-West Company and the translation of "Kahtapwao" to "Qu'Appelle" was quite natural.

Source: www.fortquappelle.com/hist.html

1.5 Location

The Calling Lakes Planning District is located amongst some of the most pristine natural settings in the Province including peaceful lakes, vegetation, wildlife and rolling hills. The District is located within the Qu'Appelle valley and as such is fortunate to have many opportunities for outdoor recreation while still being in a developed part of the province.



1.6 Membership

The Planning District Commission is officially made up of 6 Municipalities:

- R.M. of North Qu'Appelle No. 187
- Town of Fort Qu'Appelle
- Village of Lebreton
- Resort Village of B-Say-Tah
- Resort Village of District of Katepwa
- Resort Village of Fort San.

Associate members include:

- Village of Lipton
- Fort Qu'Appelle and District Chamber of Commerce
- Regina Regional Opportunities Commission (RROC)
- Treaty Four Tribal Council
- Echo Valley Provincial Park

The policies within this District Plan will apply solely to the member municipalities; for constitutional reasons, the land use policies will not apply to First Nation Reserve lands. However, cooperation and collaboration is essential for the future of the region.

1.7 Population

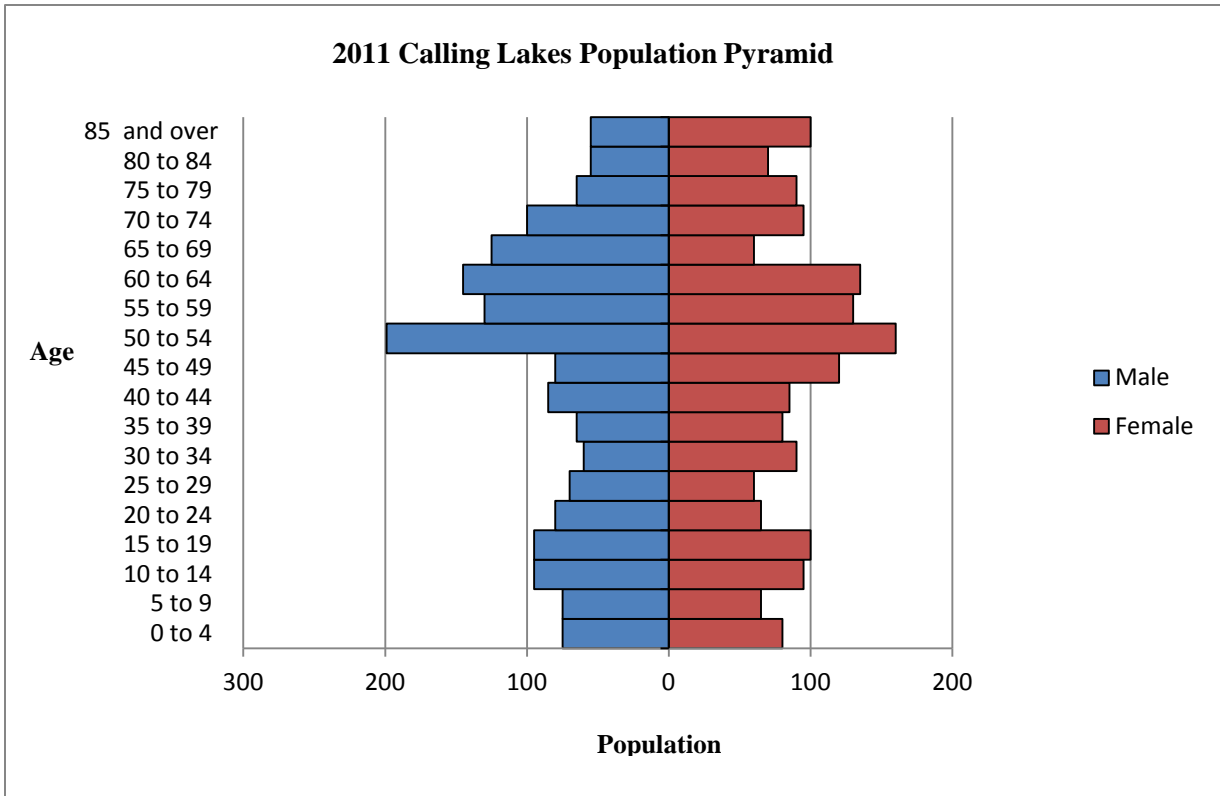
Municipality	2011 Population	Population Density	Land Area
North Qu'Appelle	728	1.5	494.98
Fort Qu'Appelle	2034	385	5.28
Lebret	218	165.5	1.32
B-Say-Tah	187	140.3	1.33
Fort San	187	64.6	1.33
Katepwa	403	69.7	5.78

**population density is the population divided by the total land area.

According to the most recent Census, The Calling Lakes Planning District is home to approximately 3757 people. However, during the summer months the population of the District can more than triple due to seasonal residents and visitors. The majority of the population is within the 50-54 age cohort and approximately 49% are over the age of 60.

From 2006 to 2011, the Calling Lakes Planning District saw a 2% increase in their population; with the Resort Village of the District of Katepwa seeing the largest increase of 41%. This increase in population is expected to continue. As baby boomers start to retire they are making their permanent residence at the "cottage" or near the lake to enjoy their golden years. Even the younger generations have leaned towards this lifestyle. The "commute to work" has gotten shorter with the ease of internet and cell phones. People want to own a little piece of paradise.

Population Data



In 2008 and 2009 approximately 120 new lots/parcels were created in RM#187 not including farm yard subdivisions. In 2010 108 lots/parcels have been approved in RM#187 with an additional 24 lots/parcels waiting for final approval. The Town of Fort Qu'Appelle is working with a developer on a 65 lot subdivision. The Resort Village of the District of Katepwa has had 60 lots/parcels created in the past few years. The Resort Village of Fort San has had 15 lots approved at the former Echo Valley Conference Centre with the potential for a minimum of a 100 more lots/parcels.

1.8 The Need for a Plan

Multiple roles are needed when managing future growth of the District as the District is rural agriculture, resort, urban, residential, and recreational. It is very important to balance and manage appropriate development for the future of the District. Without the appropriate balance there is a risk of losing some of the natural resources and beauty of the valley and possibly missing out on important economic investment or tourism opportunities.



Recent and historical issues that have arisen include:

- The competing demand and supply of water and land for residential, agricultural, commercial and recreational uses.
- The rapid deterioration of water quality and quantity accompanied by abundant growth of algae in the lakes.
- Increases in the damage caused by floods.
- The protection of environmentally sensitive areas, wildlife and vegetation.
- Slope instability and steepness of the valley walls.
- Potential for extreme weather events such as storms and flooding.

To protect and properly manage land and water resources within the Calling Lakes Planning District, policies had to be put in place to accommodate appropriate existing and future uses of the area. Development needs to be carried out in a way that protects the natural beauty and function of the valley.

1.9 History of the Commission - How We Began

The Calling Lakes Planning Commission members started casually meeting in December 2008. At this time they were not yet a commission but rather a group of concern municipal representative as well as residents of the valley. The goal was to meet about once a month to talk about development issues that surrounded the valley. In the winter of 2010 the group was host to a development workshop where municipal, provincial and federal representatives participated to discuss the issues



surrounding development and preservation of the valley. The group played a key role in the discussion and brought many ideas and possible solutions to the table. It was at this meeting that the slogan “4 lakes, 4 seasons, 4 everyone” was created.



In the spring of 2010 the Government of Saskatchewan announced that funding had been allocated for inter-municipal planning and cooperation through the Planning for Growth Program. It was at this time that the group started to think about becoming a formal group as they wanted to apply for the available funding. The group applied under the name of the Calling Lakes Planning Commission with the intention of creating a Planning District and a District Plan. The Commission was approved for funding and the work on this District Plan began.

In 2011, six of the municipalities signed a Memorandum of Agreement to officially establish the Calling Lakes Planning District Commission; a Minister's Order formally established the Commission on January 10th, 2012.

Significant increases in the number of subdivision applications, developments and input from public meetings were some of the main reasons that sparked the need for the Municipalities to work together. Because of the various policies and guidelines that each Municipality had, the Commission realized that a common course of action was needed to sustain the Qu'Appelle Valley from Pasqua to Katepwa Lake (east to west).

Sustainable water quality and quantity was another significant challenge identified by the District. The District and area is home to a variety of recreational uses such as beaches, campgrounds and cottage developments. The Commission did a thorough review of the existing regulations and guidelines and identified that better stewardship of the valley and lakes was needed.

1.10 History of Planning in the valley

Although this Planning Commission is new, there is a long history of development planning in the area. In 1977 the Qu'Appelle Valley was organized into six Special Planning Areas. In 1982 the Minister at the time ordered that these Special Planning Areas be converted into Planning Districts. Policies were developed to protect the environment and to properly manage the land and water resources of the valley. As a result a development plan was prepared and adopted by the member Municipalities. In the mid 1980's, the Provincial Government discontinued funding for the Fishing Lakes Planning Commission was discontinued. It was then up to the members of the commission to decide if they wanted to continue with the commission or if they wanted to dissolve. In the end the members decided to dissolve the Planning District and each member municipality adopted the Fishing Lakes Plan as their own until they could re-write another one. Those that chose not to re-write their own plan found that with the population growth in the recent years the Fishing Lakes Plan had become dated and the policies no longer provided their municipality with the direction they needed to make proper planning decisions.

FISHING LAKES PLANNING DISTRICT

Bylaw No. 5/83

A bylaw to adopt a Municipal Development Plan for the Fishing Lakes Planning District.

Under the authority granted by The Planning and Development Act, R.S.S. 1978, the Fishing Lakes District Planning Commission in the Province of Saskatchewan in open meeting hereby enact as follows:

1. The Municipal Development Plan for the Fishing Lakes Planning District shall consist of the following:
 - a) The Land Use Policy Plan and Capital Works Program annexed hereto as Schedule "A", and
 - b) The Zoning Controls, as provided in Bylaw No. 6/83, as may from time to time be amended, annexed hereto as Schedule "B".
2. Short Title - this Bylaw may be cited as the Fishing Lakes Development Plan Bylaw.

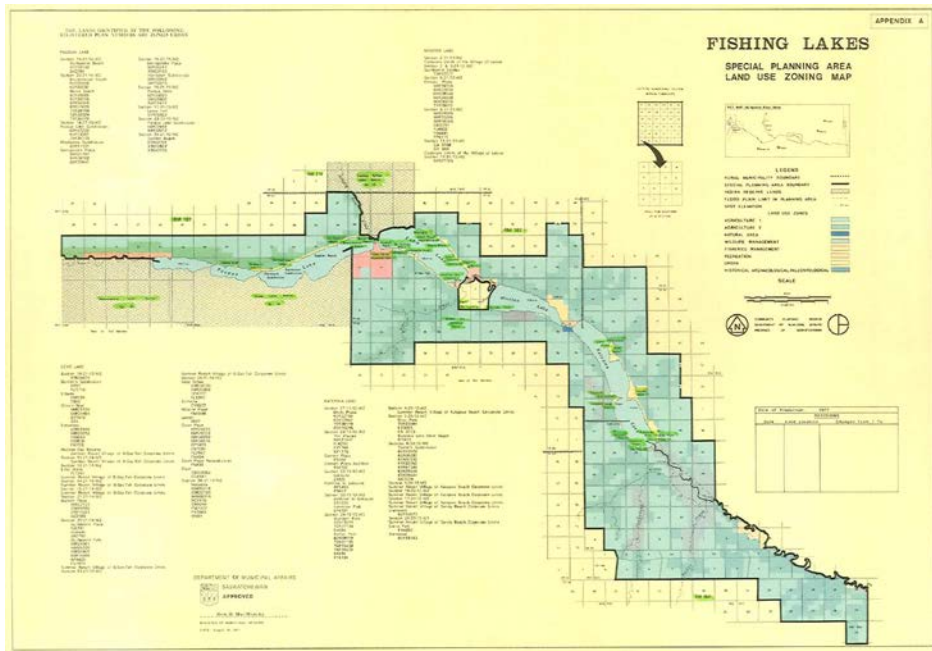
Robert R. Ferguson
Chairman

W. H. H. H.
Secretary

Certified a True Copy of Bylaw No. 5/83 passed by the Fishing Lakes District Planning Commission on the 28th day of November, 1983.

Approved subject to the reservation and qualification indicated on the following page this 17 day of Jan. 1984.
W. H. H. H.
Deputy Minister of Urban Affairs

W. H. H. H.
Secretary



1.11 Role of the Calling Lakes Planning Commission

First and foremost the Calling Lakes Planning Commission is responsible for preparing and maintaining this Calling Lakes District Plan (DP). During the creation of this plan the plans of the member Municipalities were reviewed and updated as well. The Calling Lakes Planning Commission is also responsible for reviewing and advising each Municipal Council on Zoning Bylaw amendments and development proposals to ensure they are consistent with the provisions of this Plan including by not limited to:

- Servicing requirements are met and that member municipalities are working together to co-ordinate services where possible.
- General policy directions and specific policy district requirements as outlined in this plan and in individual municipal bylaws are met.
- Roadway connections provide for safe flow of traffic and pedestrians and provide adequate access for emergency vehicles.
- The landscape is kept in its natural state, wherever possible.
- The protective and emergency services are sufficient to meet the increased demands and that the location of and access to the development or subdivision is appropriate.
- The development or subdivision is located in the most appropriate policy area.
- Municipal reserve dedication has been met.

The Planning Commission also acts as an advisory body to individual Municipal Council's on planning issues. Although the main goal is to have consistent regulations throughout the Planning District, the Commission will ensure that the identity and uniqueness of each Municipality is recognized and preserved. The Planning Commission is dedicated to open and continued communication between members.

Chapter Two: What the Future Holds- A Unique Plan for a Unique Future

2.1 Our Vision

This project and the cooperation of the municipalities was a locally driven initiative whose roots were at the very first entry level- the ratepayers of the area. In the last two years, the District has seen a large increase in development and related activity.

This District Plan contains the goals and policies to manage growth within the Calling Lakes Planning District. This Plan addresses a number of urban and rural issues, keeping in mind one common goal: a sustainable valley for the future! Our goal was to develop a long term regional plan with 100% cooperation.

The Planning and Development Act, 2007, provides the authority for the preparation and adoption of a District Plan by a District Planning Commission. The boundary for the various land designations shown on Map C- Land Use Policy Map is meant to serve as a guideline only. Situations may arise that will require flexibility in the application of these principles, provided the intent of the District Plan is not compromised. More specific standards and requirements will be identified within the Zoning By-laws of each member Municipality in the Planning District Commission.

"4 Lakes, 4 Seasons, 4 Everyone"

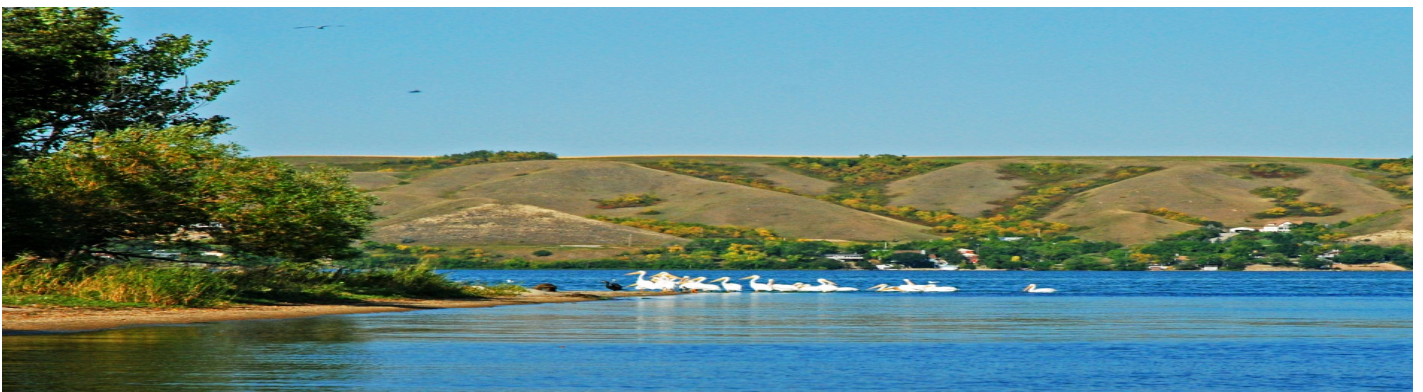


2.2 Our Goals

Our goals will provide direction and guidance to the actions and decisions that each municipality in the Calling Lakes Planning District will make. They are the foundation for creating consistency and accountability over the fluctuation of daily changes and decisions.

The following are the goals in which we have set out for our future:

- To preserve and protect the natural beauty of the Qu'Appelle valley.
- To promote healthy and appropriate growth by creating consistent and general guidelines that protect the natural environment, both land and water, within the Qu'Appelle valley from unsuitable or harmful development.
- To enhance the existing economic base and attract new opportunities that will support and enhance the lifestyle of the area.
- To create a four season family destination experience with numerous recreational, cultural and heritage opportunities.
- To promote efficient and cost saving development where services and transportation networks to support that development exist or are proposed to a standard acceptable to each Municipality.
- To maintain and enhance relationships with each member Municipality, First Nations Communities, and other organizations to pursue opportunities for regional benefit and to work together to resolve issues.
- To avoid and minimize potential land use conflicts
- To acknowledge the Statements of Provincial Interest and other provincial and federal policies and regulations, to ensure we are up to date.



2.3 Our Values



The Jewel of the Valley

To promote our District as the heart of the Qu'Appelle Valley.

Green

Sustainable and balanced development is vital for the growth surrounding the Valley, Lakes and Hillsides.

A Recreational Mecca

We will promote healthy and active lifestyles by encouraging year round activities.

Beautiful

We will work with nature to enhance the natural beauty in an aesthetically pleasing way.

Welcoming

We will continue to enhance and support services and work with other organizations to create a region where people feel welcome to live, work and play.

Viable

We will encourage regional economic opportunities that creates business growth and provides a variety of services within the Calling Lakes region.

Cooperative

We are dedicated to exhibit true cooperation with communities, organizations and First Nation Communities for the long term benefit of the District.

CHAPTER Three:

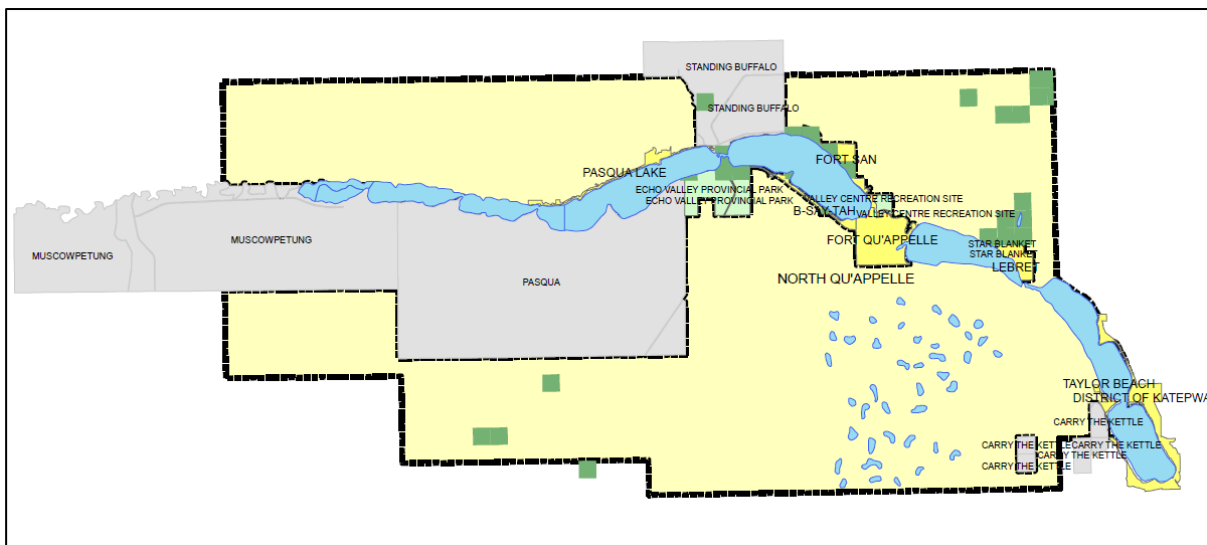
Directions for Sustainable Growth- General Policy Direction

3.1 Environment

The passion for cooperating and working together stems from two common values- the sustainability of the environment and the beauty of the valley. The magnificence of the lakes is why many of the residents have chosen the area as their home and why many businesses have decided to locate in the area. Without the lakes many of the activities of the valley would not be able to endure. Through this Plan, the Planning District will preserve the environmental integrity of the valley and protect it from damaging development and misuse. Through the District Plan the Commission hopes to achieve the vision of 4 lakes, 4 seasons, 4 everyone.

The District is home to an abundance of wildberry bushes, grasslands, wetlands and wildlife such as deer, moose, fish, birds, foxes, racoons, beavers, minks, coyotes which residents and visitors enjoy as part of the valley backdrop. There are also areas with flora and fauna unique to the valley as well as sites of important archaeological, geological, historical and pre-historical significance. The District lies within Saskatchewan's Moist Mixed Grassland Eco region which can be characterized as non-arable pasture lands, where spear grasses and wheat grasses grow naturally and shrubs like chokecherry, snowberry, rose and wolf willow are common. Source: http://www.virtualsk.com/maps/ecoregions_9.html

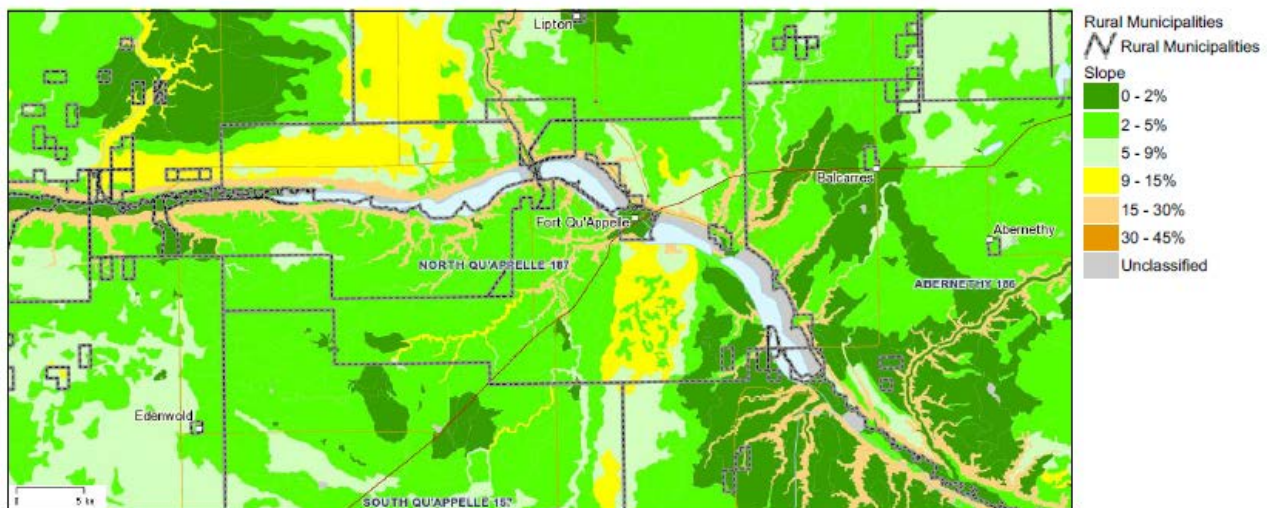
Crown Lands - The following is a map of Crown Lands in the District (quarter sections have been outlined in green).



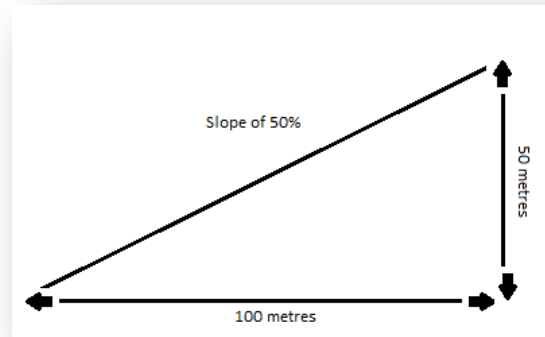
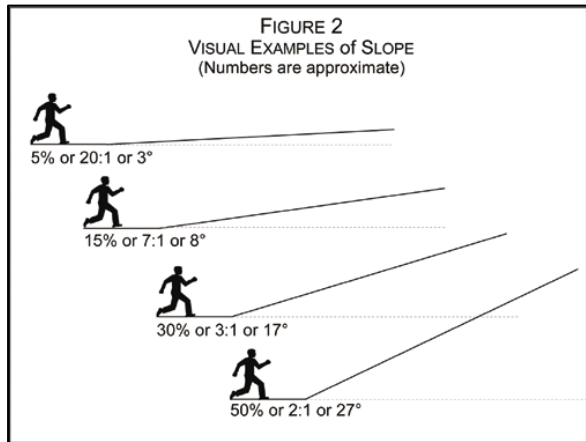
These lands have been retained by the Province to ensure they are protected. Some of these lands are occupied while some have been left vacant. This District Plan will guide municipalities to not limit or alter the use of Crown lands and renewable resources.

Slopes - Like all valley areas, the Calling Lakes Planning District is not unique in the fact that it has slopes and therefore has to deal with topographical issues during development. Although development may be difficult due to the topography, there are also many aesthetically pleasing benefits of slopes, such as views of the valleys and hills and privacy. The challenge becomes finding a balance between preserving the valley wall and allowing residents and businesses to benefit from being located in the beauty of the valley. The cumulative effects of improper slope development can have long lasting negative effects on the scenic beauty of the area, decreased lake and water quality, increased downstream runoff due to land clearing and flooding problems. There is also an increased risk of losing sensitive habitats, creating conditions for erosion which may lead to slope failures, fire hazards, high utility costs, lack of safe access for emergency vehicles, and high costs for maintenance of roads and other municipal or public improvements. This extensive list of negative results is not something the Calling Lakes Planning Commission wants to see happen in the community. Therefore policies will be set to ensure development of buildings and infrastructure does not lead to any of the above.

As depicted in the image below the majority of slopes of the valley wall in and around the Lakes are at a degree of 15-30%. The areas shown in yellow north of Pasqua Lake and south of Fort Qu'Appelle have slopes ranging from 9-15%. However, the majority of lands have minor slopes ranging from 2-5% and some, including Fort Qu'Appelle have little to no slope and range from 0-2%.



Slope steepness is a tool that the Planning Commission will use to determine how a particular site can be developed. Slope is determined using rise over run. A 1% slope is a 1 metre difference in elevation in a horizontal distance of 100 m.



Source: <http://www.lvpc.org/pdf/steepslopes.pdf>

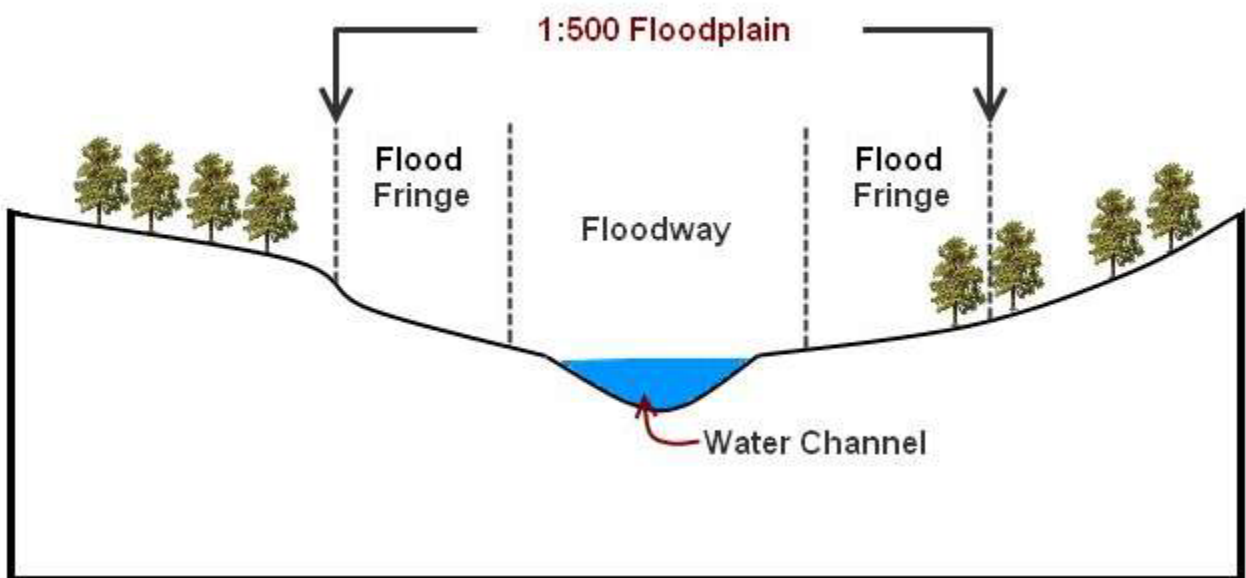
The most concerning slopes are those greater than 15% as these lands are naturally unstable and are more vulnerable to damage resulting from site disruption. Also, development on these lands has more detrimental effects on the Lakes; the greater the steepness of the slope, the faster rain water and debris will travel down the slope as it doesn't have time to infiltrate. Sediment and pollution on the lands, including fertilizer, pesticides, herbicides, etc., will travel into the lakes. According to information obtained from Agriculture and Agri-food Canada, soil drainage in the District is very rapid in some areas around the valley wall and well to moderately well in the other areas of the District.

Like most lake and valley regions, there are particular challenges from the impact of development on nature. This Plan will outline the natural limitations for these lands and establish requirements for development for these areas

Wetlands - The Four Lakes are of course the significant water source in the District. There are also pockets of wet lands scattered throughout the District. Wetlands are those areas that are frequently flooded in the spring and may contain water throughout the year. On agricultural lands these areas are often seen as wasted land as they can't be used for agricultural production and may cause a nuisance during field work. However, these areas can be crucial for the survival of critical wildlife habitats. They are not to be ignored during the development process.

Water Quality and Quantity- The Calling Lakes Region incorporates Pasqua, Mission, Echo and Katepwa Lake. The Commission, including the residents of the area believe that the quality and quantity of these lakes including other rivers and water bodies are essential to the ecosystems health as well as the social, cultural, and economic viability of the area. The Commission will work with other government agencies including the Lower Qu'Appelle Stewardship Group to ensure the sustainability of the lakes and surrounding water systems for the future of the area.

Flood Proofing- All structures and developments that are proposed in the flood fringe will require flood proofing. Engineered flood proofing solutions are supported throughout the district and may include but are not limited to: raising buildings on mounds or piles (stilting) or other techniques where structures are designed to flood such as wet flood proofing. Areas identified in Maps A1, A2, A3, and A4, where a development is being proposed, the appropriate provincial agency (ies) including the Saskatchewan Water Security Agency, will be contacted prior to a municipality providing a decision on the development.



Lands Unsuitable for Development - Within the Calling Lakes Region, empty sites exist which may not be suitable for future development due to environmental reasons or servicing constraints. Municipalities will require professional reports to identify any risks dealing with flooding, slope instability, drainage and slumping. Soil sampling will be required prior to undertaking professional geotechnical studies. If sand pockets have been found during the soil sampling, then development will be restricted. Where suitable services such as roads, sewer

and/or water lines, cannot be provided or developed to appropriate standards, determined by the municipality, the development may be prohibited.

3.1(a) Environmental Objectives

1. To ensure that future development within the District does not have a negative impact on the water quality, environmental resources and sensitive areas within and surrounding the valley and Lakes.
2. To ensure that development does not occur on potentially hazardous lands without adhering to appropriate development standards and mitigation measures.
3. To improve, restore and maintain the water quality of the Lakes.
4. To extend the responsibility for sound environmental management to property owners and developers.
5. To minimize the disturbance on the natural features of the valley walls/banks when development takes place.
6. To consider the visual impact and aesthetics of the valley when planning and development takes place.
7. To preserve fish and wildlife areas and restore and avoid further deterioration of the natural ecosystem.
8. To minimize the risks of flooding, erosion, instability and other physical hazards through development controls.

3.1(b) Environmental Policies

1. Development shall not deplete or pollute the lakes and water in the valley. Any development that has the potential of doing so will be restricted.
2. On Environmentally Sensitive Lands, development will not be considered unless mitigating measures, as determined through a professional report, can be achieved.
3. Each member Municipality within the Calling Lakes Planning District is responsible for designating environmentally sensitive lands in their individual municipal bylaws.
4. No new development shall be permitted on an unstable slope area without undertaking slope stability investigations, which includes the requirement for drill holes to conduct a proper investigation. Development shall be setback from slopes in accordance with the recommendations of a qualified professional engineer.

5. Where a development or subdivision is proposed on lands that are designated hazard land or what may be suspected as hazardous lands, the developer shall submit a study and/or report prepared by a qualified professional. The study and/or report will include the process, method of testing, number of test holes and outputs of the assessment and conditions for development if it is recommended that development proceeds. The study and/or report will assess environmental hazards such as:
 - a. Geotechnical suitability of the site which includes the susceptibility to flooding, slumping and steepness of the slope including possible slope instability and the degradation of the valley topography over time;
 - b. Drainage, storm water run-off and possible pollution; and
 - c. Include any other impact that the development may cause on the natural environment along with recommended mitigation measures.
6. Each zoning bylaw will contain development standards for development on or near hazard lands including:
 - a. No development shall take place in the floodway of the 1:500 year flood elevation of any water body or watercourse.
 - b. Flood proofing techniques shall be required for all development in the flood fringe.
 - c. Developments that are proposed within the flood lines on Maps A1, A2, A3, and A4 will require further investigation to determine the 1:500 elevation including flood fringe or flood way identification.
 - d. Conditions for mitigating measures for development in the flood fringe shall include the following and shall be included in the Zoning Bylaw of each Municipality:
 - I. Services to the development shall be designed to withstand flooding
 - II. Drainage areas shall be protected at all times
 - III. There shall be no development or opening elevations, such as windows, allowed below the known flood levels.
 - IV. Engineered flood proofing techniques may be applied as conditions to development permit applications.
7. The Calling Lakes Planning District Commission will work with government and non-government organizations, agencies and other communities to improve the water quality of the lakes. The Commission will ensure open communication is maintained

with the Lower Qu'Appelle Stewardship Group and other organizations to ensure the Municipalities are up to date with current provincial and federal policies.

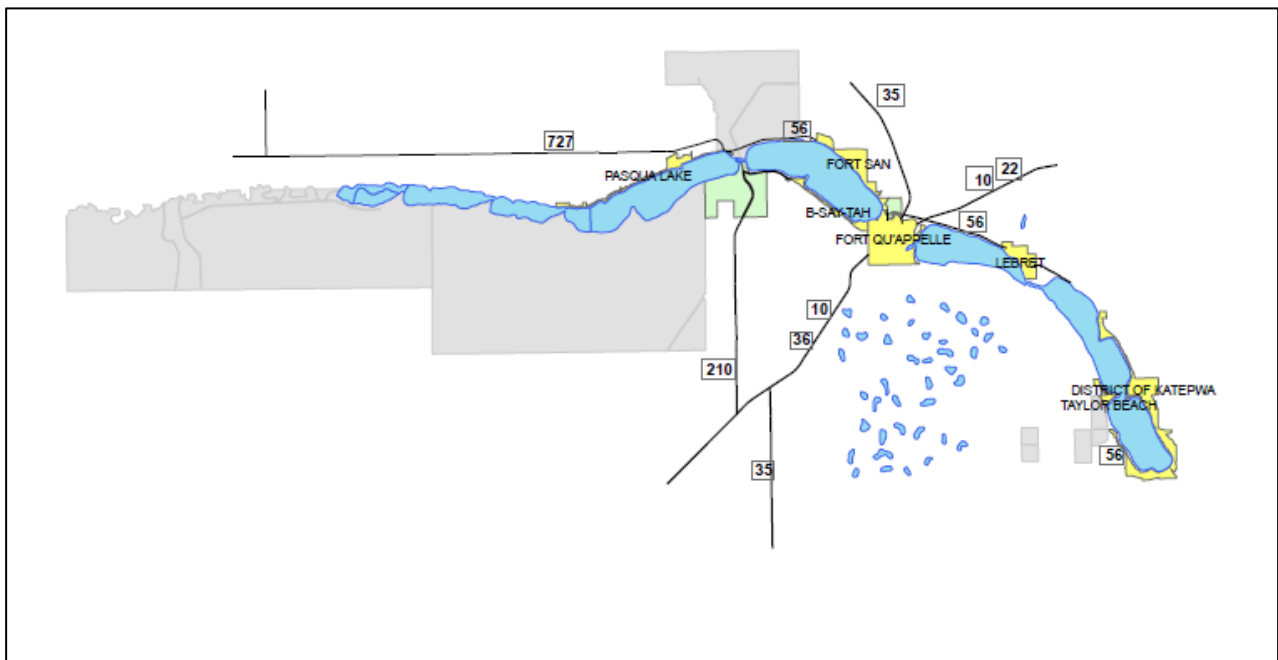
8. During the subdivision process where environmentally sensitive areas are determined to be unsuitable for development, the Calling Lakes Planning Commission will encourage the Municipality to designate these areas as Environmental Reserve during the subdivision process. This includes parcels that may contain:
 - a. Ravines, coulees, swamps, water courses;
 - b. Land that is flood prone or unstable;
 - c. Land needed to prevent pollution, preserve banks, or protect against floods.
9. Development that results in the cutting into the hillsides and/or valley walls will be restricted. To minimize damage on the valley walls, no vertical cuts shall be greater than 10 ft.; appropriate landscaping and retaining walls will be required. Municipalities will regulate the cutting into hillsides by requiring permits and undertaking inspections.
10. Each member municipality shall incorporate the following into their Zoning Bylaw:
 - a. Shoreline Protection Standards:
 - I. Shoreline protection measures will be required where the shoreline is threatened by erosion or other instability
 - II. 2 m bufferstrips will be required around the shoreline for all proposed subdivisions which shall be left in their natural state and dedicated as environmental or municipal reserve, depending on their use.
 - III. A central access or dock will be encouraged.
 - IV. Density will be controlled through site frontage requirements in the Zoning Bylaw.
 - V. On site holding tanks or piped services will be required for sewer services and cisterns or piped services will be required for water services.
 - VI. Specific building requirements such as size, height, and accessory buildings and uses will be left up to the individual member municipalities to decide.
 - b. Shoreline protection measures shall not:
 - I. Activate shoreline soil movements away from or towards neighbouring property
 - II. Lower the quality of adjacent water bodies
 - III. Increase the risk of flooding

- IV. Interfere with other individual's water rights
- V. Block access along the shoreline or across public lands
- VI. Cause a hazard to the safety of the general public

3.2 Infrastructure: Transportation, Utilities and Services

Safe and efficient road systems as well as sustainable, affordable utilities and services are important to the success of the District.

Due to its unique recreational setting/nature and the size of the District the need to travel is essential. When travelling by motorized vehicle Highway 10 is the major transportation route through the District. This is also the connection to the District from major centers such as the City of Regina from the west and the Cities of Melville and Yorkton from the north-east. Needless to say it is a busy Highway and the need to expand and maintain this thoroughfare is essential for the future of the District. Other major transportation routes include Highway 56 which is used to travel north west from Fort Qu'Appelle along the north side of Echo Lake to the Resort Village of Fort San and to travel east of Fort Qu'Appelle along the north side of Mission Lake and Katepwa Lake to the Village of Lebrét and the District of Katepwa. The RM of North Qu'Appelle maintains Highway 727 which runs east through the region.



The Commission will encourage, where possible, the development of non-automobile alternatives such as walking paths, bicycle paths, and ATV paths throughout the District. There is a need to provide residents and visitors with public space so that the beautiful qualities of the District may be explored. Other types of green space may include parks, baseball diamonds, community centres, recreational centres, bird watching areas, and picnic areas. For this reason, Municipal and Environmental Reserve dedication will be an important aspect of the development review process.

The image below shows an aerial view of development along the lake. Development of non-automobile alternatives would be of great benefit to the members of the community as they would not have to rely on the roads to visit neighbours and explore their community.



Source: www.flysask.ca

Waste Water and storm water management is a priority for the district. The protection of the 4 Lakes is the main concern. Proper waste water and storm water management directly relates to the sustainability of the lakes. There is a Sask. Water lagoon in 21-21-13-W2M with a 2 cell evaporation pond. The lagoon is fairly new and the capacity is good. The district of Katepwa uses the RM of Abernethy No. 186 lagoon, which is at capacity.

Individual residents and businesses are responsible for ensuring they have the proper liquid waste disposal systems in place. For the most part, municipalities in the district are unaware of the condition of the individual systems. There is an issue of lack of reporting, monitoring, and checking of the life of the system. The Planning Commission realizes out-dated or damaged systems are detrimental to the environment and member municipalities will work together to find solutions to the potential waste water problems.

Garbage (solid waste), for the most part, is dealt with at the regional level through the North Valley Waste Management Association. There is a landfill (located on NW 21-21-13-W2M) and transfer station for the citizens and businesses in the District. This landfill will be able to accommodate garbage from future developments and is in good condition. Compost and some recycling are also accepted at the landfill. Recycling is also offered at SARCAN. The District of Katepwa has its own landfill with a 5-10 year capacity.

Emergency services are mostly centralized in Fort Qu'Appelle. The First Nations Healing Hospital is a large contributor the services within the area. The R.C.M.P. and a volunteer fire department assist with emergencies in the region. There are also services available from Balcarres and Indian Head. This plan encourages municipalities to explore opportunities to contribute to the emergency services, such as through servicing agreement, off-site fees and onsite fire suppressants for future subdivisions and commercial developments.

Library services and post offices are located in Fort Qu'Appelle. There is also a post office in Lebret. Each municipality has their own municipal office and employees, aside from Fort San and the RM of North Qu'Appelle which share a municipal office and administrator.

The District will work together to provide regional utility and services for the District, wherever possible. To minimize costs of services to individual municipalities, the Commission will look at efficient management mechanisms for regional sewer and water services and facilities as well as garbage disposal. The Commission will also ensure that appropriate servicing agreements are entered into at the time of subdivision through consultations with individual municipalities.



3.2(a) Infrastructure Objectives

1. To provide for road, utility and other services and facilities at a standard appropriate to the area, and to ensure that development will support the cost of those services.
2. Where possible, to co-operate as a District to deliver cost-effective and efficient services to the residents of the area.
3. To have economically sustainable and adequate infrastructure and services.
4. To encourage development of infrastructure, utilities and services that are not detrimental to the environment.
5. To provide appropriate and efficient access to the District and throughout the District by improving transportation systems.

3.2(b) Infrastructure Policies

1. General Policies

- a. Where possible, the Commission will recommend the installation or improvement of a facility or service where it will benefit the region.
- b. During the construction and maintenance of new infrastructure and services, it is required that the least possible environmental damage is done.
- c. Where a subdivision of land will require the installation or improvement of municipal services, the developer will be required to enter into a servicing agreement with the Municipality to cover the cost of the installation or improvements, pursuant to *The Planning and Development Act, 2007*.
- d. Where no subdivision is involved and a development requires the installation or upgrading of roads, sewage, water or drainage works, or related infrastructure, parks or recreational facilities, Council will require the developer to enter into a development levy agreement pursuant to the Municipality's Development Levy Bylaw.
- e. When utilizing a municipal utility or service provided by another municipality, a servicing fee or a development levy will be collected by the host municipality and be passed along to the municipality providing the service to be put towards the costs of construction or expansion.
- f. Innovative and efficient services and infrastructure will be encouraged to sustain the future of the District. This includes wind and solar power as an option for energy production in areas deemed appropriate through the zoning bylaw.

2. Road Policies

- a. All development shall require direct access to a developed road and, where applicable, shall comply with the Municipality's road policy.
- b. To ensure safe and functional access, service roads may be required.
- c. The development of a new road system will take into account the need for fire protection and emergency service access.

- d. Where a particular development is expected to result in the accelerated deterioration of municipal roadways, the municipality may require the developer to enter into a road maintenance agreement to recover the costs of maintaining the affected roads during development.
- e. Where a proposed development is adjacent to a provincial highway system, the development will be referred to the Saskatchewan Ministry of Highways and Infrastructure.
- f. The Calling Lakes Planning Commission will work with the Area Transportation Planning Committee to:
 - i. make appropriate transportation plans and strategies that will accommodate future growth in the region; and
 - ii. identify the specific upgrades needed to the highways in the region which are vital to the residents, business owners and tourism industry.

3. Water Service Policies

- a. Development shall proceed only when an adequate and sustainable water supply has been demonstrated and accepted by the Municipality.
- b. Where appropriate, the Developer shall provide sufficient information about the potential detrimental effects on the existing water supply.

4. Liquid Waste, Landfills and Storm Water Management Policies

- a. All Provincial requirements for solid and liquid waste disposal facilities shall be met including, location requirements, setback requirements, and servicing requirements.
- b. Where solid and liquid waste facilities are proposed or expanded, the Municipality may require the developer to identify the plans for the establishment, use, maintenance and reclamation of the site. .
- c. Where new subdivisions and developments are being proposed, a study, completed by a qualified professional at the developers expense, may be required and must identify the expected impact on existing drainage systems and patterns, surrounding properties and the proposed method of addressing future drainage.

- d. Where the storm water run-off and drainage pattern may be detrimental to the environment due to a development or subdivision, the proposed development or subdivision may not be approved.
- e. The Planning Commission will work with other organizations and/or institutions to clean up the lakes and to ensure proper management and sustainable development is taking place.

5. *Dedicated Lands: Municipal and Environmental Reserve*

- a. All Dedicated Lands shall comply with *The Planning and Development Act, 2007* and the *Dedicated Lands Regulations*.
- b. Council will consider the dedication of lands as Municipal Reserve and where land is not required for public use, cash in lieu will be collected.
- c. Council will consider the dedication of Environmental Reserve for lands or portions of lands that need to be protected due to environmental sensitivity.
- d. Where cash-in-lieu is requested and a certain amenity is not needed in a Municipality, the Municipality will discuss with the Commission, contributing towards other public amenities in the District that serves the residents.
- e. Unauthorized development and encroachment on dedicated lands shall be prohibited.
- f. Where appropriate, considerations shall be given to use Municipal Reserves as walking paths, green space, bike trails and All-Terrain vehicle paths.

6. *Community Services*

- a. When appropriate, municipalities within the District will work together to provide facilities and services to the residents of the area.
- b. Agreements may be considered to jointly develop and support recreational amenities, community services and emergency services within the District.

3.3 Cultural, Historical and Heritage

With a small population of approximately 4000 permanent residents, the District has a cultural and historical presence that is recognized and respected throughout the province and beyond. There are cultural activities related to the arts such as painters, stain glass artisans, pottery, local artist's guild, an arts centre, summer art festival, music store and lessons, etc. There are also a variety of restaurants, an active farmer's market, and local enthusiasm about the Qu'Appelle valley region in general. Besides the beauty of the valley, the cultural, historical and heritage significance of the Qu'Appelle valley is one of the biggest attractions for visitors to the District. Through this Plan, member municipalities will be given tools to enhance, protect and share their resources.

In addition to the many cultural activities there are also historical and heritage landmarks and sites of significant importance to the residents and businesses in the district. To maintain the historical and cultural importance in the community this Plan will allow the District to protect the aesthetics of the valley and lakes. There has also been some interest in downtown rejuvenation, public art, etc. in Fort Qu'Appelle to enhance the quality of life and to attract people to the area (residents, tourists and businesses). This will be further enhanced by a cultural plan prepared in addition to this plan which is a project both Fort Qu'Appelle and the District of Katepwa are involved in.

A leading voice in Canada on cultural planning is Dr. Gord Hume, who says one of a municipality's main priorities is to generate community prosperity, build and re-shape 'community', and have quality public services at affordable prices. Municipalities need to find their niche and go with it. Nature and the natural amenities is the niche of the Qu'Appelle valley and the Planning District will evaluate and pursue their specific market needs within the region.

Heritage Properties within the District - Heritage properties are those properties or objects that have architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic or scientific value. The *Provincial Heritage Property Act* allows a property to be registered as either a municipal or provincial heritage property. There are also sites and buildings designated as National Historic Sites by the Government of Canada. Recognized sites are familiar landmarks to communities and they symbolize the history of the community and many continue to serve the public in various ways. With public involvement, municipal determination and provincial support these sites and buildings will continue to provide future generations a view of the past and provide a connection to the history of the community.

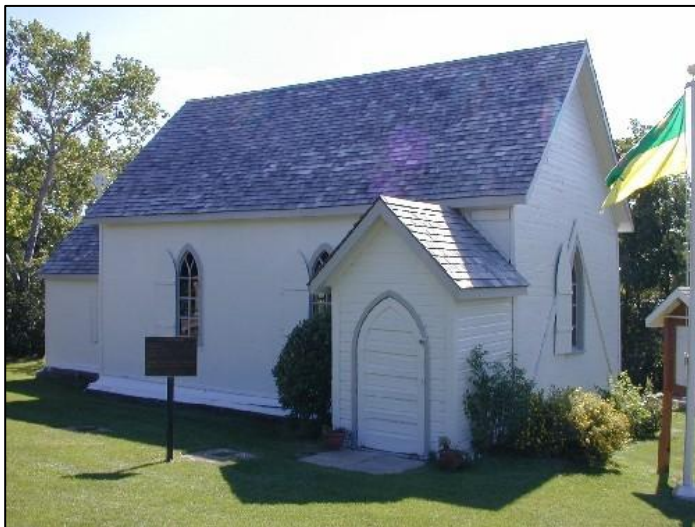
Echo valley Conference Centre



The Resort Village of Fort San Municipal Heritage Property is located on the north shore of Echo Lake. Originally built in 1912-1922 the historic use of the building was for medical purposes, with its primary purpose to treat tuberculosis. Its architectural features and site features make it a great place to visit and is a gem of the valley.

Source: Saskatchewan Register of Heritage Property

All Saints Anglican Church



The Resort Village of the District of Katepwa Municipal Heritage Property is located along the shores of Katepwa Lake in the Resort Village. Originally built in 1887, this is the oldest church in the area. The grounds also include a cemetery. The church has remained in service most of the period since its construction.

Source: Saskatchewan Register of Heritage Property

Grand Trunk Pacific Railway Station

Located in Fort Qu'Appelle and dedicated as a Municipal Heritage Property, this railway station was constructed in 1911 by the Grand Trunk Pacific Railway Company. This property provides a landmark in the community as it is on the main through-fare, Highway 10. The building was closed as a railway station in 1962, but has now become a tourist information booth and community meeting centre.



Source: Saskatchewan Register of Heritage Property

Hudson's Bay Company Store

This Provincial Heritage Property is located within Fort Qu'Appelle. The Two storey building was constructed in 1897 and is the oldest retail store building of the Hudson's Bay Company in Canada. The impressive brick building is located on Main Street and continues to be used for retail use.



Source: Saskatchewan Register of Heritage Property

Old Central School

This Municipal Heritage Property is located in Fort Qu'Appelle. It was constructed in 1911 and is one of the few school buildings of its design still remaining. It was used as a school until the late 1960's and then as a community college. Since 2011 the building has been restored to be used as a community arts centre.



Source: www.fortquappelle.com

Sacred Heart Parish, Rectory and The Stations of the Cross

This Municipal Heritage Property is located in the Village of Lebret. The parish was constructed in 1925 and continues to provide regular religious services today. The property serves as a landmark for the community and the architectural details of the parish are still as impressive today as they were at the time of construction.



Source: Saskatchewan Register of Heritage Property



Fort Qu'Appelle National Historic Site of Canada

Established in 1864 and located along the Qu'Appelle River, this fort was originally a small trading post on the open prairie. It formed the basis for Fort Qu'Appelle, served as the site for negotiations for Indian Treaty No. 4 and as a temporary camp during the 1885 Rebellion.

Source <http://www.historicplaces.ca>

Hospital

This building is a recognized Federal Heritage Building located in Fort Qu'Appelle. The historical use was for the treatment of aboriginal people's health, in particular tuberculosis. The Town owns the property and is currently determining what the future for the building and site is.

Source <http://www.historicplaces.ca>



Heritage, Archaeological and Cultural Sensitive Sites - There are numerous sites throughout the District that have not been designated as a heritage property but still hold heritage, cultural or archaeological significance. The Provincial Heritage Department can help municipalities identify sites that will need special care and attention during development to protect the integrity of archaeological sites. The protection of archaeological sites has become an accepted step in the development process, similar to environmental protection.

Archaeologically sensitive lands include those located:

- within the same quarter-section (or within 500 m of) a Site of a Special Nature (per s.64 of *The Heritage Property Act*), or other previously recorded site(s), unless it is shown to be of low heritage significance;
- within 1 km of permanent rivers/streams;
- within 1 km of well-formed valleys (defined by 3 or more changes in contour intervals) containing permanent and/or seasonal water body or watercourse;
- within 1 km of permanent/seasonal waterbodies greater than 2 km in length/width;
- within 1 km of smaller waterbodies that are located in well-defined drainage basins;
- adjacent to (or within 500 m of) readily identifiable strandlines (ancient lake shores);
- on islands greater than 1 km in length/width;
- on hummocky terrain (defined by 3 or more changes in contour intervals and 4 or more sloughs per quarter-section);
- within (or on the periphery of) sand dune complexes;
- on escarpments (defined by 2 or more changes contour intervals within 200m), prominent uplands, and hills/ridges (including eskers).



Source http://quappelle.mendel.ca/en/timeline/timeperiods/1874_large.html#1874

Process for Developing

Prior to a Council reviewing a development or subdivision application from a developer the developer shall do a search to see if the lands are listed as sensitive in the provincial database.

If the site is not sensitive, Council will review the plan as proposed. If the site is sensitive, the developer must follow-up with the province and provide the pertinent information to the municipality if the development is allowed to proceed.

3.3 (a) Cultural, Historical and Heritage Objectives:

1. To strengthen the cultural, heritage and historically significant sites, places, buildings and artifacts of the District.
2. To conserve and enhance the heritage, cultural and historical services and facilities for the benefit of current and future residents and visitors.
3. To collaborate and build on regional relationships with surrounding communities.

3.3 (b) Cultural, Historical and Heritage Policies:

Each member Municipality will continue to identify and research potential heritage properties and historic places within their jurisdictions.

1. The Calling Lakes Planning District Commission will work with First Nations and Metis groups to conserve and preserve significant historic sites, heritage buildings and cultural artifacts.
2. As part of the Calling Lakes Economic Partnership the member Municipalities will identify ways to encourage and promote more historical, heritage and cultural initiatives in the District.
3. Where a member Municipality would like to preserve or promote the unique physical character of a heritage or historic building or area of land, a Heritage Overlay District may be implemented through their individual zoning bylaw.
4. At the time of subdivision, environmental reserve and/or municipal reserve may be used to protect and preserve certain portions of land that may have any cultural and/or heritage significance.
5. To ensure the protection of significant heritage and/or cultural resources on lands which are being proposed for development, the appropriate provincial agencies shall be consulted prior to the development or subdivision receiving any form of approval.
6. To preserve heritage buildings, if a municipal Council finds it desirable to exercise control over the demolition of a residential building, the following guidelines shall be used:
 - a. The Zoning Bylaw can designate a demolition control district by using the control symbol "DC" in conjunction with any other designation and a development permit will be required for the demolition of any part or all of the building in this district.

- b. The Zoning Bylaw will need to outline development standards for the demolition of buildings.
7. To preserve heritage buildings, if a municipal Council finds it desirable to exercise control over the architectural details of a building, the following guidelines shall be used:
- a. The Zoning Bylaw can designate an architectural control district to preserve the physical character of an area or to promote an established theme for an area by using the control symbol "AC" in conjunction with any other designation. A development permit will be required for any development in this district.
 - b. The Zoning Bylaw will need to outline development standards for the architectural control of buildings.
8. Municipalities will encourage the re-use and restoration of heritage buildings for housing, business and tourism.

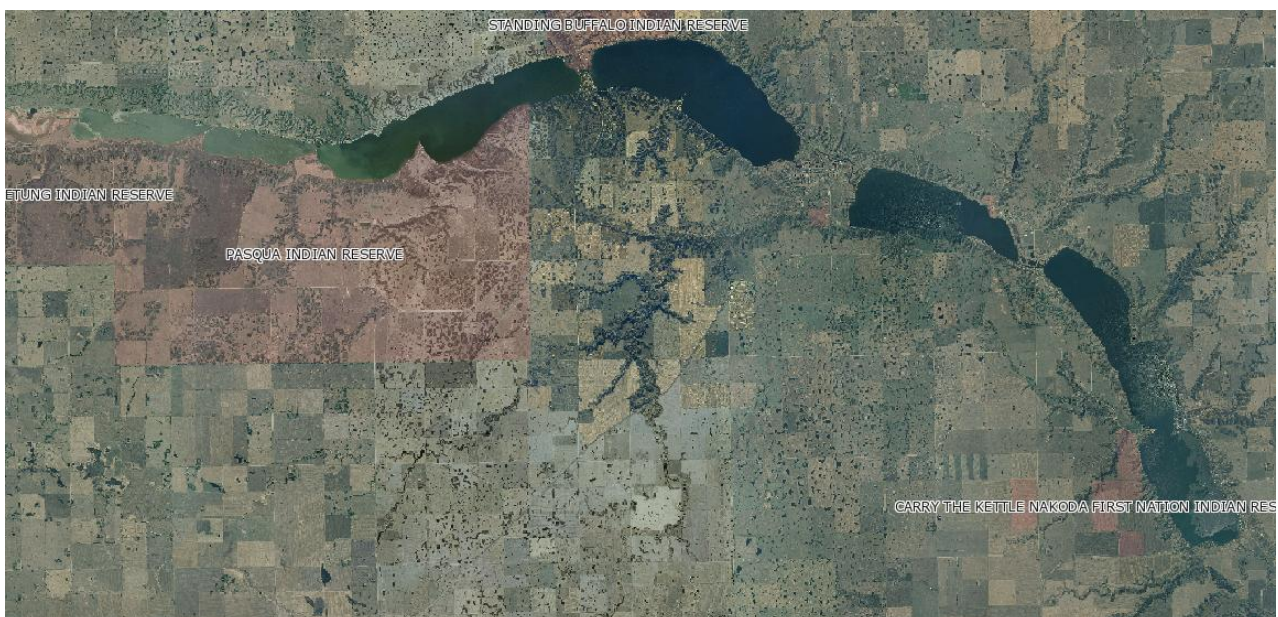
3.4 Collaboration and Cooperation

The Calling Lakes Planning District Commission will work together to provide economies of scale and to provide policies that will benefit the District as a whole as well as the individual municipalities. Even though this Plan only applies to the municipal members of the Planning Commission who form the District, the intent is to benefit the region as a whole. The District Planning Commission will also work with other government and non-government organizations that may be affected by development in the valley and the First Nation and Metis Communities that share boundaries with municipalities in the District in order to identify solutions and address issues on a regional basis.

The philosophy of the Planning Commission has been, and will continue to be, if anyone wants to join the Commission at the table to discuss development issues in and around the valley they are more than welcome to do so. First and foremost the members of the Commission are residents of the broader community who want to see their neighbours succeed and they want development to occur in a way that does not impede or hinder the natural landscape or beauty of the valley.

First Nation and Metis Community Engagement

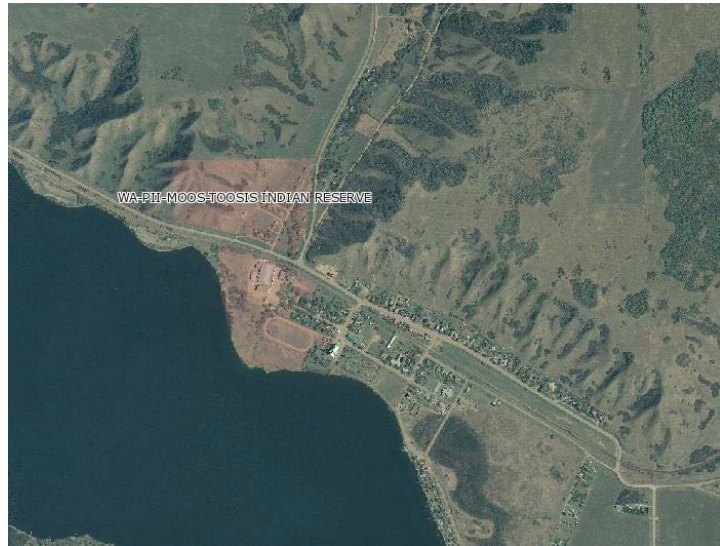
Although there is no First Nation or Metis Community directly involved with the Planning Commission (at the time of Plan creation) the Commission knows that First Nation and Metis Communities adjacent to District contribute to and make up a large part of the broader community. The history of the Qu'Appelle valley would not be as it is without these indigenous and settler communities.





Treaty Four Reserve Lands adjacent to the Town of Fort Qu'Appelle.

Wa-Pii-Moos-Toosis Indian Reserve adjacent to the Village of Lebreton.



Carry the Kettle Nakoda First Nation Indian Reserve at Katepwa Lake.

Source of Photos: www.flysask.ca

As shown in the images above, there are a number of communities adjacent to the District including:

- Standing Buffalo
- Little Black Bear Indian Reserve
- Muscowpetung First Nation
- Pasqua First Nation
- Wa-Pii-Moos-Toosis Indian Reserve
- Carry the Kettle First Nation

During the creation of this plan the Planners and member of the Commission met with each community to discuss areas of mutual interest including but not limited to servicing, infrastructure, common lands, economic development and social and cultural uses.

The vision of "4 lakes, 4 seasons, 4 everyone" was a vision shared by all.

The Commission will keep in contact with the adjacent First Nation and Metis Communities and discuss possible joint initiatives when opportunities arise. The Commission will also ensure that member municipalities discuss with developers the importance of contacting First Nation and Metis Communities in the area to identify any concerns and mitigation methods, should they be necessary.

3.4 (a) Collaboration and Cooperation Objectives

1. To work together to pursue opportunities for regional benefit and to resolve issues.
2. To encourage and foster harmonious and cost effective development.
3. To encourage open lines of communication between members, adjacent municipalities, Metis communities and First Nations, as well as other groups and organizations in the area.

3.4 (b) Collaboration and Cooperation Policies

1. The Calling Lakes Planning District Commission will update and inform one another on new developments, issues, infrastructure and servicing requirements and any other relevant information that may be beneficial for all member municipalities.
2. The Calling Lakes Planning District Commission will assess the needs of the member municipalities and jointly identify and collaborate on ways to address issues dealing

with: infrastructure, the environment, economic development, heritage preservation social/cultural and municipal services and utilities.

3. The Calling Lakes Planning District Commission will engage with other organizations, businesses and communities to identify areas for collaboration to avoid duplication of services and/or efforts.
4. Where a certain development may affect an adjacent municipality or First Nation or Metis Community, Council will consult and discuss the development with that community. The Calling Lakes Planning Commission may provide assistance in the consultation process, if requested by any Council.

3.5 Economic Development

The Calling Lakes Planning District is known for its rolling landscape, rich culture and lakeshore communities. Its diverse economy ranges from recreation- commercial based to agricultural related services. Local businesses are an important aspect to the District's economy. To grow into an area that attracts entrepreneurial activity, both economic development and business viability is imperative for the Calling Lakes Planning District Commission. Experience has shown that recreational based economies often see businesses that are short lived. The Commission believes that by promoting and highlighting what the area has to offer, stakeholders will recognize the Calling Lakes area as an attractive place to invest for the long term. The intent of the Commission is to encourage new opportunities and expand on existing economic activities that enhance and increase investment in appropriate areas throughout the District without any negative impacts on the environment. As economic development encompasses a range of priorities and subjects such as recreation, tourism and infrastructure, policies have been integrated throughout the District Plan that will contribute to the economic goals of the Commission.

3.5(a) Economic Development Objectives

1. The creation of a strong and diverse economy where commercial, retail, and small business development will thrive all year round.
2. To pursue and expand on tourism opportunities by reinforcing the District's unique identity and sense of place.
3. To encourage agricultural and recreational related services and activities in appropriate areas within the District.
4. To encourage and support joint economic development initiatives.
5. To promote economic development that does not have any detrimental effects on the environment or the lakes.

3.5 (b) Economic Development Policies

1. A wide range of land uses will be provided for in individual zoning bylaws to allow a variety of development relating to commercial, business, tourist and recreational uses.
2. Zoning bylaws will contain separation distances, where applicable, and setbacks between larger more intensive agricultural, commercial and industrial developments and other uses that are incompatible, such as recreational, residential and small

commercial areas. If necessary, during the subdivision process buffers will be required, as described and allowed for in *The Planning and Development Act, 2007*.

3. The Commission will work with other organizations, communities and stakeholders to plan and create the marketing tools needed to promote and encourage more commercial, business, recreational and tourist activities and developments in appropriate areas throughout the District.
4. The Commission will work to identify potential development and business opportunities that may interest investors and entrepreneurs for the benefit of the District.
5. Zoning bylaws will allow for appropriate home-based business regulations to increase business and service opportunities for the District.
6. The Commission will continue to encourage and promote a strong tourist, cultural and heritage sector by supporting numerous programs, festivals, fairs and events in municipal bylaws.
7. Economic development will identify regional promotional opportunities and educational opportunities.
8. Where applicable, coordination between municipalities and neighbouring communities will be encouraged for capital improvement and/or development projects.
9. Municipal Bylaws will support the development of tourist related accommodations, facilities and visitor attractions that are compatible with and are not detrimental to the environment and area.
10. The Commission will work to develop a regional economic strategy.

3.6 Recreation and Tourism

The wide range of recreation and tourism opportunities are an important aspect of living in the District and are a major attraction for visitors. The four lakes provide space for many water activities, including year fishing while their banks and shores provide land for beaches, picnicking, camping, hiking, watching sunsets, observing wildlife, among other things. All four lakes offer public boat launching locations; Echo valley Provincial Park is used to access Pasqua and Echo Lakes, Haffner Beach in Lebret is used to access Mission Lake and Katepwa Point Provincial Park in Katepwa is used to access Lake Katepwa.

The Commission believes that by offering diverse recreational opportunities, the quality of life for residents and visitors will be enhanced. There are a number of public and private developed recreation facilities that cater to the public and special recreational groups. Some of the facilities include campgrounds, sports facilities, boating facilities and institutional or group camps. As the population of the District continues to grow, the need for more recreational opportunities will also increase. The Municipalities believe that the potential to develop more recreational facilities exists. Thus, the Commission finds it necessary for the member Municipalities to work together to develop facilities and optimize the use of land for various types of recreational activities while maintaining the aesthetics and environmental quality of the Valley. Existing recreational areas are identified on Map B- Recreation Map which also includes areas that the Commission finds suitable for future recreational development.

3.6(a) Recreation and Tourism Objectives

1. To encourage a variety of recreational opportunities within the District.
2. To ensure that the various forms of recreational development will not conflict with adjacent land uses.
3. To encourage recreational activities that will enhance and maintain the natural beauty and aesthetics of the valley.



Boating, fishing, hiking and skiing are only some of the charms that make this region an attractive place to live and visit all year.



4. To promote the District as a popular tourist destination for all.
5. To protect and preserve land that is suitable for future public recreational developments.
6. To achieve a better use of land and to protect and preserve existing recreational lands and uses.
7. To ensure public access is provided to recreational areas.
8. To maintain safe and healthy water based recreation.

3.6 (b) Recreation and Tourism Policies

1. Zoning Bylaws:
 - a. Municipalities will allow for various types of recreational activities and describe the development standards for different uses in their zoning bylaw.
 - b. The following shall be incorporated into municipal zoning bylaws as standards and applied to all recreational facility developments:
 - i. Road access to recreational facilities shall be designed so as not to obstruct or hinder the safe flow of traffic along major roads or highways
 - ii. Adequate off street parking shall be provided to accommodate the parking volumes generated by the facilities. The design of such parking facilities shall minimize the danger between vehicular traffic and pedestrians.
 - iii. Cuts and fills in existing terrain should be minimized
 - iv. Measures for erosion control and bank stabilization may be required along the shore line
 - v. Potable water supply and sewage disposal systems may be required and shall satisfy municipal and provincial standards
 - vi. For the purpose of beach access, recreational facilities other than those needed to support beach activities shall be located at least 20 metres (65 ft.) from the lakeshore.
 - vii. Marinas shall be established no closer than 125 m (410 ft.) along the shoreline from residential or organized beach areas in order to avoid noise, nuisances and maintain safety.
 - viii. Road approaches to such facilities shall not cause the obstruction of traffic on major roads or highways during time of peak use at the recreational facility.

- c. The following shall be incorporated into municipal zoning bylaw as standards and shall be applied to all proposed Campground developments:
 - i. A site plan of suitable scale shall be prepared showing the location of all facilities for approval
 - ii. The gross densities shall not exceed 10 campsites per hectare (8 per acre)
 - iii. Potable water supply and sewage disposal systems shall be provided and satisfy municipal and provincial standards
 - iv. Areas for common shoreline access and playgrounds shall be provided by the developer, where feasible.
 - v. Recreational service facilities shall be located at least 15 m (49 ft.) from the lakeshore, according to provincial agencies.
 - vi. Road access to campsite facilities shall be designed so as to not obstruct the safe flow of traffic along major roads or highways
 - vii. The developer will be required to provide buffer strips which will reduce conflict between the campsite and adjacent uses.
- d. Landscape standards, as outlined in each Municipality's Zoning Bylaw, may be applied as a condition of the development permit.

2. General Recreational Development Policies:

- a. An assessment of the environmental impacts may be required at the developer's expense by a qualified professional, if a project is located near environmentally sensitive areas or hazard lands. Mitigation measures may be required to ensure the protection of land and water resources.
- b. Non-recreational uses and development will be directed to lands which are not suited for public recreation. The development of publicly and privately owned recreation facilities shall be supported, where they are deemed appropriate.
- c. Recreational developments will be developed in a manner that can adequately be supervised.
- d. Recreational developments will need to consider the aesthetics and not deteriorate the natural beauty of the valley. Protecting and preserving unique features including the valley walls, major streams, coulees and wooded areas and natural shore land and major marshlands will be required.
- e. Certain recreation activities, such as walking trails and observatories may occur in wildlife habitats, fish habitats or natural areas.

- f. Where necessary, the developer may be required to enter into a zoning agreement with the municipality prior to the rezoning of land for a recreational development.
- g. A demonstrated demand for new recreational facilities or expansion of existing facilities may be required to be provided by the developer to prevent any detrimental effects on existing recreational facilities.
- h. Docks and water access will be limited and communal facilities and structures will be encouraged.
- i. Prior to initiating a rezoning for recreation use, the applicant shall submit a site plan, drawn to scale, which shall indicate the layout of the proposed developments, roads, structures, services, wooded areas, and all physical features.
- j. The Commission will work to develop a regional recreation strategy.

3. Location Criteria:

- a. Recreational development shall only be considered in locations which meet all the following criteria:
 - i. The additional development shall not conflict with existing land uses
 - ii. Access to the development shall meet municipal standards
 - iii. There shall be a demonstrated demand for new recreational facilities or the expansions of existing facilities
 - iv. Buffer strip requirements shall be followed

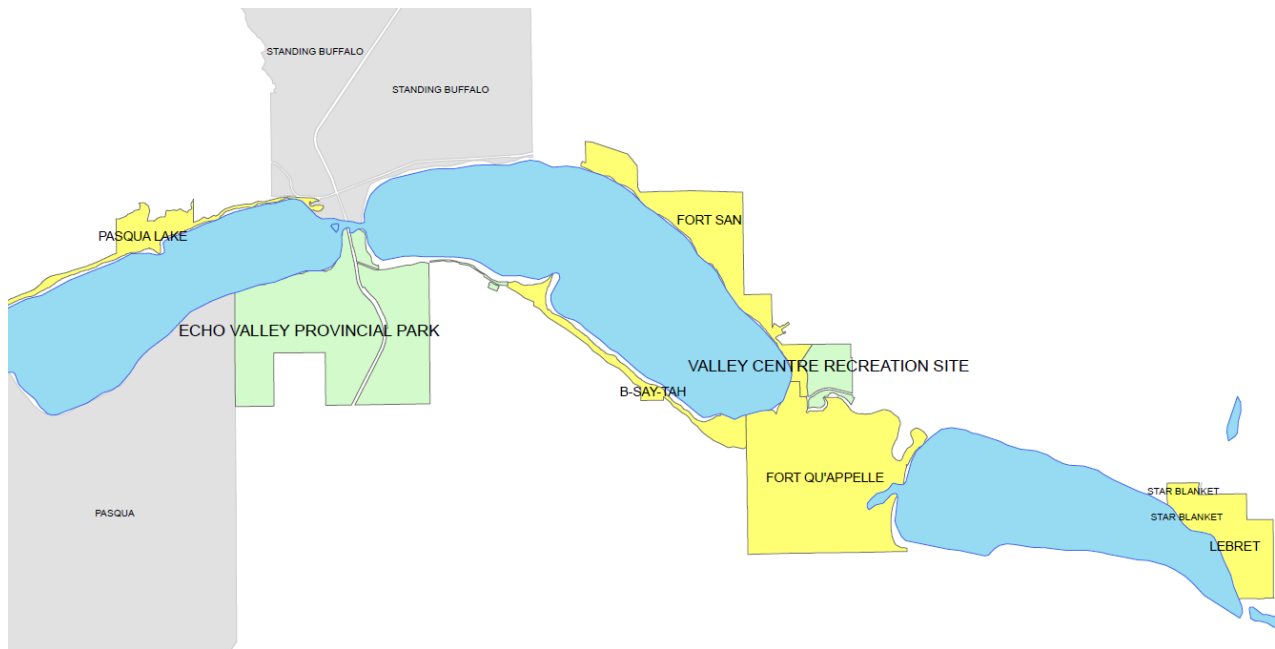
4. Recreational Policies Specific to Subdivisions:

- a. Public access to green spaces such as, but not exclusive to, parks, boat launches, open spaces, wildlife, environmental and historic features, water/lake fronts and walking paths will be encouraged through servicing agreements
- b. Where applicable, developers will be required to contribute to or develop various new recreational facilities, structures, or locations within the District such as, but not exclusive to, boat launches and/or marinas, bicycle, walking or all-terrain vehicle paths or park areas and/or facilities; a minimum proportion of the lake shore land may be acquired for public recreation.
- c. Shore land shall be maintained for recreational use, through the use of buffer strips, regardless of the proposed development.

5. Role of the Commission:

- a. To ensure continued liaison with the Provincial Park, individual communities and provincial agencies so there is complementary and appropriate recreational development in the District.
- b. To encourage municipalities to support the improvement of existing recreational facilities and lands in their jurisdiction.

Provincial Parks in the District include Echo Valley Provincial Park, Valley Centre Recreation Site and Katepwa Point Provincial Park (Shown in Green)



CHAPTER FOUR:

Land Uses – Rural Resort and Urban

There are three obvious land uses within the Calling Lakes Planning District; Rural Land use, Resort Land use and Urban Land use. This plan provides each of the three land uses with objectives and policies. Each municipality within the Planning District will be required to observe these policies and align their municipal bylaws accordingly. Individual municipal zoning bylaws will provide guidance to Council's, landowners and investors regarding the specific uses allowed on lands.

Each type of land use is considered a policy area. They are each unique and provide features not found in other parts of the District. Land uses and lot development will be quite different in each of the three policy areas and the Calling Lakes Planning District will work together with the municipalities to direct future uses to appropriate lands.

4.1 Rural Land Use Policy

Rural lands are those outside of the boundaries of urban and resort areas. All rural lands within the Calling Lakes Planning District are within the Rural Municipality of North Qu'Appelle No. 187. The rural lands within the district are primarily used for agriculture; however there are some non-agricultural uses such as commercial and industrial uses (including natural resources) and residential subdivisions. The rural lands are an essential element of the Planning District as they provide space for viable economic activity and contribute to the overall aesthetic qualities and beauty of the valley.

In addition to the large tracks of lands needed to carry out agricultural uses, lands within this policy area provide for large residential lots (small acreages), with rural water and sewer services, which is something that is not available anywhere else in the district. This type of residential use is an important part of the Planning District; larger lots allow residents to carry out activities such as the keeping of animals, which is not a use allowed in the resort areas or urban areas.

The policy area also provides lands for commercial and industrial uses that are better suited outside of urban and resort areas either because of their size, the nature of the development and/or service to the travelling public.

Each Municipality within the Calling Lakes Planning District that has rural lands will designate areas appropriate for different rural land uses and individual zoning bylaws will specify permitted and discretionary uses allowed on the lands.



4.1(a) Rural Land Use Objectives:

1. To protect rural lands from incompatible land uses and to minimize conflict between different land uses.
2. To provide land for agricultural uses, including non-intensive and intensive operations where appropriate.
3. To encourage agricultural land to stay agriculture, wherever possible.
4. To provide land for commercial and industrial lands that may or may not be related to the agricultural sector where lands are suitable, including mineral extraction.
5. To provide land for rural residential development including subdivisions.
6. To ensure lands are developed and serviced in a way that will protect the natural beauty of the valley.
7. To achieve the General Policy objectives as outlined in this plan.

4.1(b) Rural Land Use Policies:

1. All lands shall be left in the natural state wherever possible. The developer shall work with the natural terrain and vegetation. Land clearing and water drainage will be strongly discouraged.
2. Development shall not negatively impact historical, ecological or archaeological areas of significance.
3. There shall be no development on unstable lands without positive recommendation through a geotechnical report or other professional report.
4. Where the services and infrastructure are not available, they shall be provided for by the developer.

5. If more than four lots per quarter section are proposed in a subdivision application (for any use) the developer shall be required to submit a concept plan for the whole site owned by the developer. The plan shall show the location of future developments, services, traffic and pedestrian systems, green space and the phases of development. Municipalities will encourage clustering of sites and efficient subdivision design.

6. Residential lands

- a. Shall be located in areas that do not fragment contiguous, viable agricultural lands.
- b. Clustered residential developments will be favored over non-clustered developments.
- c. The developer must demonstrate that there is a demand for the supply of the proposed residential lots.
- d. Development criteria:
 - i. No residential land development will be considered within the 1:500 year flood level or within environmentally sensitive areas as defined by this plan.
 - ii. The development must have an onsite waste water disposal system and potable water must be supplied to each lot as per the municipal bylaws.
 - iii. All residential lands shall be serviced by a road that meets municipal standards.

7. Commercial and Industrial Lands

- a. Shall be located away from the valley wherever possible.
- b. Shall prove that the use needs to be on rural lands as opposed to urban lands due to the potential danger to public safety, the need for larger sites not available in the urban area, there is a nuisance associated with the operation or the use serves the rural area.
- c. Clustered developments will be favored over non-clustered developments; strip development will be discouraged.
- d. All commercial and industrial uses shall be serviced by a road that meets municipal standards.

4.2 Resort Land Use Policy

Resort lands are those that provide various types of residential uses including year-round and seasonal residences as well as accompanying recreational uses and small commercial and institutional uses. Resort areas are encouraged to provide efficient municipal services, reinforce community identity and to conserve the natural landscape surrounding the center. Therefore the Calling Lakes Planning District will make it a priority to restrict development that may hinder positive growth and renewal of existing resort areas. New resort areas proposed in the District will only be allowed by if the developer can prove the demand for the use.

The resort land use policy refers to the organized hamlets of Pasqua Lake and Taylor Beach, the Resort Village of the District of Katepwa, the Resort Village of Fort San, the Resort Village of B-Say-Tah and the Village of Lebret.

The organized hamlets of Pasqua Lake and Taylor Beach are within the boundaries of the RM of North Qu'Appelle 187. The Hamlet of Pasqua Lake is on the north side of Pasqua Lake and the Hamlet of Taylor Beach is on the west side of Katepwa Lake. Both hamlets are residential developments that are made up of a mix of seasonal and permanent homes.

Fort San is located on the north shore of Echo Lake just a short drive from Fort Qu'Appelle. Fort San was named after the Fort Qu'Appelle Sanatorium which was a center for tuberculosis patients in the early 1900's

The District of Katepwa is located on the NE side of Katepwa Lake on Highway 56 adjacent to Katepwa Point Provincial Park. Katepwa stretches along the lakes shoreline, with most of the development being seasonal cottages. There has been a growing trend of year round residences being established in the community, and this trend is expected to continue. It is the desire of the District to maintain the residential nature of the community.

B-Say-Tah is located on the south shore of Echo Lake along Hwy 210, between Echo Valley Provincial Park and Fort Qu'Appelle. Development of cottages began in the early 1900's in a linear fashion along the lake. There has been a growing trend of year round residences being established in the community, and this trend is expected to continue. It is the desire of the resort village to maintain the residential nature of the community.

Lebret is located on the NE shore of Mission Lake about 6 kilometres from Fort Qu'Appelle. Lebret is known for its picturesque location adjacent to the lake, the impressive Sacred Heart Church and Stations of the Cross that are on the hill overlooking the village. The village has a strong Catholic history and was once an important religious and educational center for the province of Saskatchewan.

4.2(a) Resort Land Use Objectives:

1. To promote an orderly arrangement of land uses in resort areas.
2. To preserve the existing resort areas by limiting residential, recreational and associated small-scale commercial uses by directing industrial, large commercial and retail activities to the urban land use policy area or if appropriate, the rural land use policy area.
3. To promote contiguous development of resort areas.
4. To ensure lands are developed and serviced in a way that will protect the natural beauty of the valley.
5. To preserve existing resort areas by encouraging infill development and re-development of areas, where necessary.
6. To achieve the General Policy objectives as outlined in this plan.

4.2(b) Resort Land Use Policies:

1. All lands shall be left in the natural state wherever possible. The developer shall work with the natural terrain and vegetation. Land clearing and water drainage will be strongly discouraged.
2. Development shall not negatively impact historical, ecological or archaeological areas of significance.
3. There shall be no development on unstable lands without positive recommendation through a geotechnical report or other professional report.
4. Fragmentation of development will be strongly discouraged. Infill development, redevelopment and new sites adjacent to existing development will be favored.
 - a. A municipal council may deny a request for rezoning for subdivision purposes if there is not a need for additional lots.
5. Residential, recreational, small institutional and resort associated small-scale commercial uses will be the only uses considered in this district.
6. Where the services and infrastructure are not available, they shall be provided for by the developer.

7. Communal boat launching facilities to serve the residents of a subdivision will be favored.
8. Development criteria:
 - a. No residential land development will be considered within the 1:500 year flood level or within environmentally sensitive areas as defined by this plan.
 - b. The development must have onsite waste water disposal system and potable water that meets municipal standards.
 - c. All residential lands shall be serviced by a road that meets municipal standards. The free and safe flow of traffic is essential. All roads shall respect the natural landscape.
 - d. A concept plan will be required for new subdivisions as well as a servicing proposal that is in accordance with this Plan and other municipal policies.
 - e. All subdivision designs shall take into consideration access to the lake, trails, and other recreational areas and allow for the safe and efficient flow of pedestrian traffic.
9. In new and redeveloped areas, there shall be a separation of vehicular and pedestrian traffic along major traffic routes.
10. Where conflictive or incompatible uses are proposed adjacent to one another, a buffer which includes landscaping will be required between the uses.

4.3 Urban Land Use Policy

Urban lands are the lands within the Town of Fort Qu'Appelle. Urban lands provide residential, commercial, recreational, social, and cultural uses and prove to be the gathering point of the Planning District. Due to the dense population, lands within this policy areas are able provide amenities and services not found within the rural and resort land use policy areas.

Fort Qu'Appelle serves as the hub of activity for the Calling Lakes Planning District. Fort Qu'Appelle has a rich history as it was the crossroads of a number of historic trails that traversed the North-West Territories.¹ The Town is the destination for shopping, services and institutions for the District's cottagers, farmers, travelers and visitors as well as the First Nation communities near the Town such as Standing Buffalo and Pasqua First Nations. The municipalities in the District rely on the Town to be the hub of activity, which benefits all involved.

Town of Fort Qu'Appelle



4.3(a) Urban Land Use Objectives:

1. To promote an orderly arrangement of land uses in urban areas.
2. To identify areas that could support new development.
3. To encourage developments appropriate for urban areas.

¹ The Encyclopedia of Saskatchewan – A Living Legacy.

4. To address the demands put on infrastructure due to current and future growth.
5. To ensure social, economic, and cultural needs are met.
6. To ensure housing development needs are met.
7. To achieve the General Policy objectives as outlined in this plan.

4.3(b) Urban Land Use Policies:

1. Lands shall be left in the natural state wherever possible.
2. Only appropriate urban land uses will be allowed in this policy area.
 - a. Large scale commercial and industrial land uses (including natural resource development) will be directed to rural policy areas. Whereas smaller commercial land uses that provide services to the travelling public and residents will be directed towards the urban policy areas.
 - b. Large lot residential subdivisions will be directed to rural policy areas whereas smaller multi-lot residential subdivisions that provide municipal service connections will be directed towards the urban policy areas.
 - c. Recreational uses associated with resort areas will be primarily directed to the resort policy areas. If the resort policy area is unable or unwilling to accommodate the request and the urban area has the ability and is willing to accommodate, the development may occur in the urban policy area.
 - d. Mixed use projects such as commercial/residential uses and residential/institutional uses will be encouraged in the urban policy areas.
3. Fragmentation of development will be strongly discouraged. Infill development, redevelopment and new sites adjacent to existing development (of similar nature) will be favored. Developments with similar characteristics are encouraged to cluster together.
4. Commercial Development:
 - a. Commercial development will be encouraged to infill vacant properties within the central business district (Main Street).
 - b. Adjacent and easily accessible parking shall be provided for new developments.

5. Where the services and infrastructure are not available, they shall be provided for by the developer unless other arrangements have been made during consultations with the Town. All new developments should be serviced by a municipally approved sewer and water system.
 - a. All development shall be serviced by a road that meets municipal standards. The free and safe flow of traffic is essential and all roads shall respect the natural landscape, wherever possible.
 - b. All development must have a waste water and water supply that meets municipal standards.
6. Communal boat launching facilities will be encouraged.
7. A concept plan will be required for new subdivisions as well as a servicing proposal in accordance with this plan and other municipal policies.
8. In new and redeveloped areas, there shall be a separation of vehicular and pedestrian traffic along major traffic routes.
9. Where conflictive or incompatible uses are proposed adjacent to one another, a buffer which includes landscaping will be required between the uses.
10. All lands, including urban reserves, must comply with land use requirements and municipal bylaws.
11. All subdivision designs shall take into consideration access to the lake, trails, and other recreational areas and allow for the safe and efficient flow of pedestrian traffic.

CHAPTER FIVE: IMPLEMENTATION

This plan is a statement of the goals, objectives and policies of the planning district with respect to the future use and development of the land. This district plan must be implemented using the individual zoning bylaws, subdivision approval process review, development and servicing agreements and the dedication and development of reserve lands. Municipalities may also choose to adopt an individual Official Community Plan to provide additional policies in their own jurisdictions.

5.1 Zoning Bylaw

The Zoning Bylaw provides the tools required to implement this district plan. The controls will be the responsibility of each individual community and should establish zones, uses of land and structures and regulations on uses.

5.2 Subdivision

The Director of Community Planning, a branch of Saskatchewan Government Relations, is the approving authority for lands within this area. One of the requirements for an approval of an application for subdivision is that the proposal has to conform to this district plan, an approved official community plan (if applicable) and zoning bylaw. The municipality has the opportunity to comment on the proposal, on the basis of the best interest of the area and in accordance with the plans in place. In this manner the subdivision approval process helps ensure that the future development of land in the area is consistent with the goals, objectives and policies of the planning district and each municipality.

When a municipality receives a subdivision referral from Community Planning Branch, the municipality will review the proposal with the Planning Commission. The Planning Commission will provide comments on the proposal for the municipal Council to consider when they are responding to the referral.

5.3 Servicing Agreements

Each municipality is encouraged to enter into a Servicing Agreement with the developer of a subdivision. The municipality may refer the Servicing Agreement to the Planning Commission for comment.

The Servicing Agreement should give consideration to the following:

1. The design, installation, and maintenance period for engineered roads, culverts, drainage system, walkways and trails, street and traffic signs, street lights, water supply, sewer disposal systems, solid waste disposal systems, utilities, landscaping and other services deemed necessary by the municipality.

2. Security or guarantee bond to cover the cost of the services, or to the satisfaction of the municipality
3. The developer shall hold an insurance policy against any liability for the developer or the municipality
4. The developer shall pay the municipality fees to cover the cost of legal, engineering and planning services required to carry out the servicing agreement and subdivision

5.4 Development Levy Agreements

Each municipality is encouraged to enter into a development levy agreement for the purpose of carrying out the provisions of the District Plan and municipal development levy bylaws. The purpose of the agreement is to impose and provide for the payment of development levies at the time of development to cover all or part of the capital costs incurred by the municipality as a result of the proposed development.

5.5 Dedicated Lands

When dedication of land is unnecessary or undesirable, money in lieu of land may be required or dedication may be deferred. In order to provide for the development of public access and public facilities in lakeshore areas, municipalities are encouraged to establish a public reserve account, to be used in accordance with provincial regulations.

5.6 Plan Review and Amendment

Amendments to the plan shall be made in accordance with Section 35 to 38 of *The Planning and Development Act, 2007*. Each member municipality must adopt, by bylaw of Council, the District Plan. Once approved by all municipalities, the Commission will send the District Plan to the Minister for approval. All amendments to the plan will follow the same process.

5.7 Enforcement

Individual municipalities are responsible to ensure the policies in this plan are achieved. Municipal Zoning Bylaws will need to provide regulations to help the policies of this District Plan come to fruition. It is expected that all provincial developments lead by provincial departments take into consideration the policies contained in this plan. The Planning Commission will request the provincial department to consult with the member municipalities prior to development.

CHAPTER SIX: GLOSSARY OF TERMS

The following area a list terms specific to the Calling Lakes District Plan. A glossary of terms will also be included in individual plans and zoning bylaws.

Bank:	The line at the boundary of the bed of a lake or stream where vegetation ceases or where the character of the vegetation and soil changes.
District:	The Calling Lakes Planning District
Environmentally Sensitive Lands/Areas:	means lands or areas with natural features where precautions, mitigation or constraints are needed to minimize impacts. These include the following: <ul style="list-style-type: none">• a ravine, coulee, swamp, natural drainage course or creek bed;• wildlife habitat, environmentally sensitive or significant natural or heritage areas;• flood-prone or potentially unstable land; or• land abutting lakes streams or rivers for pollution prevention, bank preservation or development protection from flooding.
Flood Fringe:	As defined by the Statements of Provincial Interest.
Flood Way:	As defined by the Statements of Provincial Interest.
Flood Prone:	Land that is below the elevation established by the Saskatchewan Water Security Agency as being subject to a flood hazard.
Hazardous Lands:	Land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property, including all slopes of 15% or greater.
Urban Reserve:	A First Nation reserve within or adjacent to an urban centre.