

NORTH CENTRAL PLANNING DISTRICT

OFFICIAL COMMUNITY PLAN

Prepared for:

THE NORTH CENTRAL PLANNING DISTRICT COMMISSION

Prepared by:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING
SASKATOON, SK

APRIL 2025



RESORT VILLAGE OF ELK RIDGE

BYLAW NO. 2025-03

A BYLAW TO ADOPT THE NORTH CENTRAL PLANNING DISTRICT OFFICIAL COMMUNITY PLAN

The Council of the Resort Village of Elk Ridge enacts as follows:

The Council of the Resort Village of Elk Ridge, in the Province of Saskatchewan, in open meeting assembled, enacts as follows:

1. Pursuant to Section 29 and 102 of The Planning and Development Act, 2007 the Council of Elk Ridge hereby adopts the North Central Planning District Official Community Plan, identified as Schedule "A" to this bylaw.
2. The MAYOR and CAO are hereby authorized to sign and seal Schedule "A" which is attached hereto and forms part of this bylaw.
3. This Bylaw shall come into force on the date of final approval by the Ministry of Government Relations.

SEAL

Mayor

CAO

THE NORTH CENTRAL PLANNING DISTRICT OFFICIAL COMMUNITY PLAN

Being Schedule “A” to Bylaw No. 2025-03 The Office Community Plan

The Rural Municipality of the District of Lakeland No. 521, the Rural Municipality of Paddockwood No. 520, the Resort Village of Elk Ridge, the Village of Christopher Lake and the Resort Village of Candle Lake

SEAL

(Mayor)

(CAO)

TABLE OF CONTENTS

TABLE OF CONTENTS	4
1 INTRODUCTION.....	1
1.1 Authority.....	1
1.2 Scope and Purpose.....	2
1.3 Context	2
2 PROPOSED GOALS	4
2.1 Natural & Heritage Resource Conservation	4
2.2 Physical & Economic Development.....	4
2.3 Intergovernmental Interests & Involvement.....	4
2.4 Community Participation.....	5
3 DISTRICT OBJECTIVES & POLICIES	1
3.1 Natural Resources & Environment.....	1
3.2 Biophysical Considerations & Hazards	6
3.3 Agricultural Land Use and Development	9
3.4 Residential Land Use and Development.....	13
3.5 Commercial and Industrial Land Use and Development.....	21
3.6 Economic and Tourism Development	26
3.7 Cultural and Heritage Resources	28
3.8 Regional Cooperation	30
3.9 Transportation and Infrastructure	33
4 MUNICIPAL PLANNING STATEMENTS	40
4.1 Resort Village of Elk Ridge.....	40
4.2 Village of Christopher Lake	41
4.3 Resort Village of Candle Lake	42
4.4 District of Lakeland No. 521	43
4.5 Rural Municipality of Paddockwood No. 520	44
5 MINIMUM SEPARATION DISTANCES	45
5.1 Separation Distances Between Uses.....	45
5.2 Locational Requirements.....	46
6 Future Land Use Maps	47
6.1 Agricultural Policy Area.....	48
6.2 Highway Corridor Policy Area.....	49
6.3 Residential Policy Area	50
6.4 Resort Commercial Policy Area	51
6.5 Industrial Policy Area.....	52
6.6 Community Service Policy Area	53
6.7 Forest Policy Area	54
6.8 Conservation Policy Area.....	Error! Bookmark not defined.
7 PLANNING TOOLS	57
7.1 Zoning Bylaw	57
7.2 Dedicated Lands	59

7.3	Building Bylaw.....	59
7.4	Development Levies and Servicing Fees.....	59
8	FUTURE LAND USE MAPS	61
9	MULTIPLE LOT RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT PROPOSAL WORKBOOK.....	64

DRAFT

1 INTRODUCTION

1.1 AUTHORITY

In accordance with Sections 29, 32 and 102 of *The Planning and Development Act, 2007 (The Act)*, the **North Central Planning District Commission** (NCPDC) has prepared this document for the District of Lakeland No. 521, the RM of Paddockwood No. 520, the Resort Village of Elk Ridge, the Village of Christopher Lake and the Resort Village of Candle Lake for adoption as the North Central Planning District Official Community Plan (DOCP). The DOCP will provide the member municipalities with goals, objectives and policies relating to approximately 10-15 years of future growth and development within the Planning District.

Section 32 of *The Act* provides that the DOCP is required to contain statements of policy with respect to:

- (1) sustainable current and future land use and development in the municipality;
- (2) current and future economic development;
- (3) the general provision of public work;
- (4) the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- (5) the management of environmentally sensitive lands;
- (6) source water protection;
- (7) the means of implementing the DOCP;
- (8) the co-ordination of land use, future growth patterns and public works with adjacent municipalities;
- (9) the implementation of the intermunicipal development agreement;
- (10) the provision of municipal reserve for school purposes, including policies that:
 - (i) ensure the creation of municipal reserve sites suitable in size to be used for school purposes;
 - (ii) designate the locations of municipal reserve sites to be used for school purposes; and,
 - (iii) provide for the dedication of land or money-in-lieu of land through the subdivision process that supports equity for all subdivision applicants and municipalities within the region; and,
- (11) the management of lands that are in proximity to existing or proposed railway operations.

The Province adopted The Statements of Provincial Interest Regulations effective March 29, 2012, applicable to community planning and development under Section 7 of *The Act*. Section 8 of *The Act* provides that every DOCP and Zoning Bylaw must be consistent with The Statements of Provincial Interest Regulations.

In general *The Statements of Provincial Interest Regulations* address:

- Agriculture and Value-Added Agribusiness
- Biodiversity and Natural Ecosystems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Lands and Water Bodies
- Source Water Protection
- Transportation
- Community Health and Well Being

- Economic Development

1.2 SCOPE AND PURPOSE

The policies in this DOCP address the need for future land use planning in the Planning District as well as other matters related to its physical, social and economic development. The policies are intended to provide the NCPDC and its member municipalities with direction and guidelines for establishing bylaws, programs and decision making on future land use and development proposals in the Planning District.

This Plan is intended to guide the growth and development of the Planning District approximately for the next 10-15 years.

All development within the NCPD shall conform to the objectives and policies contained in this District Official Community Plan. Crown lands that lie within the Planning District, such as Provincial Parks, may be subject to separate and/or additional provincial legislation to *The Planning and Development Act, 2007*.

1.3 CONTEXT

1.3.1 INTER-MUNICIPAL COOPERATION

The four original participating municipalities have over a decade of cooperation through the NCPDC. In 2022, the Resort Village of Elk Ridge was created by Ministers Order. In 2024, the five member municipalities adopted the formal agreement creating a new North Central Planning District, which is the foundation for maintaining, enhancing and growing a prosperous region. The NCPDC is an advisory board intended to bring forward matters of regional importance and to provide recommendations to the member Councils through a broader regional lens.

1.3.2 THE PLANNING DISTRICT

The underlying premise of this DOCP is that the Planning District aspires for a high quality of life, increased agricultural and business development, and targeted residential development, while protecting ecological and natural resources such as the many recreation lakes in the region.

Much of the Planning District is comprised of undeveloped northern forest and includes several well developed and popular recreation lakes including Emma Lake(s), Christopher Lake, Anglin Lake, McPhee Lake and Candle Lake. The District is well known for its year-round recreation opportunities and is located adjacent to Prince Albert National Park and several Provincial Parks. Equally important, the RM of Paddockwood contains large areas of farmland and agricultural development.

Several First Nations Reserves are located adjacent to the Planning District including Little Red River, Bittern Lake, Montreal Lake and Treaty Land Entitlement Reserve land owned by the George Gordon First Nation and the Muskoday First Nation.

Several major Highways run through the District including Highway #2 and Highway #120, which provide access to farther reaching and more remote areas of northcentral and northeastern Saskatchewan. The Northern Saskatchewan Administration District lies at the northern limit of the Planning District.

The permanent, non-seasonal population of the District has been increasing steadily since the early 2000's and more permanent residents have increased the demand for year-round services. During the summer season, the population of the District increases dramatically and the whole region becomes very active.

Protecting the Lakes and natural areas in the District for future generations is of critical importance, and new development will need to minimize conflict with these important resources. Proposed development around the Lakes will be directed to areas that can best accommodate it and be serviced.

1.3.3 RATIONALE FOR THE PLANNING DISTRICT AREA

The determination of the North Central Planning District area follows the municipal boundaries of the five members and is contiguous, excluding Provincial Parks and First Nation Reserve Land. Large Planning Districts such as this one function best when the land base is contiguous.

1.3.4 INTER-MUNICIPAL PLANNING AND REGIONAL INITIATIVES

Planning and development in the North Central Planning District has occurred over the backdrop of inter-municipal influences and interests. Five members of the Planning District have a long-standing relationship (prior to the formation of the Planning District) and therefore shown a commitment to regional planning. Establishing a renewed planning district and working in collaboration to develop policies and regulations are vital to reaching the North Central Planning District's potential.

1.3.5 INTER-MUNICIPAL COOPERATION AND IMPLEMENTATION MEASURES

The NCPDC has directed that this DOCP be clear, direct and user-friendly. Development ready policies and efficient development review processes are required to ensure timely and meaningful project review.

Innovative approaches, mechanisms and processes are incorporated in this DOCP to give the inter-municipal planning process every chance of success. New implementation measures are recommended including:

- (1) Provision for joint servicing agreements between municipalities to provide support, where appropriate for development projects.
- (2) Clarified communication and referral processes between municipalities concerning development proposals and issues to assist collaboration.
- (3) The DOCP should establish a local level dispute resolution process as a precursor to the dispute resolution process provided by *The Act* to resolve issues locally and at an early stage.
- (4) Improved Planning District level recreation and parks planning and development.
- (5) Pursue opportunities for the NCPDC to help plan and direct matters managed by the province such as healthcare, education, supportive housing and transportation. It will be important for the NCPDC to get ahead of these items to represent the interests of its residents and for general autonomy moving forward.

2 PROPOSED GOALS

2.1 NATURAL & HERITAGE RESOURCE CONSERVATION

- (1) To conserve the aquatic and terrestrial ecological resources in the Planning District.
- (2) To provide ongoing opportunities for residents and non-residents of The Planning District to enjoy and appreciate the water and land resource values of the municipalities.
- (3) To protect natural resources and environmentally sensitive areas for the benefit of current and future generations.

2.2 PHYSICAL & ECONOMIC DEVELOPMENT

- (1) To strive for physical development which reflects both market conditions and public needs and is compatible with municipal financial capabilities and the need for resource conservation.
- (2) To encourage the provision of an adequate supply of developable land within The Planning District.
- (3) To strengthen the economic base of The Planning District by creating a positive environment for business development.
- (4) To support farming and related activities in agricultural areas of the Planning District.
- (5) To direct the development and growth of The Planning District in a manner that is orderly and cost-efficient.
- (6) To encourage housing development in a variety of forms and densities in locations deemed appropriate.
- (7) To facilitate a safe and up-to-date transportation network within The Planning District.
- (8) To ensure that infrastructure is planned and developed efficiently as possible.
- (9) To ensure that land use planning is fully integrated with The District's long term strategic, financial, infrastructure, transportation, and asset management planning initiatives.

2.3 INTERGOVERNMENTAL INTERESTS & INVOLVEMENT

- (1) To obtain the support and assistance of senior governments in the realization of the goals and objectives of this plan.
- (2) To support and complement the *Statements of Provincial Interest Regulations* in the realization of the goals and objectives of this plan.
- (3) To work with other local and senior governments and First Nations and Metis communities to strengthen regional partnerships and initiatives in the Planning District.

- (4) To participate in district and regional planning initiatives, where beneficial to the Planning District.

2.4 COMMUNITY PARTICIPATION

- (1) To ensure that each respective municipality in The Planning District maintains its commitment to an open, consultative and transparent planning and decision-making process.

3 DISTRICT OBJECTIVES & POLICIES

3.1 NATURAL RESOURCES & ENVIRONMENT

3.1.1 FINDINGS

- A number of wetlands exist within The Planning District. In addition to providing often important wildlife habitat, wetlands are generally unsuitable for most forms of development and land use and mitigate flood hazards. Wetlands provide natural protection for development against flood hazards. Ensuring that land use and development in wetland areas exhibits a high degree of fit with the opportunities and constraints presented by wetland systems is an important consideration in land use and development decisions.
- Section 63 of *The Saskatchewan Heritage Property Act* empowers the Minister to require a developer to conduct a Heritage Resource Impact Assessment or a Heritage Resources Impact Mitigation for any development project (subdivision) that has the potential to impact significant heritage resources. On the basis of documented heritage resources and criteria set out in *The Saskatchewan Heritage Property Act* heritage sensitive quarter sections have been mapped for the NCPD for information purposes.
- The Saskatchewan Terrestrial Wildlife Habitat Inventory provides an overview of terrestrial wildlife habitat located in the NCPD at the time of the inventory. Providing a broad, comprehensive application of terrestrial wildlife habitat, the wildlife concerns of this inventory are primarily with mammals and birds having predominantly terrestrial habitat requirements. Consideration should be given to potentially sensitive wildlife habitats during land use and development decisions located within the NCPD where development is taking place.
- The NCPD is located within the North Saskatchewan River Watershed. Residents of the North Saskatchewan River watershed, through their participation on Watershed Advisory Committees and with technical support from the federal and provincial governments and nongovernment partners, completed the *The North Saskatchewan River Watershed Source Water Protection Plan, (2008)*. The Plan contains objectives, recommendations, and key actions that will help protect source water within the watershed.
- *The Statements of Provincial Interest Regulations* provides the following statements (which are addressed in the objectives and policies that follow):
 - *The province has an interest in the protection of water sources that provide safe drinking water.*
 - *The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.*
 - *The province has an interest in maintaining and encouraging the exploration for and development of mineral resources.*
 - *The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.*
 - *The province has an interest ensuring that sand and gravel resources are accessible for development.*

3.1.2 OBJECTIVES AND POLICIES

Objective 3.1.2.1: Natural Features

To protect natural features, resources, communities, and ecosystems in the NCPD, and to encourage the preservation of natural wildlife habitat areas and other significant areas of natural vegetation.

- Policy (a)** The NCPDC will work with agencies of the provincial government to protect any significant heritage resources, critical wildlife habitat, or rare or endangered species located

in the municipality. Where significant potential for the occurrence of such features or resources has been identified to a municipal Council, they may delay development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained. Any costs associated with meeting such requirements will be the responsibility of the applicant.

- Policy (b)** The District's wetland areas will be protected and, where appropriate, integrated with recreational uses and development. Future development will not alter such wetland areas other than by the addition of appropriate structures such as walkways, pedestrian bridges, boardwalks, and interpretive media.
- Policy (c)** Development shall not damage or destroy fish habitat within the District, nor destroy unique flora or critical wildlife habitat.
- Policy (d)** Development shall avoid land that is environmentally sensitive as determined through a Natural Areas Screening, as required.

Objective 3.1.2.2: Water Resources

To protect ground water, recreation lakes and other water resources from contamination to ensure a safe supply of drinking water and to maintain the highest possible level of overall water quality in The Planning District.

- Policy (a)** Development shall not deplete or pollute groundwater or lakes in the Planning District.
- Policy (b)** The NCPDC Council shall be committed to the protection of ground and surface water, public health, property, and the environment through the use of water management programs that:
- (i) maintain healthy ecosystems; and
 - (ii) ensure the provision of safe and reliable drinking water.
- Policy (c)** The Council shall continue to work with local volunteer organizations to monitor lake water quality and develop best practices to improve water quality (e.g. riparian area vegetation management, zero irrigation turf alternatives).
- Policy (d)** Developments shall not injuriously affect, and shall be encouraged to protect, sustain, and safely incorporate water bodies, waterways, shore lands, groundwater, wetlands, and riparian areas.
- Policy (d)** Agricultural practices, particularly regarding manure management, fertilizer and chemical application, shall minimize risks to groundwater and surface water to the greatest extent possible.
- Policy (e)** Chemicals and other products shall be stored, handled, manufactured, managed, and used with methods that prevent and avoid contamination with aquifers and well heads.
- Policy (f)** The members shall work in partnership with the Saskatchewan Water Security Agency to maintain and conserve its source water resources.

- Policy (g)** Proponents may be required to investigate subsurface soil and groundwater conditions prior to development work to demonstrate the natural or engineered containment will adequately protect groundwater resources. Such work must be carried out by a qualified professional engineer or geoscientist.

Objective 3.1.2.3: Development and the Environment

To support the subdivision and development of land in the Planning District in an environmentally sustainable manner.

- Policy (a)** The NCPDC Members may recommend site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments, to protect water bodies, waterways and shore lands. The NCPDC recommend limit, restrict, delay or prohibit development in these areas until site-specific planning has been completed and/or until the district planning commission is satisfied that specific development projects will sustain these areas. Site-specific plans may result in limiting or prohibiting development in these areas.

- Policy (b)** No development will begin until the affected Member has considered the size and configuration of an adjoining waterway, water body or shore land, the capacity for public access, the potential impacts (social, economic, and environmental) of development, general and site-specific environmental and ecosystem characteristics, and economic potential for development in the area. The developer is responsible for all expenses associated with these recommendations. These studies shall be undertaken by qualified professionals at the expense of the developer.

Objective 3.1.2.4: Aggregate Resources

To protect known aggregate (gravel) and other mineral sources from incompatible forms of development and accommodate industries which utilize these resources while ensuring that aggregate exploration and extraction uses do not conflict with other land uses and development within the Planning District.

- Policy (a)** Subdivision of land for non-agricultural use shall not be permitted on land known to have source gravel potential to not interfere with future extraction.

- Policy (b)** The extraction, processing and storage of raw materials including sand, gravel, clay, earth, topsoil or mineralized rock shall be subject to the following policies:

- (i) The NCPD Members shall encourage the extraction of significant commercial mineral resources prior to development that would preclude or constrain future extraction of the resource.
- (ii) Aggregate resource industries shall be listed as discretionary uses in the Zoning Bylaw.
- (iii) the member shall consider discretionary use applications for aggregate resource industries subject to:
 - (a) reclamation and restoration of the land for an approved end use;
 - (b) the manner in which the pit or quarry is to be operated;
 - (c) limiting or avoiding land use conflict due to noise, vibration, smoke, dust, odour or potential environmental contamination; and,

- (d) minimizing the effect of the operation on infrastructure and services including but not always limited to roadways.
- (e) ensuring road access is sufficiently located as to limit impact on existing residential dwelling units.
- (iv) Aggregate resource industries shall meet all municipal bylaws and provincial regulations respecting access to and from provincial highways and municipal roads and shall ensure that road access to the operation is located, as far as possible, from existing residential dwelling units.
- (v) Multiple lot residential developments or intensive recreational developments shall not be located within 600 m (2,000 ft) of an aggregate resource deposit.
- (vi) Single-parcel country residences or residential sites shall not be located within 305 m (1,000 ft) of an aggregate resource deposit.
- (vii) Aggregate resource extraction, processing, and storage industries shall establish a buffer area between the operation and surrounding land uses.
- (viii) Aggregate resource extraction, processing and storage industries shall ensure that operations within the municipality are screened, bermed or landscaped.

Policy (c) The NCPDC shall consider the effect on movement of aggregate resources within the region when considering transportation/infrastructure alterations.

Objective 3.1.2.5: Resource Development

To support resource exploration, extraction, and development in the Planning District.

Policy (a) Resource development and related facilities shall be encouraged in the Planning District and shall be permitted uses in agricultural, forest and industrial zoning districts.

Objective 3.1.2.6: School Sites

To ensure an adequate supply of land is available for school sites.

Policy (a) The NCPDC will ensure potential expansion or new development of school facilities can occur on dedicated lands in consultation with the Ministry of Education and the Saskatchewan Rivers School Division with respect to the provision of new schools and opportunities for joint use facilities.

Policy (b) Where concept plans are being prepared, the Planning District shall consult with the Government of Saskatchewan, the Saskatchewan Rivers School Division to determine the need and, where applicable, location for new schools.

Policy (c) Where a new school is deemed to be required, the Planning District:

- (i) may require that land (e.g. municipal reserve dedication) or money (e.g. cash in lieu of municipal reserve dedication; levies) be provided through the affected subdivision process for the purpose of accommodating the school site;

- (ii) may seek a financial contribution strategy, where the proposed school benefits an adjacent municipality, which may include proportionally equitable monetary contributions from any benefitting municipality.

Policy (d) New school sites shall:

- (i) be located away from potentially hazardous activities (e.g. arterial roadways, industrial development, gas pipelines, etc.);
- (ii) be located adjacent, or in close proximity, to future transit routes and pedestrian networks that provide safe connectivity to adjacent neighbourhoods;
- (iii) accommodate a school and a contiguously located recreational open space;
- (iv) be in substantial compliance with any applicable guidelines or standards pertaining to school site design adopted or endorsed by the affected municipality; and,
- (v) where identified in close proximity to stormwater retention ponds, implement all features deemed necessary to ensure safety.

3.2 BIOPHYSICAL CONSIDERATIONS & HAZARDS

3.2.1 FINDINGS

- Facilitating brownfield development by ensuring identified contaminated sites are remediated to a level suitable for the intended use or for site suitability prior to redevelopment will add vitality to established areas within the Planning District.
- The engagement process revealed the
- The Environmental Management Plan for the District of Lakeland No.521 in 2019 identified that the district is located within the Boreal plain Ecozone and on the southern edge of the mid-boreal Uplands ecoregion and the Emma Lake Upland Landscape unit. Soils in this ecoregion include glacial till, loamy grey soils, and sandy soils. 11,365 ha or 20.4% of the district is designated as a park or protected area.
- The Environmental Management Plan identified wildlife that are likely to occur in Lakeland include white tailed deer, mule deer, woodland caribou, black bear, elk, beaver, moose, timber wolf, coyote, snowshoe hare, and northern flying squirrel. There is a great diversity of fish species including lake trout, walleye, whitefish, northern pike and perch in the ecoregion. Bird species include American redstart, hermit thrush, ovenbird, bufflehead, and white throated sparrow.
- The District of Lakeland has an Emergency Response Plan outlining prompt and coordinated response to emergencies or disasters affecting the district. This plan provides an incident command system structure flowchart and evacuation procedures.
- High pressure pipelines are located in Paddockwood and two are located in Christopher Lake.
- Developing healthy, sustainable communities requires land use planning approaches and infrastructure designs that avoid or minimize environmental degradation, and that maximize the benefits of maintaining essential ecological services.
- The Statements of Provincial Interest Regulations provides the following statement concerning public safety and source water protection, which are addressed in the objectives and policies that follow:
 - *The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.*
 - *The province has an interest in the protection of water sources that provide safe drinking water.*

3.2.2 OBJECTIVES AND POLICIES

Objective 3.2.2.1: Development on Potentially Hazardous Land

To discourage development on potentially hazardous land and ensure that appropriate development standards are met when development is feasible.

- Policy (a)** Ensure the most recent information on potential flood hazard areas within the Planning District as it relates to new subdivision applications and applications for development permits is used.
- Policy (b)** Development shall avoid land that is potentially hazardous due to flooding, erosion, slumping, slope instability or contamination.
- Policy (c)** Where subdivision or development is proposed for what Council considers hazard land, or on land within +/- 0.5 metres of the 1:500 year flood elevation as determined by the Sask. Watershed Authority, the applicant may be required to submit a report, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding, slope instability or other environmental hazards, together with any required mitigation measures. Council may refuse to authorize

development on hazard land or may permit development only in accordance with specified mitigation measures. These measures may be attached as a condition for development permit approval. The costs associated with undertaking specified mitigation measures, and with providing the required documentation related to any specified mitigation measures will be borne by the applicant or proponent of the proposed development.

- Policy (d)** Where there is subdivision of land, any areas that are determined to be hazard land, where mitigation of the identified hazard has been determined by the approving authority as not feasible or as undesirable, shall be designated as environmental reserve in accordance with *The Planning and Development Act, 2007*.
- Policy (e)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, the development of new buildings and additions to buildings in the floodway (1:500 year flood elevation) of any watercourse or water body shall be prohibited.
- Policy (f)** As per *The Statements of Provincial Interest Regulations*, insofar as is practical, development of new buildings and additions to buildings to an elevation of 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe shall be flood-proofed.
- Policy (g)** Establish development standards for development on or near hazard lands in the Zoning Bylaw.
- Policy (h)** the Members may require new development to provide adequate surface water drainage to maximize on site infiltration and minimize increased overland flow of water from the development to adjoining land and drainage infrastructure. The use of drainage techniques and material such as permeable pavement to facilitate on-site stormwater infiltration and storage that reduces the amount of runoff will be encouraged. Site design techniques that minimize paved areas and soil compaction and preserve natural open spaces including existing trees and natural drainage channels will also be encouraged. Additionally, the NCPDC may require that new development provide an adequate degree of suitable landscaping to enhance the visual amenity of the site in keeping with the existing and preferred neighbourhood character.
- Policy (i)** Environmentally sensitive areas, including lands determined to be hazard lands, should be used for public open space and dedicated as Environmental Reserve in accordance with *The Planning and Development Act, 2007*.

Objective 3.2.2.2: Development Constraints

To manage development on potentially development constrained land and ensure that appropriate development standards are met when development is feasible.

- Policy (a)** All proposed developments adjacent to high pressure pipelines should demonstrate how the development responds to the *Recommended Set Back and Utility Corridor Requirements, 2015* prepared by SaskEnergy and TransGas and all other relevant acts and regulations.
- Policy (b)** Ensure future development is consistent with the 457 m lagoon setback, as per *The Subdivision Regulations*.

Objective 3.2.2.3: Water Resources

To protect ground and surface water resources from contamination to ensure a safe supply of drinking water.

Policy (a) Ensure that development does not deplete or reduce the quality of fresh water resources in the Planning District.

Policy (b) Ensure that development protects important waterbodies, waterways, wetlands, groundwater and riparian systems in the Planning District by employing site-specific planning programs, either alone or in cooperation with other agencies, organizations or governments. This may include limiting, restricting, delaying, or prohibiting development in proposed development areas until site-specific planning has been completed or until the NCPDC is satisfied that specific development projects can be sustained in these areas.

Objective 3.2.2.4: Hazardous Material

To ensure the safe handling, storage, and transportation of hazardous material.

Policy (a) To continue to ensure appropriate storage and handling of hazardous materials.

Policy (b) To continue to ensure appropriate transportation routes are used for the movement of dangerous goods.

3.3 AGRICULTURAL LAND USE AND DEVELOPMENT

3.3.1 FINDINGS

- The Planning District contains productive agricultural land, exclusively located in the RM of Paddockwood. Market forces will continue to be the principal determinant for its retention and continued use as farmland. The RM of Paddockwood can use their influence in the development review and approval process to shift the location of proposed development to poorer class land and thereby slow the conversion of good farmland to non-agricultural uses.
- Protecting prime farmland from being unnecessarily taken out of production for non-agricultural use is an important consideration for the RM of Paddockwood where livelihood and the economy is presently dominated by agriculture. The NCPDC supports diversifying its economy while ensuring agriculture remains one of the principal components. This Plan places high importance on protecting this valuable resource and provides a guide to help define the general range of uses within agricultural areas.
- Intensive Livestock Operations within the NCPD are not suitable given the environmental setting.
- To accommodate farmland subdivision to reflect the realities of farm debt settlement, farm consolidation, estate settlement, natural and man-made barriers and natural vegetation patterns, consideration should be given toward the development of appropriate and flexible policies.
- The Statements of Provincial Interest Regulations provides the following statement concerning agriculture and value-added agribusiness (which is addressed in the objectives and policies that follow):
 - *The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added agribusiness.*

3.3.2 OBJECTIVES AND POLICIES

Objective 3.3.2.1: Protection of Farmland

To recognize the value of high-quality agricultural land for continuing productive agricultural use in order to protect agricultural land use from negative impacts of non-agricultural use and development.

- Policy (a)** The primary agricultural uses include grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, community pastureland, agri-tourism and agri-business, resource extraction, recreational uses and other tourism related businesses, and farm or home-based businesses. The Zoning Bylaw for the RM of Paddockwood will contain an Agriculture zoning district to provide for these uses and compatible development.
- Policy (b)** Existing farm operations shall be protected from non-agricultural land uses that may undermine the viability and success of these operations. Where a proposed use or activity appears to infringe or have a negative impact on farming, the RM of Paddockwood may disallow such a use or activity.
- Policy (c)** High quality agricultural land shall be protected unless other locational advantages are significant enough to outweigh the classification of the land under the Canada Land Inventory (CLI). Note that CLI data is in some cases 100 years old and isn't always accurate. Local knowledge is more important in these considerations.

Objective 3.3.2.2: Agriculture

To accommodate traditional forms of agricultural activity, land use, subdivision, and development.

Policy (a) Accommodate primary agricultural uses including grain farming, mixed grain/livestock operations, farm operations and farm residences, intensive agricultural uses, agricultural related commercial and industrial developments, and farm or home-based businesses. The RM Zoning Bylaw will contain an Agriculture District to provide for these uses and compatible development. The quarter section (64.75 hectares or 160 acres) is recognized as the primary land unit for general agriculture; however, reduced areas and specific development standards will be considered in order to accommodate the development of smaller or more intensive forms of agriculture. Smaller parcels of land used for agriculture may be appropriate when full quarter sections are not feasible, and is encouraged when it is deemed to be so, due either to the nature of the development or to the nature of the environment or setting.

Policy (b) *Agricultural Subdivision Policy*

In general, the fragmentation of agricultural holdings is not encouraged. However, subdivision of land into parcels smaller than a quarter section for legitimate agricultural purposes will be permitted under any of the following scenarios:

- (i) The severity of a financial crisis for a particular agricultural operation is demonstrated to warrant the subdivision of a smaller site to assist debt restructuring or settlement.
- (ii) It is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or manmade (roadway, railway, etc.) barriers.
- (iii) It is intended to be consolidated under one title with adjacent land, in accordance with *The Land Titles Act, 2000*, to create a more viable agricultural unit.
- (iv) The agricultural parcel created results from the subdivision of land for purposes consistent with the objectives and policies in this plan.
- (v) It is intended to accommodate estate planning or settlement.
- (vi) It will accommodate the purchase or lease of Crown land.
- (vii) It is intended to avoid unnecessary changes to, or to work with, the natural vegetation pattern or topography of the area.
- (viii) It will accommodate a new railway or road right-of-way or a widening of an existing railway or road right-of-way.

(WE WILL MAKE SURE THIS IS IN THE ZONING BYLAW)

Policy (c) *Farm Dwellings*

One farm dwelling will be permitted as an accessory use to a farm operation. Additional dwelling units may be allowed subject to discretionary use approval, by a resolution of RM

of Paddockwood Council provided there is at least 10 acres of land per dwelling on the parcel.

Policy (d) *Communal Dwellings*

Communal dwellings may be allowed, subject to discretionary use approval, by resolution of the RM of Paddockwood, as an accessory use to a farm operation. The granting of a communal dwelling(s) permit by the commission shall not be construed, in any way, as consent or approval for future subdivision.

Policy (e) *Farm-Based Businesses*

- (i) It is recognized that farm-based businesses and on-farm employment opportunities, including but not limited to: bed and breakfast establishments and vacation farms, can provide a valuable contribution to the diversified economic base of the municipality. Farm based businesses shall be listed as discretionary uses in the Zoning Bylaw. Approvals will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the agricultural character or land value is not diminished.
- (ii) Farm based businesses that include the provision of commercial accommodation, including but not limited to bed and breakfast establishments and vacation farms, shall maintain minimum separation distances from existing industrial and hazardous industrial uses as provided for in the RM of Paddockwood Zoning Bylaw.

Objective 3.3.2.3: Agricultural and Economic Diversification

To encourage agricultural and natural resource development that will improve the economic health of the RM and Planning District; to provide opportunity for further development and land uses that will result in increased economic diversification, agricultural innovation, and agriculture-related value-added activity in the municipality; and to provide for farm-based business opportunities.

Policy (a) *Agricultural Related Commercial and Industrial Uses*

- (i) The RM of Paddockwood's Zoning Bylaw will list principal agricultural related commercial and industrial uses as discretionary uses in the Agriculture District.
- (ii) RM approval for such commercial or industrial developments may be recommended if their function is related to agriculture after a review by the NCPDC, to ensure that:
 - (a) incompatibility with other land uses will be avoided, including consideration of proximity to resort residential development, tourism and recreation development, urban centres, and multiple lot residential subdivisions;
 - (b) policies for environmental quality control will not be jeopardized, including water and waste disposal servicing;
 - (c) the design and development of the use will conform to high standards of safety, visual quality and convenience;
 - (d) the development will be situated along an all-weather municipal road;

- (e) all relevant approvals are obtained from government agencies for uses such as anhydrous ammonia fertilizer facilities.

Objective 3.3.2.4: Intensive Agricultural Development

To accommodate intensive agricultural uses in a municipality provided they observe development standards and do not override environmental concerns or create conflict between agricultural land use and existing non-agricultural land use and development.

Policy (a) *Intensive Livestock Operations (ILOs)*

- (i) It is the NCPDC's view that development of ILOs is not an appropriate use of land within much of the NCPD. Unacceptable land use conflicts would be created as a result of ILO development.

Policy (d) *Other Intensive Agricultural Operations*

- (i) Intensive agricultural uses, such as nurseries, market gardens and other forms of agribusiness including agricultural product processing, energy production, and agri-tourism aimed at diversification of the farm economy, may be permitted subject to the discretion of the NCPDC. The NCPDC may require the proponents of such developments to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation, as a basis for approval.
- (ii) The Zoning Bylaw for the RM of Paddockwood will contain minimum site size standards for intensive agricultural uses. Smaller sites will be permitted for intensive agricultural uses, excluding intensive livestock operations, to facilitate their development.
- (iii) New intensive agriculture development in the form of market gardens shall maintain minimum separation distances from existing industrial and hazardous industrial uses as provided for in the RM of Paddockwood Zoning Bylaw.

3.4 RESIDENTIAL LAND USE AND DEVELOPMENT

3.4.1 FINDINGS

- The Resort Village of Candle Lake has grown an average of 6.5% per year the last 5 years. The median household income is \$90,000 and the median age of residents is 62.4 years. The average household size is 1.97 for permanent residents and 0.68 for seasonal residents.
- The RM of Paddockwood has grown 3.5% per year in the last 5 years. The median household income is \$84,000, and the median age of resident is 54.4 years. The average household size is 2.35 for permanent residents and 1.72 for seasonal residents.
- Christopher Lake has grown an average of 0.9% per year for the last 5 years. The median household income is \$74,000 and the average age of resident is 40.8 years. The average household size is 2.58 for permanent residents and 2.05 for seasonal residents.
- The District of Lakeland including the Resort Village of Elk Ridge has a median household income of \$90,000 and the average age of resident is 60.8 years. The average household size is 2.15 for permanent residents and 0.7 for seasonal residents.
- The “What We Heard” Report in November 2023 identified the RM of Paddockwood in 2022 had the potential to increase the supply of homes by 7% which included 17 houses, 5 country residential lots, and a 21-lot multiparcel subdivision.
- The district of Lakeland issued 150 permits in 2022 and constituted a 8% increase in housing supply. 1146 residential permits were issued between 2012 and 2021 which is equivalent to 62% of the total supply of housing, significant redevelopment of existing properties was occurring.
- The Resort Village of Candle Lake issued 29 residential permits in 2022, increasing the housing supply by 2%.
- The Village of Christopher Lake issued 24 residential development permits in 2022, which was equivalent to a 16% increase in the number of dwellings.
- The engagement process identified that 61% of respondents do not feel more development should occur, however at a municipal level the Resort Village of Elk Ridge and the Village of Christopher Lake exhibited positive interest in more residents and housing. Comments from responders from the RM of Paddockwood had strong interest in development in areas not related to lakes.
- The Statements of Provincial Interest Regulations provides the following statement concerning residential development, which is addressed in the objectives and policies that follow:
 - *The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, enhancing the economic and social wellbeing of communities.*
 - *The province has an interest in supporting the development of communities that enhance the physical and mental health and well-being of Saskatchewan people.*
- Ageing population in resort communities is an issue as housing needs change and there are few options for seniors. Retention of population means providing more housing choices in the Lakeland communities.

3.4.2 OBJECTIVES AND POLICIES

Objective 3.4.2.1: General Residential Policies

To accommodate a range of residential development in the municipality.

- Policy (a)** The individual Zoning Bylaws will provide a series of Residential Districts, that will accommodate various forms and densities of residential development, as permitted or discretionary uses, as well in other zoning districts, as appropriate.
- Policy (b)** Residential building construction will be regulated by the applicable Building Bylaw and *The National Building Code of Canada, 2015*.
- Policy (c)** Residential development shall avoid land that is prohibitively expensive for the affected municipality to service.

Objective 3.4.2.2: Building and Lot Construction Standards

To ensure that buildings and lots are constructed and maintained to acceptable standards.

- Policy (a)** The Zoning Bylaws will regulate the distances to buildings or structures from the property line, the minimum space required between buildings, the maximum height of buildings and structures and the maximum coverage of a site by buildings or structures as appropriate.
- Policy (b)** Development on residential sites, including accessory buildings and structures, which include but are not limited to decks, patios and fences, shall be entirely contained within the boundaries of the site on which it is proposed to be situated.

Objective 3.4.2.3: Single-parcel Country Residential Development (RM of Paddockwood)

To accommodate single-parcel country residential development on quarter sections.

Policy (a) *Single-parcel Country Residential*

To retain the agricultural character of the municipality, a maximum of three (3) single-parcel country residential subdivision per quarter-section (64.75 hectares) will be allowed to be subdivided in the A – Agriculture District. Additional residential subdivision(s) may be permitted to be subdivided from a quarter-section for:

- (i) any site fragmented from the balance of a quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barriers; and,
- (ii) to accommodate existing dwellings located on a quarter section.

Policy (b) *Locational Criteria*

- (i) In order to minimize land use conflict between residential development and other existing land uses, Council shall observe the separation distances as set out in the Section 5 of this DOCP.

Policy (c) *Services*

- (i) Single-parcel country residential subdivision and development will be permitted only where direct all-weather public road access has been provided to the satisfaction of the RM of Paddockwood or the development of a direct all-weather public road is undertaken to the satisfaction of the RM of Paddockwood.
- (ii) Single-parcel country residential subdivision and development must accommodate a private, on-site supply of water and a sewage system (both of which must meet provincial standards) and have frontage on a developed municipal road.

Policy (d) *Development Standards*

- (i) The RM of Paddockwood Zoning Bylaw will prescribe maximum and minimum site sizes and other appropriate development standards for single-parcel country residential development, with the aim of limiting the amount of productive agricultural land taken out of production and ensuring that such development does not result in increased road hazards related to obstruction of sight lines, etc.
- (ii) The RM of Paddockwood may permit a larger or smaller site size than what is outlined in the Zoning Bylaw to:
 - (a) minimize prime agricultural land to be taken out of production;
 - (b) accommodate existing developed farm yard sites;
 - (c) accommodate sites fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man-made (developed road, railway, etc.) barrier; or
 - (d) accommodate larger sites that include poor agricultural land.

Objective 3.4.2.4: Multiple Lot Residential Development

To accommodate a range of multiple lot residential development options in identified areas, in order to provide a growth stimulus to the region and choice of lifestyles for residents, while ensuring that residential land uses do not jeopardize fresh water sources, essential agricultural or other natural resource activities, the environment or other surrounding land uses.

Policy (a) *Development Options*

The individual Zoning Bylaws shall contain a series of residential zoning districts to accommodate multiple lot residential subdivisions at various densities.

Policy (b) *Scale and Density (RM of Paddockwood)*

Subdivisions for multiple lot residential development at a density greater than three (3) residential sites per quarter-section will be considered on the basis of project merits relative to the policies in this section. Such subdivision shall be implemented in association with a rezoning to a residential zoning district.

Policy (c) *Locational Guidelines*

In order to provide for effective and efficient municipal and other services, multiple lot residential subdivisions shall be located:

- (i) Near a school of sufficient capacity to handle the increase in enrolment or on or near an existing school bus route.
- (ii) Near power, natural gas and telephone lines of sufficient capacity to handle such development.
- (iii) So that adequate police and fire protection can be conveniently provided.
- (iv) To protect or enhance existing treed areas, critical wildlife habitat and environmentally sensitive areas.
- (v) Only where direct all-weather public road access has been provided to the satisfaction of the affected NCPD member(s).

Policy (d) *Locational Requirements*

- (i) In order to minimize conflict between multiple lot residential subdivisions and other development, NCPD members shall observe the separation distances set out in Section 5 of this DOCP.
- (ii) Multiple lot residential subdivisions may be located in the Highway Corridor Policy Area, the Residential Policy Area or the Agricultural Policy Area.
- (ii) Multiple lot residential subdivisions shall not be located:
 - (a) Where direct all-weather public road access has not been developed.
 - (b) On land subject to flooding, or land where there is a high-water table or potential for soil slumping or subsidence unless it can be demonstrated, in accordance with Section 3.2.2.1 that the land is safe for development or that recommended mitigation measures will assure the necessary level of safety.
 - (c) In a linear fashion stretched along municipal roads (e.g. multiple approaches, close together on major roads can create safety hazards).
 - (d) On high quality agricultural land unless other locational advantages are significant enough to outweigh the classification of the land under the Canada Land Inventory (CLI). Note that CLI data is in some cases 100 years old and isn't always accurate. Local knowledge is more important in these considerations.
 - (e) In locations where existing and future land uses would become compromised.
 - (f) Within the required separation distances, provided for in Section 5 of this DOCP, for multiple lot residential development.

Objective 3.4.2.5: Multiple Lot Residential Development and Design

To accommodate orderly and planned multiple lot residential development while minimizing the associated municipal servicing costs of residential development on the municipality.

Policy (a) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the NCPDC requires a developer to prepare a Comprehensive Development Application (CDA) for proposed multiple lot residential developments. A Comprehensive Development Review may include the following information:
 - (a) A completed copy of the NCPD Multiple Lot Residential and Commercial, and Industrial Subdivision Evaluation Workbook.
 - (b) Concept plans showing an integrated layout for all lands intended for development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
 - (c) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
 - (d) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
 - (e) Other information the NCPDC requests or the affected municipality deems necessary in order to appropriately evaluate an application, such as Natural Areas Screening, Heritage Screening, Wildlife Habitat screening, etc.

Policy (b) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), the affected municipality may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (ii) Once a CDA has been reviewed by the NCPDC and approved by the affected municipality, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

Policy (c) *Services*

Based on the recommendations of engineering reports as per the Comprehensive Development Application:

- (i) *Water:*

- (a) each site in the proposed development area shall have its own independent water system or shared well system; or
 - (b) each site in the proposed development area will be connected to a Regional Water Distribution system; or
 - (c) each site in the proposed development area will be serviced with an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2010* and The Waterworks and Sewage Works Regulations.
- (iii) *Sewer:*
 - (a) each site in the proposed development area shall have its own independent sewage disposal system approved by the Regional Health Authority; or
 - (b) each site in the proposed development area will be serviced with an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2010* and The Waterworks and Sewage Works Regulations.
- (iii) *Solid Waste:*
 - (a) The NCPD member will approve new development subject to the availability of facilities for the disposal of solid waste by future residents in a licensed solid waste management facility.

Policy (d) *Development Standards*

Each individual Zoning Bylaw will prescribe maximum and minimum lot sizes and other appropriate development standards for multiple lot residential development.

Policy (e) *Drainage*

Each individual Zoning Bylaw will require the submission of a site grading plan for development of sites in residential districts to ensure that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

Policy (f) *Alternative to Conventional Subdivision*

Subject to all other policies in this document, The NCPD members will consider bare-land condominium development as an alternative to conventional subdivision, to achieve the goals and residential objectives set out in this document. Bare-land condominium developments will be defined as “Dwelling Groups” within each respective Zoning Bylaw.

Policy (g) *Innovative Design*

Innovative residential subdivision and development that addresses current broad societal issues respecting energy conservation and production, climate change, food security/self-sufficiency and health and safety for communities will be encouraged.

Objective 3.4.2.6: Home Based Businesses

To facilitate economic development and foster entrepreneurship through support of the home-based businesses in the NCPD.

Policy (a) Home based businesses that are clearly secondary to the principal residential use of the dwelling unit and are compatible with the residential environment shall be accommodated.

Policy (b) The amenity of the overall residential environment shall be preserved by ensuring home based businesses are compatible with nearby residential properties and that they do not generate traffic, parking, noise, electrical interference, vibration, odour, or other elements that are not normally found in the residential environment.

Policy (c) Land use conflicts shall be minimized by specifying the types of activities to be fully permitted as home-based businesses in the Zoning Bylaws and ensuring that these uses are compatible with a residential environment.

Policy (d) The Zoning Bylaws shall contain development standards pertaining to home-based businesses, including standards for parking, use of accessory buildings, storage, product sales, resident and non-resident employees, number of business-related vehicle trips per day, and other relevant matters.

Objective 3.4.2.7: Other Associated Development

To accommodate recreational uses, community facilities and other forms of development normally associated with residential areas that are consistent with and complementary to the overall residential character of the development.

Policy (a) Approvals for home-based businesses will be based on the evaluation of individual operations relative to specific Zoning Bylaw criteria to ensure that the residential character or land value is not diminished.

Policy (b) The Zoning Bylaws will provide for other forms of development, facilities and recreational uses in residential districts that are consistent with and complementary to the overall residential and recreational uses of the Planning District.

Objective 3.4.2.8: Concept Planning

To provide a level of security for existing and future residents and to ensure new development is done with an overall plan in mind.

Policy (a) Ensure that new residential areas connect to and complement existing and future development by requiring that concept plans be submitted to the NCPDC for review prior to consideration of municipal rezoning applications associated with formal subdivision applications. Once the initial concept plan has been reviewed by the NCPDC, and the affected municipality has approved it, no subsequent subdivision that is substantially

inconsistent with the approved concept plan and the policies in this document will be permitted without a new review and approval process. The NCPDC may recommend to the affected municipality that a developer prepare a Comprehensive Development Application prior to consideration of a concept plan.

3.5 COMMERCIAL AND INDUSTRIAL LAND USE AND DEVELOPMENT

3.5.1 FINDINGS

- To avoid conflict with other land uses and development, consideration should be given to the development of policies to set locational guidelines and other conditions under which industrial and commercial development may be permitted.
- Consideration should be given to the most optimal location for commercial and industrial development, in order to take advantage of existing infrastructure within the Planning District.
- Provision should be made for home-based businesses or businesses ancillary to agricultural or resource procurement operations.
- Home based businesses are important economic considerations as they provide opportunities for the Planning District to build on its economic base and offer employment choices to residents. Continuing to provide opportunities for the establishment and regulation of home-based businesses in appropriate locations are important considerations.
- The region's local business organizations and other individuals, work to promote and improve local area business and the economic, civic, and social well-being of the Planning District.

3.5.2 OBJECTIVES AND POLICIES

Objective 3.5.2.1: Commercial and Industrial Development

To encourage and provide for responsible commercial and industrial development in the Planning District while maintaining and enhancing the existing nodes of commercial and industrial development in the municipality.

- | | |
|-------------------|--|
| Policy (a) | Ensure that commercial and industrial buildings and lots are constructed and maintained to acceptable standards through the use of Building Bylaws and The National Building Code of Canada. |
| Policy (b) | The Zoning Bylaw will contain commercial, and industrial districts that will accommodate existing legally established and future commercial / industrial developments. |
| Policy (d) | Commercial and industrial development is encouraged to be located in the Highway Corridor Policy Area, Resort Commercial Policy Area and Industrial Policy Area. |
| Policy (e) | Highway commercial uses should maintain the functional integrity of the highway, through the use of service road systems, or controlled highway access points, which are approved by Saskatchewan Highways and Infrastructure. |
| Policy (f) | New commercial and industrial development is encouraged to locate in close proximity to existing nodes of development, where possible. |

Objective 3.5.2.2: Highway Commercial Corridors

To continue to enhance the visual and functional quality of the highway commercial corridors in the Planning District.

- | | |
|-------------------|---|
| Policy (a) | Ensure that a high standard of landscaping and screening is provided to achieve aesthetically appealing developments in the Highway Corridor Policy Area. |
|-------------------|---|

- Policy (c)** Where applicable, the Zoning Bylaws shall contain a highway commercial district that will provide for an appropriate range of uses and development standards.

Objective 3.5.2.3: Industrial Development Opportunities

To attract new industrial operations to the NCPD.

- Policy (a)** Promote the NCPD, and industrial development opportunities, including the Planning District's commitment to supporting infrastructure and creating a climate for growth and investment.
- Policy (b)** Ensure development opportunities are available by identifying for future industrial activities for the Planning District.
- Policy (c)** Promote and encourage new industrial development through the use of actions and tools which may include, but not limited to:
- the construction of infrastructure;
 - incentives to promote the use of vacant and underutilized buildings or sites;
 - planning and development permit fee rebates;
 - the promotion of the NCPD as a place for new business development;
 - marketing and branding.

Objective 3.5.2.4: Industrial Parks

To ensure a comprehensive and planned approach to industrial activities within the Planning District.

- Policy (a)** The NCPD will support the development of new industrial parks, in suitable areas.
- Policy (b)** New industrial developments will be required to connect to and complement existing and future development in in the Planning District through the requirement of a concept plan, submitted for NCPDC review prior to municipal consideration of rezoning applications associated with formal subdivision applications. Once the initial concept plan has been accepted the NCPDC and affected municipality, no subsequent subdivision that is inconsistent with the approved concept plan will be permitted without acceptance of a revised concept plan by the NCPDC and member municipality. The NCPDC may require a developer to prepare a Comprehensive Development Application prior to the consideration of a concept plan.

Objective 3.5.2.5: Land Use Conflicts and Environmental Considerations

To minimize land use conflicts between commercial and industrial developments and any existing land uses, as well as any potential environmental impacts as a result of such development.

- Policy (a)** Future commercial or industrial subdivisions or rezoning for commercial or industrial development shall avoid conflict with existing land uses and development. Conflict with existing land uses and development will be demonstrated by, but such demonstration will not necessarily be limited to, the following:

- (i) anticipated levels of noise, odour, smoke, fumes, dust, night lighting, glare, vibration or other emissions emanating from the operation will be sufficient to affect the residential character of existing residential areas;
- (ii) anticipated increased levels or types of vehicle traffic may create unsafe conditions or situations for vehicles, cyclists or pedestrians within or adjacent to existing residential areas;

Policy (b) Council will use Map _____ - Development Constraints to assess the constraints, benefits, and acceptability of the subdivision.

Policy (c) In order to minimize land use conflict between industrial development and other existing land uses, the NCPD members shall observe the separation distances as set out in Section 5 of this DOCP.

Policy (d) In association with an application for a development permit, an NCPD member may require submission of a site grading plan demonstrating that there is adequate drainage from a site and that neighbouring properties and municipal infrastructure will not be adversely affected by potential runoff from the development.

Policy (e) Where the NCPDC is of the belief that a proposed commercial or industrial development may require large volumes of water, the NCPD member may require the applicant to demonstrate that the water supply is sufficient for the development and the supply for neighbouring developments will not be adversely affected by the proposed operation.

Policy (f) *Development Application Requirements*

Before considering an industrial or commercial development, subdivision, or rezoning application, the NCPD member may require that the development application contain information with respect to:

- (i) the types of industry or commercial use to be contained on the site.
- (ii) the size and number of parcels proposed.
- (iii) the installation and construction of roads, services, and utilities.
- (iv) the potential impacts on adjacent land uses, and proposed measures to mitigate any negative impacts.
- (v) the environmental suitability of the site and other potentially affected lands with particular consideration to the soils, topography, drainage and availability of services, proximity to public recreation and wildlife management areas and hazard land.
- (vi) the access, egress, and the potential impacts of the proposed development on the highway system and traffic safety.
- (vii) development standards or design criteria that include such aspects as parking for large trucks, landscaping, screening, storage, and signage.

- (viii) any other matters that Council considers necessary.

Policy (g) *Comprehensive Development Application*

- (i) In the interests of ensuring a comprehensive and planned approach to development, the NCPDC may recommend a developer to prepare a Comprehensive Development Application (CDA) for proposed commercial and industrial developments. A Comprehensive Development Application may include the following information:
- (ii) (Indent List) A completed copy of the North Central Planning District Multiple Lot Residential, Commercial and Industrial Subdivision Evaluation Workbook (see Section 7).
- (iii) Plans showing an integrated layout for all lands intended for industrial or commercial development, including internal roadways, access to external public roads, municipal and environmental reserve parcels, utility parcels, and phasing of the development.
- (iv) Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other hazards together with any required mitigation measures.
- (v) Engineering reports to address water supply, surface water drainage, sewage treatment and disposal, and fire suppression.
- (vi) Any other information the NCPD member deems necessary in order to appropriately evaluate an application.

Policy (h) *Comprehensive Development Application Evaluation*

- (i) In evaluating a Comprehensive Development Application (CDA), the NCPD member may ensure compliance with any municipal requirement or standard through the provision of a servicing agreement or condition of the approval of a development permit as appropriate.
- (i) Once a CDA has been approved by the NCPDC, no subsequent subdivision or development that is inconsistent with the approved CDA will be permitted without the approval of a revised CDA as appropriate.

Policy (i) *Hazardous Industries*

Industrial uses involving hazardous materials or chemicals will be recommended only at the discretion of the NCPDC, subject to approval required by any government regulatory agency, and subject to the following locational policies:

- (i) It is the NCPDC's view that hazardous industries have the potential to negatively affect the general welfare of nearby residents and farm operations, relating to such factors as decreased land values and perceived hazards. Therefore, in order to

minimize conflict between hazardous industrial uses and other development, policies for minimum separation distances between hazardous industrial uses and other principal land uses are subject to Section 5 of this DOCP. These minimum separation distance policies shall apply both to development, alteration or expansion of hazardous industries and to other development proposed in the vicinity of existing hazardous industries.

- (ii) The NCPD member may require a greater separation distance, up to 120% of what is set out in Section 5 of this DOCP, where an unacceptable land use conflict would result with existing developments.
- (ii) All uses involving hazardous materials or chemicals shall be separated from permanent surface water bodies or water courses by at least 1.6 km (1 mile).
- (iv) Buildings or yards used for the storage, handling or processing of hazardous materials shall be located at least 75 m (250 feet) from any road or railway right-of-way.
- (v) Using the discretionary use procedure outlined in the Zoning Bylaw, the NCPD member shall require public notice of a proposal that will result in development, expansion or alteration of a hazardous industrial use and shall hold a public hearing on the proposal.

Objective 3.5.2.6: Future Commercial and Industrial Land Use

To identify the areas within the Planning District that are most suitable for future commercial and Industrial development.

- Policy (a)** The NCPD member will ensure that new Commercial and Industrial development locates in the areas for it. At the time of subdivision, these areas will be zoned, in the respective Zoning Bylaw, for commercial or industrial uses and compatible development. Prior to such rezoning, development in these areas will be regulated to prevent development of uses which would conflict with the long-term use of these areas.
- Policy (d)** In order to accommodate a range of economic development opportunities, the Zoning Bylaw will make appropriate provisions for a range of commercial and industrial uses.

Objective 3.5.2.7: Land Use Conflicts and Development Design

To minimize the potential for land use conflicts between industrial development and other uses while encouraging visually appealing commercial and industrial areas.

- Policy (a)** Lands identified for commercial or industrial development shall be adequately buffered, screened and separated from incompatible land uses.
- Policy (b)** Commercial or industrial development shall be directed to areas which are readily accessible to major transportation infrastructure, which are capable of being economically serviced, and which shall not have adverse impacts on the natural environment, including groundwater resources. NCPD members will give priority to infilling vacant industrial sites within the designated industrial parks.

- Policy (d)** Visually appealing commercial and industrial development will be facilitated and encouraged by establishing appropriate landscaping requirements and signage standards in all industrial areas.
- Policy (e)** Appropriate buffers shall be provided at the time of subdivision to minimize conflict between commercial and industrial areas and other, incompatible uses.
- Policy (f)** Existing single detached dwellings located in existing commercial and industrial areas will be accommodated as a discretionary use in the areas zoned for commercial and industrial. The following policy guidelines will apply:
- (i) Development permits for new dwelling construction will only be considered for the replacement of existing single detached dwellings, which are damaged or destroyed by an occurrence such not intentionally started by the owner.
 - (ii) the NCPD member may consider entering into an agreement for the purchase or exchange of property as a means of assisting in the relocation of residents to dwellings in designated residential areas in the community.

3.6 ECONOMIC AND TOURISM DEVELOPMENT

3.6.1 FINDINGS

- Recreation, parks, and trails are all important forms of tourism development in the district.
- The “What We Heard Report” engagement found mixed responses that varied between municipalities regarding how important tourism development is. The survey found that 65% of respondents in the District of Lakeland were not supportive of tourism development. In the Resort Village of Candle Lake perspectives were split with a 45% importance grade. The RM of Paddockwood rated the overall importance of tourism as 56%. The resort Village of Elk Ridge received a grade of 74% for overall importance. Lastly, the Village of Christopher had a 80% support for the importance of tourism, however there was only 5 respondents for the Village.
- The conesuses for ideas for tourism opportunities include 32% nature focused and low impact, 26% recreation amenities, 23% none, 13% marketing and/or coordination with parks, 12% accommodation, 6% events, and 5% winter-focused.
- The District of Lakeland Environmental Management Plan identified the tourism industry as one of the principal economic drivers in Lakeland. Recreational boating and fishing, hunting, camping, hiking, and all-terrain vehicle use are activities tourists, year-round residents, and seasonal residents enjoy in the summer. Ice fishing and snowmobiling are important activities in the winter.
- The proximity of the region to Prince Albert (30 minutes) and Saskatoon (1.5 hours) make the region a popular area for tourism. Other major businesses and industries in Lakeland include commercial logging, resorts, and golf courses.
- 11.5% (6,410 ha) of the total area of the region is water bodies. The Lakes in the region are one of the most valued natural features of Northern Saskatchewan and are a very popular place to live. Conflict exists between the desire for lakeshore development and the need to protect the areas supporting lake features desired by communities such as clean water and healthy ecosystems for fish and animals.

3.6.2 ECONOMIC DEVELOPMENT OBJECTIVES AND POLICIES

Objective 3.6.2.1: Relationship Building

To enhance, develop and implement strategies and tactics designed to improve and nurture the NCPDC's relationship with local and regional business community with a view towards attracting and retaining business in the region.

Policy (a) The NCPDC will give high consideration to the impacts its policies and practices have on the prosperity of the business community.

Policy (b) The NCPDC will explore opportunities for regional collaboration in attracting key industries and services to the Planning District.

Objective 3.6.2.2: Economic Development

To attract investment and foster economic and population growth within the NCPD.

Policy (a) Capitalize on potential growth of the community through collaboration with businesses, organizations and government groups and agencies, in realizing economic development initiatives in the Planning District.

Policy (b) Continue to pursue land development opportunities as economic development initiatives that will be a benefit to the Planning District.

Policy (c) Support and recognize the importance of regional cooperation in expanding the regional economy through coordinated land use, infrastructure and long-range planning.

Policy (d) Find creative ways to incorporate associated branding into marketing strategies that apply to the entire Planning District.

Policy (e) The NCPDC will continue to ensure strategic planning directives are implemented to support creating a climate for growth and investment.

Policy (f) The NCPDC will pursue industrial park and agricultural industrial park development opportunities for the Planning District.

Policy (g) The NCPDC will pursue highway corridor development opportunities in the Planning District.

Policy (h) The NCPDC may continue to investigate strategies and initiatives in the form of tax sharing opportunities for the Planning District.

3.7 CULTURAL AND HERITAGE RESOURCES

3.7.1 FINDINGS

- Ernest Lindner Studio on Fairy Island is a Provincial Heritage Property. This property features a log studio constructed in 1935 and is significant because of its association with nationally renowned artist Ernest Lindner.
- Fish Lake Metis Settlement is an independent Metis community occupied from approximately 1945-1965. This property's heritage significance of Fish Lake also lies in its association with Henry James Jim Settee one of the settlement's founders and long-time residents. Settee was a well-known respected Metis Elder, tracker, historian, community builder and spiritual leader.
- Paddockwood Community Hall was designated as a Municipal Heritage Property in 2000. The Hall is associated with its role as an important social centre in the Paddockwood community. The hall was built in 1935 with donated community labour and contributions from local organizations.
- The Pine Valley School heritage designation stems from its status as the location of the Pine Valley School from 1935 to 1997. In 1933 and 1934 residents of the district had petitioned for the establishment of the school in the area due to its isolation and inaccessibility because of the muskeg, thick bush, and dangerous wildlife. Pine Valley School District #5060 was formed in 1934 and Pine Valley School was constructed the following year. The school became an important institution in the community, serving its education needs from 1935 until it closed in 1948. In addition to the building's educational role, it was also a place for religious services housing Presbyterian, Anglican, and Bretheran congregations. The school was used as a community centre until the mid-1950s and sponsored activities such as boxing and local theatre. The building was removed from the site in the 1990s.
- Kinasao Lutheran Bible Camp Log House was built in the 1920s by a local mink breeder and served as a private residence. In 1939-1940 the Kinasao Bible Camp acquired the property and began to use the house as a primary office for the camp. It also served as a girl's dormitory from 1940 to 1960. The Kinasao Lutheran Bible Camp Log House is of heritage value for its architecture.
- The Statements of Provincial Interest Regulations provides the following statement concerning heritage and culture, which is addressed in the objectives and policies that follow:
 - *The province has an interest in ensuring Saskatchewan's cultural and heritage resources are protected, conserved and responsibly used.*

3.7.2 HERITAGE RESOURCES OBJECTIVES AND POLICIES

Objective 3.7.2.1: Heritage Management

To protect the heritage resources within the Planning District, and where such protection cannot be achieved, to implement appropriate mitigation measures.

- Policy (a)** Support the designation of provincial heritage and municipal heritage buildings and sites within the Planning District as appropriate.
- Policy (b)** Ensure that the subdivision of land on potentially heritage sensitive parcels occurs in accordance with the guidelines and criteria identified by the Heritage Conservation Branch of Saskatchewan. The costs of any required Heritage Impact Resource Assessment to identify if any heritage resources exist on the site, and if the developer may be required to move the proposed development to a new location or undertake mitigative measures to

receive clearance from the Heritage Conservation Branch of Saskatchewan, will be the responsibility of the proponent of the proposed development.

- Policy (c)** The Planning District's land use and development decisions will be sensitive to the conservation and protection of culture and heritage resources.
- Policy (d)** The Planning District shall consider the use of dedicated lands, such as environmental and municipal reserve, to protect and conserve culture and heritage features, where possible.
- Policy (e)** Insofar as practical, the Planning District shall use the provisions set out in the *Standards and Guidelines for the Conservation of Historic Places* to guide protection and conservation efforts of heritage places.

Objective 3.7.2.2: Cultural and Heritage Resource Promotion

To encourage the conservation of intangible cultural resources including historically and culturally significant landscapes, cultural facilities and events, heritage languages, community traditions and customs, locally important arts, crafts, and trading skills.

- Policy (a)** The Planning District may consider the development of a Culture Plan that identifies and maps local culture and heritage resources while creating an awareness of the benefits of preserving and promoting culture and heritage resources for community development purposes.
- Policy (b)** The Planning District shall continue to support heritage and cultural events.
- Policy (c)** The Planning District shall continue to work with community and culture groups, service clubs, sports, and recreation clubs, to promote and celebrate the existing programs available to residents and visitors, alike.

3.8 REGIONAL COOPERATION

3.8.1 FINDINGS

- The members have shown a commitment to intermunicipal cooperation through their historic partnerships by addressing transportation, infrastructure, economic development, and changing demographics. Working together as regional partners will continue to benefit all partner communities.
- Cooperation on regional infrastructure and services includes but is not limited to landfills, lagoons, emergency and protective services, healthcare, and recreation areas/facilities.
- Adjacent Parks include the Prince Albert National Park, Candle Lake Provincial Park and the Great Blue Heron Provincial Park.
- Adjacent and nearby First Nations include communities of the Lac La Ronge Indian Band (Little Red River), the Montreal Lake Cree Nation (Little Red River and Bittern/Montreal Lake), plus land holdings of the George Gordon First Nation, Poundmaker First Nation and Muskoday First Nation as well as Metis Local #108 Fish Lake.
- The *Statements of Provincial Interest Regulations* provides the following statement concerning intermunicipal cooperation, which is addressed in the objectives and policies that follow:
 - *The province has an interest in promoting intermunicipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.*
 - *The province has an interest in enhancing the participation of First Nations and Métis communities in land use planning and in fostering respectful relationships between municipalities and First Nations and Métis communities.*

3.8.2 OBJECTIVES AND POLICIES

Objective 3.8.2.1: Intermunicipal Services and Provision of Regional Infrastructure

To facilitate inter-municipal cooperation in providing municipal services and infrastructure that are more cost-effective and efficiently delivered on a regional basis.

Policy (a) The members will continue to pursue inter-municipal cooperation in the provision of municipal services and infrastructure with the interest of improving and providing them on a more cost-effective basis.

Policy (b) The members will work together and undertake necessary studies to obtain an understanding of costs associated with growth and the potential for cost impacts on neighbouring municipalities resulting from growth.

Objective 3.8.2.2: Inter-Municipal Cooperation

To facilitate communication and cooperation with neighbouring municipalities, and other governmental organizations in joint planning initiatives and future growth directions, based on the planning needs of the overall region.

Policy (a) The NCPDC will facilitate cooperation with its neighbours outside of the District including the Prince Albert National Park, the Great Blue Heron Provincial Park, Candle Lake Provincial Park, provincial ministries and local First Nations, with respect to the impact of development decisions on the neighbouring community's services, facilities, residents or natural resources. Cooperation with neighboring communities will often be determined by geography and proximity and potential impacts on cost and provision of services.

- Policy (b)** In the interests of strengthening regional planning, The Planning Commission will facilitate joint planning studies and initiatives, ideally with the support of senior government funding.

Objective 3.8.2.3: Communication and Referral Processes

To provide greater certainty for land use decisions that impact the District.

- Policy (a)** The NCPDC will work with all Councils when amending or updating Maps 1 – 5.
- Policy (b)** The NCPDC intends to ensure that future land use, subdivision and development in the Planning District will be compatible with this Plan, as amended from time to time. The referral process for development and subdivision applications is outlined in the NCLOP's Rules of Procedure.

Objective 3.8.2.4: Senior Level Government Partnerships

To pursue opportunities with the federal and provincial governments to enhance services and to provide innovative opportunities for Planning District.

- Policy (a)** The NCPDC will pursue opportunities to take advantage of federal and provincial programs that will benefit the District.

Objective 3.8.2.5: Boundary Alteration

To provide for the fair and expeditious boundary alterations in the Planning District that typically would provide for urban growth.

- Policy (a):** The affected municipality will consider boundary alteration proposals that have been reviewed by the NCPDC.
- Policy (b):** The affected municipality will evaluate boundary alteration proposals in terms of financial and infrastructure implications to the affected municipality as well as their effect on the residents inside and adjacent to the proposed boundary alteration area.
- Policy (c):** The Resort Village of Elk Ridge and the Village of Christopher Lake have identified areas outside of their current boundaries for potential municipal growth.

Objective 3.8.2.6: Broader Regional Cooperation

To facilitate broader level intermunicipal and interjurisdictional cooperation.

- Policy (a):** The NCPD will pursue agreements and cooperation with other neighbouring municipalities, the National Park, Provincial parks, planning commissions, First Nations, and other stakeholders that will address joint planning, future growth, and joint delivery of services, based on common interests of the region as a whole.

Objective 3.8.2.7: First Nations and Metis Communities

To facilitate reconciliation, partnerships and cooperation with First Nations and Metis communities.

- Policy (a)** The NCPDC shall seek agreements, as appropriate, pursuant to the Treaty Land Entitlement Framework Agreement as part of any Reserve creation process. These agreements shall be negotiated in good faith by the members, and will be based on the objectives of reconciliation, partnership, and cooperation.
- Policy (b)** Within their authority for land use planning and development decisions, the NCPDC will consult and work with First Nations and Metis communities to preserve and protect Treaty and Aboriginal Rights to hunt, trap and fish for food or carry out traditional land uses and to avoid potentially adverse impacts on any cultural, spiritual, or other important sites within the region.
- Policy (c)** The NCPD shall consult with and work with First Nation and Metis communities on reconciliation efforts.

3.9 TRANSPORTATION AND INFRASTRUCTURE

3.9.1 FINDINGS

Roadways:

- The Highway #2 transportation corridor and Highway #264 transportation corridor are major transportation routes for the NCPD. The district is also serviced through grid roads.

Water, Solid Waste and Liquid Waste:

- The District of Lakeland owns and operates a lagoon and transfer station near Emma Lake, a lagoon and landfill near Anglin Lake and a landfill near McPhee Lake.
- The Resort Village of Candle Lake operates two lagoons the “East” and West” Lagoon. The Resort Village owns and operates a small water system that serves the Resort Village Office, the Community Hall, the Firehall, the Community Church and the Ball Diamonds. The Resort Village also owns and operates a landfill and recycling depot.
- The RM of Paddockwood owns and operates a transfer station that is centrally located and west of the Candle Lake Highway.
- The Resort Village of Elk Ridge recently took over ownership and operation of the Resort’s Water Treatment Plant and water distribution system and Sewage Lagoon and wastewater distribution system.

Asset Management:

- The NCPD members are active in asset management and infrastructure planning.

Servicing Agreements:

- Servicing agreements must be able to recover capital costs that are required for infrastructure upgrades in multiple municipalities.

The Statements of Provincial Interest Regulations provides the following statements concerning public works and transportation (which are addressed in the objectives and policies that follow):

- *The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.*
- *The province has an interest in safe, cost effective transportation systems that meet existing and future needs for economic growth, community development and diversification.*

3.9.2 OBJECTIVES AND POLICIES

Objective 3.9.2.1: Servicing Thresholds

To ensure adequate servicing capabilities for future development by existing facilities or by expansion to infrastructure.

Policy (a) All developments shall provide for:

- (i) individual on-site water supply appropriate to the proposed use; or,
- (ii) water supply from a regional water distribution system; or,
- (iii) an independent communal water supply system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2010* and The Waterworks and Sewage Works Regulations.
- (iv) on-site liquid waste treatment and disposal approved pursuant to *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority; or,
- (v) an independent communal sewage collection, treatment and disposal system approved pursuant to either *The Public Health Act, 1994* and associated regulations, as administered by the Regional Health Authority or *The Environmental Management and Protection Act, 2002* and associated regulations.

Policy (b) The NCPDC will not recommend support for new development or subdivision applications unless infrastructure and utility systems and services have adequate capacity, including the availability of a licensed solid waste management facility for use by the new development.

Policy (c) The NCPD members will not be responsible for the capital costs associated with the provision of municipal services to new subdivisions, except for developments owned by NCPD members. Where a private development requires municipal services, the proponent will be responsible for all costs associated with providing the services. The NCPDC may recommend to a member municipality that a proponent of a development undertake an engineering study that clearly articulates the on- and off-site infrastructure required to support the development. On-site and off-site infrastructure to support new development proposals may:

- (i) already exist and have the capacity to support the development, subject to the payment of applicable levies or fees; or
- (ii) be proposed to be constructed by the developer as an integral component of the development itself.

Policy (e) NCPD members will consider proposals for the development of communal water and sewer systems. Proposals must be based on a preliminary engineering report outlining design requirements and cost estimates for the proposed system and be accompanied by evidence of resident support for the proposal. Financing for any approved system may be derived pursuant to *The Local Improvement Act*. The NCPDC members may require, in its approval, that residents assume responsibility for ongoing operation and maintenance of the system through the auspices of a public or private utility.

- Policy (f)** The NCPD members may agree to the provision of an extended service such as dust control or greater than normal snow clearing service. The financing of such service will be arranged through enactment of a special tax bylaw pursuant to the provisions of Section 312 of *The Municipalities Act, 2005*.
- Policy (g)** The NCPD members may establish, by separate bylaw, policies respecting garbage pickup and solid waste disposal in areas of the Planning District.
- Policy (h)** When reviewing development proposals, the NCPDC or its members may request utility companies to indicate their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration of such development proposals.
- Policy (i)** Drainage plans shall be designed by a professional engineer in accordance with appropriate engineering standards.
- Policy (j)** Where the development of new or upgraded liquid and solid waste disposal facilities is proposed, preference shall be given to facilities that are owned by and / or operated to serve the Planning District.

Objective 3.9.2.2: Locational Criteria

- Policy (a)** Public works in the form of solid and liquid waste management or disposal facilities will be allowed as a discretionary use subject to locational and development standards as specified in each Zoning Bylaw and subject to the following locational policies:
- (i) Public works in the form of solid and liquid waste management or disposal facilities have the potential to negatively affect the general welfare of nearby residents and the quality of recreation opportunity, relating to such factors as odours, blowing debris, decreased land values and perceived hazards. Therefore, in order to minimize conflict between such public works and other development, separation distances between public works in the form of solid and liquid waste management or disposal facilities and other land uses are identified in Section 5 of this DOCP.
 - (ii) NCPD members may require a greater separation than set out in the Section 5 of this DOCP. This would only apply where an unacceptable land use conflict would result with existing developments (e.g., in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).
 - (iii) Using the discretionary use procedure outlined in the Zoning Bylaw, the NCPD members shall require public notice of a proposal for the development, expansion, or alteration of a solid or liquid waste management or disposal facility and shall hold a public hearing on the proposal.

Objective 3.9.2.3: Servicing Agreements for New Subdivisions

To ensure that the cost of required direct and indirect infrastructure for development is known and covered by service agreement fees.

- Policy (a)** Where a subdivision of land will require the installation or improvement of municipal infrastructure such as roads or streets, utilities, water supply systems, sewage collection systems and solid waste and sewage disposal facilities the developer will be required to enter into a servicing agreement with the affected municipality to cover the capital costs as permitted in *The Planning and Development Act, 2007*. NCPD members may, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- Policy (b)** Where a subdivision of land in one NCPD member will require infrastructure capacity or improvements from another NCPD member:
- (i) The servicing agreement between the developer and the NCPD member that is home to the subdivision, may include provisions to collect and transfer relevant capital costs to the other affected NCPD member.
- Policy (c)** While not having Approving Authority Status, the NCPD members will seek ways to cover municipal costs associated with the municipal review and processing of subdivision applications, including office time, disbursements such as meeting costs, outside professional review, the drafting of servicing agreements and the determination of fees to cover required capital costs required by the subdivision.
- Policy (d)** In the event that the use of land is intensified without a subdivision, and offsite costs will be incurred by the municipalities to accommodate development, the members of the NCPD may adopt a Development Levy Bylaw for the purpose of charging a levy to cover the costs as outlined in Section 169 of *The Planning and Development Act, 2007*.

Objective 3.9.2.4: Transportation

To ensure that the road maintenance obligations created by future development can be fulfilled, and that future development does not create any traffic safety issues.

- Policy (a)** The NCPDC will cooperate with the Ministry of Government Relations, the Ministry of Highways and Infrastructure, and adjacent municipalities in long-term planning that addresses its transportation needs.
- Policy (b)** The NCPD members will endeavour to upgrade the major access roads and bridges, within the municipality's ability to pay for such upgrades, and with the support of senior government funding wherever possible.
- Policy (c)** Development shall not create any potentially unsafe traffic conditions. The NCPD members will ensure that appropriate road designs, speed limits and traffic control devices are used to help ensure traffic and road safety.
- Policy (d)** Development along provincial highways shall be consistent with the safety standards and access policies established by the Ministry of Highways and Infrastructure.
- Policy (e)** The NCPD members will not be responsible for the paving of roads in subdivisions unless a service agreement provides for such development.
- Policy (f)** Subdivision applications requiring a permanent street or road closure, intended to correct encroachments by development on municipal road right-of-ways, will only be supported after a review by the NCPDC, to ensure that:
- (i) the permanent road closure would not restrict or compromise access to other sites / areas in the district; and
 - (ii) the road closure would not have an adverse effect on the NCPD members ability to maintain or repair such roads.
- Policy (g)** The NCPD members will work towards partnerships to upgrade roads in the municipality in order to enhance economic development opportunities.

Objective 3.9.2.5: Asset Management

To ensure a clear picture of the current state of the NCPD's municipal infrastructure in order to manage it effectively over the long-term.

- Policy (a)** The NCPD members will utilize and implement formal Asset Management Plans in order to sustainably provide an appropriate level of service to residents and visitors and to support long term financial planning.

Objective 3.9.2.6: Regional Transportation Network

To provide a safe, efficient, cost effective and convenient transportation network for all users that contributes to residents' quality of life.

- Policy (a)** Developments shall be located and designed in a manner that ensures safe and efficient traffic operations.

Policy (b) Subdivisions shall provide for the expansion of the transportation network and the extension of roadways beyond the area being subdivided as necessary and accommodate all modes of transportation where appropriate.

Policy (c) Traffic impacts shall be a factor in the evaluation of development proposals. An engineering assessment may be required in order to identify potential traffic impacts related to new developments. The costs associated with preparing the engineering assessment shall be borne by the developer. The costs of implementing the necessary transportation changes or improvements may be negotiated by the Member and the affected developer based on the extent to which the impact of the proposed development necessitates the need for improvements.

Objective 3.9.2.7: Transportation and Land Use

To promote land use and development patterns that encourage walking, cycling, and other alternative forms of transportation while ensuring pedestrian and traffic safety within appropriate areas.

- Policy (a)** Connectivity and traffic safety for pedestrians, cyclists and private vehicles shall be considered in relevant land use and development decisions and in the planning and design of street improvements or new roadways.
- Policy (b)** Opportunities should be provided for the development of walking and cycling facilities by exploring and envisioning linkages and connections between commercial areas, green spaces, destination sites and multi-parcel residential areas.
- Policy (d)** Consider wheelchair sidewalk accessibility in development decisions and in the planning and design of street improvements or new roadways in high density areas.

Objective 3.9.2.8: Highways

To ensure that primary Highways #2, #55, and #102 and the numerous secondary highways continue to function in a safe and efficient manner for the residents of the Planning District and the travelling public.

- Policy (a)** Initiate a review, in consultation with the Ministry of Highways and Infrastructure, affected business and property owners, and other stakeholders, of the highway corridors to address issues such as traffic safety, intersection improvements, public realm and private property landscaping and signage, future development options, and funding strategies.
- Policy (b)** Collaborate with the Ministry of Highways and Infrastructure through the NCPDC in long range highway planning.
- Policy (c)** Consult with the NCPDC in addressing the transportation of dangerous goods within the Planning District.

Objective 3.9.2.9: Integrated Infrastructure Planning

To integrate planning, finance and engineering to effectively manage existing and new infrastructure in a sustainable, innovative and cost-effective manner.

- Policy (a)** The NCPDC will continue to inform their decision-making processes by preparing and coordinating strategic planning, financial planning, asset management planning and other similar initiatives.
- Policy (b)** The NCPDC and / or its members shall undertake infrastructure and other studies, as necessary, to plan for changes or improvements to the Planning District's infrastructure systems to increase the level or service, meet current engineering standards, accommodate growth and improve operational efficiency.
- Policy (c)** The NCPDC will continue to work towards increasing public awareness of conservation, recycling and reduction of waste.

4 MUNICIPAL PLANNING STATEMENTS

4.1 RESORT VILLAGE OF ELK RIDGE

4.1.1 OVERALL PLANNING PRINCIPLES

- (a) Elk Ridge will be a full-service Resort Destination community. The Resort Village of Elk Ridge was created in January of 2022 and is comprised of residential development and commercial development including a 27 hole golf course, driving range, an RV Park, a hotel, clubhouse / restaurant, rental cabins, an area historically used for staff housing and other uses including a church, community hall and a zip line recreational development. Elk Ridge was historically developed in phases as resort destination comprised of a series of bare land condominiums.
- (b) The community will be responsible for key municipal services. As of the spring of 2024, the Resort Village is in the process of taking over the water and wastewater collection system, lagoon, and wastewater treatment plant.
- (c) Elk Ridge will provide a variety of residential and short-stay accommodation. Residential development in the Resort Village includes the Estates (single detached dwellings on large lots), the Villas (row housing), Cottages (single detached dwellings on small lots) and the Condos (multiple unit dwellings).
- (d) Elk Ridge will seek room for sustainable future growth. Elk Ridge has no room for expansion within its boundaries. The Resort Village is surrounded by crown land on three sides and the Prince Albert National Park to the west. Elk Ridge is interested in potentially altering its boundaries to take in more land for future development.
- (e) Elk Ridge supports future subdivision of land for specific purposes. The Resort Village supports the subdivision of the various non-residential elements of the community including but not limited to the golf course, historical staff housing area, utility buildings, hotel, and church. Many of these uses are on the same parcel, making rezoning changes in use and the construction of new buildings difficult to accommodate.
- (f) The Zoning Bylaw for Elk Ridge will include a Zoning District that accommodates development that existed on January 31st, 2022. This district will cover most of the Resort Village and will be adjusted (replaced) as land is subdivided pursuant to 4.1.1 (f).

4.2 VILLAGE OF CHRISTOPHER LAKE

4.2.1 OVERALL PLANNING PRINCIPLES

- (a) Christopher Lake is a major service hub and encourages expansion of local and regional services. The Village of Christopher Lake is a rapidly growing community and is the commercial / service hub for the Emma – Christopher Lakes region.
- (b) Main Street will be maintained and enhanced as a tourist and resort community destination. The Village has done an exceptional job in landscaping and developing Main Street (Highway #263) and serves as the gateway to Emma Lake and Christopher Lake.
- (c) Christopher Lake will continue to provide full institutional and community services to serve local and regional needs. The Village is home to the only school in the Planning District, a curling rink, community hall, several restaurants, a grocery store, gas station, a post office, a library, churches, a bank, several retail stores and other personal services.
- (d) Christopher Lake will seek sustainable residential expansion options. The Village is sold out of serviced residential lots.
- (e) Highway #263 may support future commercial development. The Village supports land along Highway #263 for commercial development.
- (f) Future growth options remain a priority for Christopher Lake. The Village has vacant land within its boundaries that may be suitable for new residential development in the northwest and north. Should land be needed for future development, the Village has identified land to the north of its existing boundary for a potential boundary alteration.

4.3 RESORT VILLAGE OF CANDLE LAKE

4.3.1 OVERALL PLANNING PRINCIPLES

- (a) Development in the Resort Village is distributed across the southern and western shores of Candle Lake, the largest lake in the Planning District, and offering ample land for further expansion.
- (b) Residential development has expanded along the main thoroughfares and the shores of Candle Lake. The highest concentration of residential properties is found near the golf course and at the northern end of the Village. The majority of current residential development consists of single-family homes, with several established Recreational Vehicle (RV) parks providing additional housing alternatives.
- (c) The Resort Village is working to expand existing municipal water, wastewater and solid waste services and investigating the potential introduction of centralized treated water distribution and wastewater collection services to establish priority future residential development areas.
- (d) Additional residential development is anticipated to occur around the developed areas of Candle Lake as designated by this plan and where suitable conditions exist to support this form of development.
- (e) Responsible residential growth is crucial to support the ongoing and future development of community facilities and commercial services within the community.
- (f) The Resort Village recognizes the existing RV park developments within the community as a viable form of seasonal residential development, which also contribute to the local tourism economy and create recreational opportunities. To ensure the sustainable growth and effective management of future RV park developments, the Village intends to establish a dedicated zoning district to provide clear guidelines and standards to support orderly RV development in residential areas while preserving the natural environment and community character.
- (g) Commercial development in the Village is mainly focused along Highway 265 and within the Village core. Although there are several commercial establishments in other parts of the community, these primarily include commercial camping sites and a privately operated golf resort. Any isolated commercial development outside the Village core will be assessed individually to determine the suitability of the current land use and will be managed according to the zoning bylaw.
- (h) The Village has identified the potential to expand commercial development along Highway 265 in the Village core as well as introducing new commercial development along the west side of Highway 120 to complement planned rural commercial development in this area.
- (i) The Village has identified the potential to support additional industrial development south of the Holiday Acres subdivision in the south east side of the Village.
- (j) Community development is strategically planned to align with projected population growth, ensuring that development timing is appropriate and not premature. Premature development can lead to significant challenges in the construction and maintenance of infrastructure, including increased costs, underutilized facilities, and inefficient resource allocation. By synchronizing development with population growth, we aim to optimize infrastructure investment, enhance community services, and support sustainable growth.
- (k) The linkage of Recreation and Natural Tourist amenities are a priority. The Resort Village supports the development of recreational facilities, municipal parks and trails that would serve the local community. New subdivisions and developments must provide these amenities and must connect to existing trail and park systems.
- (l) The Village anticipates that future development along the shoreline of Torch Lake will be limited to recreational or community services.

4.4 DISTRICT OF LAKELAND NO. 521

4.4.1 OVERALL PLANNING PRINCIPLES

- (a) Lake capacity and over development are concerns in the District of Lakeland. Residential development in the District of Lakeland is dense along and back from the shorelines of Emma Lake and Christopher Lake and Anglin and McPhee Lake are relatively small recreational lakes.
- (b) Future development must be sustainable. The District of Lakeland is prohibiting new residential development and commercial development that includes accommodation such as trailer courts, RV Parks, hotels and motels in proximity to Emma Lake(s), Christopher Lake, Anglin Lake and McPhee Lake. Undeveloped land located along the lakeshore, behind or between existing residential development on these lakes will be designated Conservation or Forest. Proposed commercial development in forest areas may be redesignated and rezoned for commercial if the use(s) are compatible with surrounding development and have no or negligible impact on the lakes.
- (c) New residential subdivision will only be considered in the designated corridors along Highway # 2, north of the Village of Christopher Lake.
- (d) The District supports expansion of commercial and employment uses. The District of Lakeland has designated corridors along Highway #2 and Highway #264 that would be suitable for a full range of commercial and industrial development.
- (e) Non-residential uses must be concentrated in suitable locations. Resort commercial development including but not limited to retail, service businesses and restaurants may be developed in suitable areas in proximity to existing residential development near the lakes, subject to rezoning and redesignating if required.
- (f) Expansion of local recreation and leisure amenities are important. The District of Lakeland supports the development of recreation and park facilities in the District to serve the local community.
- (g) Expansion of services must include a strong business case and community support. Enhanced utilities and service levels in the District of Lakeland will be explored and evaluated based on cost and local preferences.
- (h) Existing RV Parks may be subdivided into separate residential lots provided the total site area of the RV Park is not expanded and the total number of new lots does not exceed the total number of existing RV Sites.

4.5 RURAL MUNICIPALITY OF PADDOCKWOOD NO. 520

4.5.1 OVERALL PLANNING PRINCIPLES

- Retention of agricultural and economic resources are priorities. The RM of Paddockwood contains significant agricultural development, large areas of provincial forest and some resort commercial and residential development near Emma Lake and Candle Lake.
- Expansion of sustainable residential development is supported. Two Hamlets and several residential properties are located along Highway #2.
- The preservation of prime farmland for agriculture is important. Agriculture is the primary use of land in the RM of Paddockwood and the Zoning Bylaw will provide for a wide array of agricultural and related uses.
- A balance of residential and non-residential and agricultural uses is desired. The RM of Paddockwood's assessment base is approximately 50% residential and 50% agricultural.
- Paddockwood supports expansion of commercial and service industries in select locations. The RM of Paddockwood has designated corridors along Highway #2 and Highway #120 and Veterans Road that would be suitable for a full range of residential, commercial and industrial development.
- Resort commercial development including but not limited to retail, service businesses and restaurants may be developed in suitable areas in proximity to existing residential development and along Highway #263.
- Development along the shores of Torch Lake will be prohibited. Development around Heritage Lake will be limited to institutional camps.
- The RM of Paddockwood supports recreation and associated development in the municipality.
- The RM of Paddockwood supports outfitting and traditional land uses in the forest.

5 MINIMUM SEPARATION DISTANCES

5.1 SEPARATION DISTANCES BETWEEN USES

Table 5-1: Separation Distances Between Uses (in metres) North Central Planning District		Municipal Wells	Residential *			Recreational Development (campground, ski hill, festival site, etc.) ⁽⁴⁾	Permanent Waterbodies or Watercourses	Urban Municipality ⁽⁵⁾	Intensive Agriculture ⁽⁶⁾	Hazardous Industrial ⁽¹¹⁾
			Single-parcel Residential ⁽¹⁾	Multi lot Residential, Hamlet, Organized Hamlet ⁽²⁾	Tourist Accommodation ⁽³⁾					
Airport / Airstrip ⁽⁷⁾		--	--	800	--	--	--	800	--	--
Aggregate Extraction		--	305	600	305	--	--	--	--	--
Waste Mgmt. ⁽⁸⁾	Solid	1,600	457	457	457	457	457	457	457	457
	Liquid	1,600	457	457	457	457	457	457	457	457
Anhydrous ⁽⁹⁾	Non-refrigerated	--	305	305	305	305	--	305	--	--
	Refrigerated	--	600	600	600	600	--	600	--	--
Hazardous Industrial ⁽¹¹⁾		1,600	1,600	2,400	1,600	1,600	1,600	2,400	1,600	--

Distances are measured as follows: Between closest point of nearest:

- (1) Single residential building...
- (2) Multi-lot residential or hamlet building site...
- (3) Tourist accommodation facility...
- (4) Recreational site...
- (5) Municipal boundary...
- (6) Intensive agriculture site...
- (7) Airport / airstrip facility...
- (8) Waste management facility or lagoon...
- (9) Anhydrous ammonia storage facility...
- (10) Industrial site...
- (11) Hazardous industrial site...

... to the nearest residential building, corporate limit, ILO, airport or airstrip, gravel pit, anhydrous ammonia storage facility, waste management facility, or to the site lines for other uses.

* All residences existing as of the adoption date of this bylaw are exempt from the separation distances required in Table 4-1.

* Council may reduce the prescribed separation distances where appropriate fencing, screening, landscaping, berming, building and site orientation, road upgrading, or other similar measures are provided to mitigate potential land use conflicts to the satisfaction of Council.

* Setbacks between ILO's and permanent waterbodies and watercourses are subject to Provincial Regulations and approvals by the Ministry of Agriculture.

5.2 LOCATIONAL REQUIREMENTS

Objective 6.1.1 Variations to Locational Requirements

Policy (a) NCPD members may approve lesser separation distances from the recommended separation distances identified in Table 5-1 respecting dwelling units, multi-parcel residential developments, commercial uses, industrial parks or uses, and recreation uses. In considering the approval of lesser than the recommended separation distances, Council shall consider the following factors which are not intended as requirements for an approval but rather, to frame Council's deliberation:

- (a) written comments from any landowners within the required separation distance;
- (b) proposed mitigation measures to minimize impacts;
- (c) landforms that may affect or be affected by the impacts;
- (d) physical severances, including roadways, rail lines, or waterbodies within the separation distance;
- (e) watershed and drainage patterns, and how runoff is to be managed;
- (f) the method of material storage management and any mitigation proposed to minimize odours;
- (g) the land use designation and future land use of the lands within the separation distance; and
- (h) other factors that Council deems relevant.

Policy (b) Council may require a separation 20% greater than set out in Table 5-1. This would only apply where an unacceptable land use conflict would result with existing developments. (e.g. in instances where higher nearby development intensity or topographic situation results in greater potential for conflict and where such greater separation would serve to reduce the conflict to acceptable levels).

6 Future Land Use Maps

The Future Land Use Maps for the Planning District reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the Planning District. The concept identifies seven "Policy Areas," as follows:

- (1) Agricultural Policy Area
- (2) Highway Corridor Policy Area
- (3) Residential Policy Area
- (4) Resort Commercial Policy Area
- (5) Industrial Policy Area
- (6) Community Service Policy Area
- (7) Forest Policy Area

The purpose of these Policy Areas is to help apply the general goals, objectives, and policies of the Official Community Plan, as well as objectives and policies relating more specifically to the spatial distribution of land use and development opportunities and constraints.

The designation of these Policy Areas in the DOCP is shown on the maps in Section 8 entitled "Future Land Use Maps", which form part of the policies set out in this Plan.

6.1 AGRICULTURAL POLICY AREA

6.1.1 INTENT

The intent of the Agricultural Policy Area is to encourage agriculture, agriculturally related commercial and industrial, single-parcel country residential, multiple lot residential and other compatible uses and development.

6.1.2 IMPLEMENTATION

- (1) Agricultural Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the A – Agricultural Policy Area will be zoned as A-Agriculture District for agricultural development, farm-based businesses, single-parcel country residential development and other compatible uses.
- (2) Lands within the Agricultural Policy Area occupied by existing residential, commercial, or industrial development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for single-parcel country residential, multiple lot residential, commercial and industrial subdivisions and development are made in the Agricultural Policy Area, the NCPD member will consider such applications generally in favour and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
 - (i) site conditions are suitable for the proposed development;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the development is compatible with adjacent existing and \ future planned land uses;
 - (iv) public input has been obtained;
 - (v) the development conforms to all other relevant provisions within the respective municipalities Zoning Bylaw.

6.2 HIGHWAY CORRIDOR POLICY AREA

6.2.1 INTENT

The intent of the Highway Corridor Policy Area is to encourage a wide range of uses including residential, commercial, industrial, recreation and agriculture.

6.2.2 IMPLEMENTATION

- (1) Generally, land within the Highway Corridor Policy Area will be zoned as A-Agriculture District or F – Forest District.
- (2) Lands within the Highway Corridor Policy Area occupied by existing residential, commercial, industrial, recreation or agriculture development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for single-parcel country residential, multiple lot residential, commercial, and industrial subdivisions and development are made in the Highway Corridor Policy Area, the NCPD member will consider such applications generally in favour and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
 - (i) site conditions are suitable for the proposed development;
 - (ii) new roadways and intersections meet the requirements of the Ministry of Highways;
 - (ii) negative environmental impacts of such development are avoided or suitably mitigated;
 - (iii) the development is compatible with adjacent existing and \ future planned land uses;
 - (iv) public input has been obtained;
 - (v) the development conforms to all other relevant provisions within the respective municipalities Zoning Bylaw.

6.3 RESIDENTIAL POLICY AREA

The intent of the Residential Policy Area is to accommodate sustainable multiple lot residential development.

6.3.1 4.2.2 IMPLEMENTATION

- (1) Lands within the Residential Policy Area occupied by existing residential development and will be zoned for such purposes in the Zoning Bylaw.
- (2) Elsewhere within the Residential Policy Area, until and unless applications for residential development are approved, land will be zoned either F – Forest District or A – Agriculture District.
- (3) Where applications for residential development or subdivisions are made in the Residential Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
 - (i) the proposal is consistent with the individual Municipal Planning Statements and Principles contained in Section 4 of this DOCP;
 - (ii) site conditions are suitable for multiple lot residential development;
 - (iii) negative environmental impacts of such development are avoided or suitably mitigated; and
 - (iv) the development conforms to all other relevant provisions of the DOCP and Zoning Bylaw.
- (4) Where applications for commercial or industrial development or subdivisions are made in the Residential Policy Area, Council will only consider amending the Future Land Use Map and Zoning Bylaw to accommodate such development where it is demonstrated that:
 - (a) site conditions are suitable for the type of development;
 - (b) negative environmental impacts of such development are avoided or suitably mitigated;
 - (c) the proposed development would not conflict with surrounding land uses and development;
 - (d) the proposed development would not compromise or restrict future long-term residential development in the broader Residential Policy Area; and
 - (e) the development conforms to all other relevant provisions of the DOCP and Zoning Bylaw.
- (5) Notwithstanding subsection (4), Council may rezone properties in the Residential Policy Area to accommodate small scale commercial uses where such uses are intended to serve the needs of the residents of the area and will not create land use conflicts in their normal course of operation.

6.4 RESORT COMMERCIAL POLICY AREA

The intent of the Resort Commercial Policy Area is to provide for a wide range of commercial uses including service stations and gas bars, retail stores, offices, personal and professional services, recreation facilities, hotels and accommodation healthcare, restaurants, lounges, artisan food and beverage production, repair services, vehicle sales and service and other similar uses.

6.4.1 IMPLEMENTATION

- (1) Resort Commercial Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Resort Commercial Policy Area will be zoned as C1 – Resort Commercial District or C2 – Highway Commercial District.
- (2) Lands within the Resort Commercial Policy Area occupied by existing residential, commercial, industrial, recreation or agriculture development will be zoned for such purposes in the Zoning Bylaw.
- (3) Uses that have the potential to cause large scale disruption or conflict with surrounding uses shall be directed to areas zoned for industrial development.

6.5 INDUSTRIAL POLICY AREA

The intent of the Industrial Policy Area is to provide for industrial land uses and industrial parks.

6.5.1 IMPLEMENTATION

- (1) Industrial Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Industrial Policy Area will be zoned as M – Industrial District.
- (2) Lands within the Industrial Policy Area occupied by existing commercial, recreation or agriculture development will be zoned for such purposes in the Zoning Bylaw.
- (3) Where applications for industrial development or subdivisions are made in the Industrial Policy Area, Council will consider such applications favourably and make required amendments to the Zoning Bylaw to accommodate such developments where it is demonstrated that:
 - (i) the proposal is consistent with the individual Municipal Planning Statements and Principles contained in Section 4 of this DOCP;
 - (ii) site conditions are suitable for industrial development;
 - (iii) negative environmental impacts of such development are avoided or suitably mitigated; and
 - (iv) the development conforms to all other relevant provisions of the DOCP and Zoning Bylaw.

6.6 COMMUNITY SERVICE POLICY AREA

The intent of the Community Service Policy Area is to provide for recreation uses, parks, municipal facilities, community services, utilities, infrastructure, and similar uses.

6.6.1 IMPLEMENTATION

- (1) Community Service Policy Area development requirements, limitations and standards shall be further specified in the Zoning Bylaw. Generally, land within the Community Service Policy Area will be zoned as CS – Community Service District.
- (2) Lands within the Community Service Policy Area occupied by existing residential, commercial, industrial, recreation or agriculture development will be zoned for such purposes in the Zoning Bylaw.
- (3) Except as provided in the CS – Community Service District, new residential, commercial, or industrial development or subdivisions made in the Community Service Policy Area shall require a Future Land Use Map amendment prior to a Zoning Bylaw map amendment is considered.

6.7 FOREST POLICY AREA

6.7.1 INTENT

The intent of the Forest Policy Area is to limit development and provide for passive recreation and other natural resource-oriented developments and uses.

6.7.2 IMPLEMENTATION

- (1) Generally, land within the Conservation Policy Area will be zoned F – Forest District.
- (2) Future development and subdivision in the Conservation Policy Area will be restricted.
- (3) Institutional camps currently exist and additional camps may be permitted at Council discretion around Heritage Lake.
- (4) Except as provided in the F – Forest District, new residential, commercial, or industrial development or subdivisions made in the Forest Policy Area shall require a Future Land Use Map amendment prior to a Zoning Bylaw map amendment is considered.

7 PLANNING TOOLS

7.1 ZONING BYLAW

The Zoning Bylaws will be the principal method of implementing the objectives and policies contained in this DOCP, and will be adopted in conjunction herewith.

7.1.1 PURPOSE

The purpose of the Zoning Bylaws adopted by the Municipalities in the Planning District is to control the use of land providing for the amenity of area within the jurisdiction of the Municipalities for the health, safety and general welfare of their inhabitants.

7.1.2 CONTENT AND OBJECTIVES

The Zoning Bylaws will regulate the distances of building or structures from the property line, the minimum space to be allowed between buildings, the maximum height of buildings or structures and the maximum coverage of a site by buildings or structures.

The Zoning Bylaws will prescribe maximum and minimum lot sizes and other appropriate development standards to promote public safety and for example avoids development that increases road hazards related to obstruction of sight lines, etc.

The Municipalities shall use the discretionary use procedure outlined in the Zoning Bylaw to require public notice of a proposal for the development, expansion or alteration of a discretionary use.

When reviewing development proposals, the Municipal Councils may request that the developer provide information from the utility companies indicating their existing and future services in and around the area of the development proposal. The availability of such services will be a consideration by an affected Municipality in its position with respect to development proposals.

7.1.3 AMENDING THE ZONING BYLAW

When considering applications to amend zoning regulations or standards, or requests for the rezoning of land, the Council shall consider such proposals within the context of:

- (1) the nature of the proposal and its conformance with all relevant provisions of this DOCP;
- (2) the need to foster a rational pattern of relationships among all forms of land use and to protect all forms of land use from harmful encroachments by incompatible uses;
- (3) the need for the form of land use proposed and the supply of land currently available in the general area capable of meeting that need;
- (4) the capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking; and

- (5) the capability of existing community infrastructure to service the proposal, including water and sewer services, parks, schools and other utilities and community services.

7.1.4 ZONING BY AGREEMENT

- (1) Where an application is made to rezone land to permit the carrying out of a specified proposal, the affected Municipality may, for the purpose of accommodating the request, enter into an agreement with the Applicant pursuant to Section 69 of *The Act*.
- (2) Section 6.1.4 of this Official Community Plan shall apply in the review of applications for rezoning by agreement.
- (3) The affected Municipality may enter into an agreement with the applicant setting out a description of the proposal and reasonable terms and conditions with respect to:
 - (a) the uses of the land and buildings and the forms of development;
 - (b) the site layout and external design, including parking areas, landscaping and entry and exit ways; and
 - (c) any other development standards considered necessary to implement the proposal, provided that the development standards shall be no less stringent than those set out in the requested underlying zoning district.
- (4) The affected Council may limit the use of the land and buildings to one or more of the uses permitted in the requested zoning district.
- (5) The affected Council may consider rezoning by agreement to accommodate development or subdivision proposal when:
 - (a) limiting the uses within a zoning district or establishing project-specific development standards will mitigate land use conflict; or
 - (b) it is necessary to ensure that appropriate municipal services and infrastructure is provided.

7.2 DEDICATED LANDS

- (1) When reviewing any application for subdivision, the affected municipality may indicate to the approving authority, its desire to have unstable or flood-prone areas set aside as environmental reserve and/or municipal reserve, as a condition of subdivision approval, pursuant to Section 185 of *The Act*.
- (2) Pursuant to *The Act*, the affected municipality may elect to request that the Approving Authority require the owner of land that is the subject of a proposed subdivision to provide money in place of all or a portion of land that would otherwise be required to be dedicated as municipal reserve. Money collected in this way can be directed to recreational facilities and parks in another municipality, providing they are located on municipal reserve.

7.3 BUILDING BYLAW

- (1) Residential, commercial and industrial building construction shall be regulated by municipal Building Bylaws.
- (2) The member municipalities will use their building bylaws to provide standards for the construction, maintenance of buildings in the community as well as ensuring acceptable physical conditions. Provisions for occupancy permits and inspections can be included in the bylaw.

7.4 DEVELOPMENT LEVIES AND SERVICING FEES

- (1) In accordance with Section 169 of *The Act*, the Councils may establish, by separate bylaw, development levies for the purpose of recovering all or a part of the capital cost of providing, altering, expanding, or upgrading services and facilities associated with a proposed development within existing subdivided areas. A bylaw as such, must be based on studies to establish the cost of municipal servicing and recreational needs and on a consideration of future land use and development and the phasing of associated public works.
- (2) In accordance with Section 172 of *The Act*, the Councils may establish, by resolution, a schedule of servicing specifications and servicing fees to be used by the municipality as the basis for the negotiation of servicing agreements with proponents of new subdivision developments. Servicing specifications will provide a consistent set of standards for provision of direct services by developers in new subdivision developments. Servicing fees will be based on the identification of overall services and public works that the municipality anticipates will be needed as a result of new subdivision development for a specified term. Offsite service fees for individual subdivision developments will be established based on a calculation of the servicing needs being created by that individual subdivision development, as a part of the municipality's overall servicing needs and servicing plans.
- (3) Development Levies and Servicing Fees may be calculated for a selected area that could include land in one or more member municipalities.
- (4) In the event that the use of land is intensified without a subdivision, and off-site costs will be incurred by the municipalities to accommodate development, the members of the NCPD may adopt a Development Levy Bylaw for the purpose of charging a levy to cover the costs as outlined in Section 169 of *The Planning and Development Act, 2007*.

8 FUTURE LAND USE MAPS

Map 1 – Planning District Overview Map

Map 2 – RM of Paddockwood

Map 3 – District of Lakeland

Map 4 – Village of Christopher Lake

Map 5 – Resort Village of Elk Ridge

Map 6 – Resort Village of Candle Lake

NORTH CENTRAL PLANNING DISTRICT

MULTIPLE LOT RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SUBDIVISION EVALUATION WORKBOOK

Prepared for:

THE NORTH CENTRAL PLANNING DISTRICT COMMISSION

Prepared by:

CROSBY HANNA & ASSOCIATES
LANDSCAPE ARCHITECTURE & COMMUNITY PLANNING
SASKATOON, SK

JANUARY 2024

9 MULTIPLE LOT RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT PROPOSAL WORKBOOK

This workbook is intended to allow the North Central Planning District to thoroughly evaluate the impact of new multiple lot residential, commercial, and industrial, subdivision proposals in the Planning District. The workbook is intended to raise awareness of current development issues and identify best practices with respect to community design. The North Central Planning District Commission (NCPDC) will base recommendations on moving forward with rezoning applications related to new multiple lot residential, commercial, and industrial subdivision proposals on the responses provided by applicants to the questions contained within this workbook, subject to other relevant Bylaws and policies of the NCPD members.

Please answer questions in the space provided within this workbook and attach additional sheets if necessary.

The quality of both the physical and built environment can have a great influence on human health. These qualities may include physical human health; the natural environment's ability to maintain living conditions such as clean air, water and a suitable climate; production of renewable resources; quality of life for all people; and the beauty / aesthetics of the environment.

1.1 What is the total area of the subdivision (hectares)?

Total number of sites:

Minimizing the impact of storm water helps to reduce and /or prevent pollution and flooding as well as promote aquifer recharge. Storm water management systems become increasingly important as areas become developed, both in terms of managing increased volumes and preventing pollution.

[illegible]

1.4 Are there potential geotechnical hazards (steep slope, streamsides, shorelines)?

Early recognition of geotechnical hazards is an important step in reducing the incidence of expensive and potentially unsafe situations.

Yes/No

Describe

1.5 Is this a “brownfield” site or other potentially contaminated area (e.g. old farm yard, railway right-of-way)? If yes, is environmental site remediation to be part of the development process?

Brownfield sites or land that may have been used for potentially noxious industrial or commercial purposes (e.g. dry cleaning, farm sites, gas stations) that may have been contaminated by hazardous waste or pollution and need to be restored / decontaminated before development occurs. Brownfield sites are unsafe to redevelop before an environmental remediation takes place.

Yes/Not Applicable

If yes, briefly outline the nature of the potential contamination and the proposed (actual) remediation approach (including the standards that were adhered to):

Comment on inclusion of the following methods to reduce energy use and improve air quality:

- 1.6** Energy efficiency of proposed structures and / or subdivision layout (e.g., building location responding to daily sun/shade patterns, north-south orientation of residential sites, high performance envelopes, passive solar gain, solar shading, natural ventilation, ground heating/cooling).

Reducing energy consumption through design and layout of buildings and communities' conserves non-renewable fossil fuels, reduces air, water and land pollution, and reduces energy costs to the public. Site planning and building design are key components in increasing energy efficiency.

Yes/No

Describe

- 1.8** Are there any existing wetlands that would be affected by this proposal?

Yes/No

Describe

- 1.9** Will landscaping and trees be provided within the subdivision (includes retention of existing trees)?
Are there unique landscaping provisions that will contribute to the sustainability of the development?

Yes/No

Describe

- 1.10** Are there any significant existing environmental features that will be maintained, enhanced or destroyed on the site (e.g., tree and/or shrub or other natural feature preservation, cultural / heritage resource preservation)?

Maintaining or enhancing environmental features and significant archaeological sites helps to create a sense of community, protects the natural environment, a community's past and creates unique and distinctive places for people to live and enjoy.

Yes/No

Describe

- 1.11** What is the length (in lane metres) of the streets (by type, including walkways) in the development?

The total amount of transportation infrastructure can be compared to the size of the subdivision and expected population of the subdivision at full build-out size. A lane metre is defined as 1 metre x 2.5 metres (2.5 m²).

Length of streets:

1.12 Are actions proposed to mitigate noise (e.g., traffic, industry, agricultural uses)?

Mitigative measures could include noise attenuation walls, buffers, berms, vegetation, etc.

Yes/No

Describe

1.13 What is the layout of the street network (e.g. grid, curvilinear)?

Street layout can influence maintenance costs as well as connectivity with surrounding development. Intersections and sight lines related to streets affect traffic and pedestrian safety.

Describe

1.14 Is the development proposed to be located within 1.6 km. of a forested area? If so, have you considered subdivision design elements or building standards that are intended to reduce the potential risk to the development from wildfires?

Subdivision design and development standards can minimize risk through the selective placement of perimeter fire buffer areas, access roads, trail development, parks and open space areas. Fire Smart building construction and design techniques that provide for building separation, achieve fuel modified building sites and provide landscaping, can be implemented by developers through restrictive covenants on land titles.

Describe

2. Economic Considerations

The importance of economic considerations in the development review process relate to the integrity of our ecological and economic systems and helps to ensure long term prosperity through the responsible use of our resources. Economic sustainability enables the maintenance, service and support of communities without upward pressure on levies, property taxes and other development charges.

- 2.1** Is any prime farmland (Class 1 or 2) proposed to be developed (and therefore taken out of agricultural production) as part of this proposal?

The preservation of prime agricultural land is important to future agricultural production.

Yes/No

Describe (include approximate amount)

- 2.2** Does the subdivision have any features that will reduce the long-term costs to the municipality of operating and maintaining public services and infrastructure (e.g. reduce roads and pipes for servicing that will have to be maintained by the affected NCPD member)?

Yes/No

Describe

- 2.3** Does the development result in special or additional costs that are specific to this particular subdivision (e.g. special storm water issues, transportation, fences) that would not be fully recovered by municipal taxes?

Yes/No

Describe

[illegible]