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North of Divide Community Association
District Official Community Plan

Village of Loon Lake
Bylaw No. 10/2014
Reeve

Rural Municipality of Beaver River
Bylaw No. 04-14
Mayor
# TABLE OF CONTENTS

**PART 1: INTRODUCTION**
- 1.1. Purpose of a District Official Community Plan ........................................ 7
- 1.2. Planning Context ................................................................................. 7
- 1.3. Scales ............................................................................................... 8
- 1.4. Approach ......................................................................................... 8
- 1.5. Regional Overview ........................................................................... 9
- 1.6. Regional Challenges ......................................................................... 10
- 1.7. How to Read this Plan ..................................................................... 11

**PART 2: VISION** .................................................................................. 13

**PART 3: PLANNING AND DEVELOPMENT PRINCIPLES** ............. 14

**PART 4: REGIONAL GROWTH AND FUTURE LAND USE** ........... 15
- 4.1. Intent .............................................................................................. 15
- 4.2. Future Land Use ............................................................................. 15
- 4.3. Growth Areas ................................................................................ 15
- 4.4. Rural Areas .................................................................................... 16
- 4.5. Protected Areas ............................................................................. 16

**PART 5: LIVE** .................................................................................. 17
- 5.1. Intent .............................................................................................. 17
- 5.2. Regional Hub .................................................................................. 17
- 5.3. District Centre ................................................................................ 19
- 5.4. Recreational Centre ...................................................................... 19
- 5.5. Highway Corridors ....................................................................... 20
- 5.6. Regional Employment Areas ......................................................... 21
- 5.7. Rural Residential Areas ................................................................. 21
- 5.8. Lakefront Development Areas ....................................................... 21
- 5.9. Other Policies ................................................................................. 21

**PART 6: INVEST** ............................................................................ 23
- 6.1. Intent .............................................................................................. 23
- 6.2. Servicing Strategy ......................................................................... 23
- 6.3. Transportation Policies ................................................................. 23
- 6.4. Infrastructure Policies ................................................................. 25
- 6.5. Infrastructure Service Levels ....................................................... 26
- 6.6. Resource Development ............................................................... 28
PART 7: ENJOY .................................................................................. 32
  7.1. Intent ......................................................................................... 32
  7.2. General Policies ......................................................................... 32
  7.3. Environment and Hazard Lands ...................................................... 33
  7.4. Cultural and Heritage Resources .................................................... 34
  7.5. Recreation, Parks and Open Space ................................................ 34

PART 8: COMMUNITY POLICIES ......................................................... 35
  8.1. Introduction ................................................................................. 35
  8.2. City of Meadow Lake – Regional Hub ................................................ 35
  8.3. Village of Pierceland – District Centre ............................................. 36
  8.4. Village of Dorintosh – Recreation Centre .......................................... 38
  8.5. Village of Goodsoil - Recreation Centre ............................................ 40
  8.6. Village of Loon Lake - Recreation Centre .......................................... 42
  8.7. Rural Municipality of Beaver River ................................................ 43
  8.8. Rural Municipality of Meadow Lake ................................................ 44
  8.9. Rural Municipality of Loon Lake ..................................................... 44

PART 9: COLLABORATE .......................................................................... 46
  9.1. Intent ......................................................................................... 46
  9.2. Phasing and Financing ................................................................. 46
  9.3. Asset Management ....................................................................... 47
  9.4. Servicing Agreements .................................................................. 47
  9.5. Annexation ................................................................................. 47
  9.6. Plan Approvals and Review ............................................................ 48
  9.7. Development Control .................................................................. 49
  9.8. First Nations ............................................................................... 52

PART 10: DEFINITIONS .......................................................................... 54

PART 11: MAPS ...................................................................................... 57

APPENDIX 1 – EXISTING CONDITIONS ..................................................... 68
APPENDIX 2 – OPPORTUNITIES, CONSTRAINTS & SCENARIOS 69
APPENDIX 3 – PROJECTIONS ................................................................. 70
APPENDIX 4 – SERVICING CAPACITY WITHIN NODCA ................. 75
City of Meadow Lake (Service Level 1) .................................................. 75
Loon Lake (Service Level 1) .................................................................. 75
Pierceland (Service Level 1) ................................................................. 75
<table>
<thead>
<tr>
<th>Location</th>
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<td>76</td>
</tr>
</tbody>
</table>

**APPENDIX 5 – MINIMUM SEPARATION DISTANCES** ...............77
Part 1: Introduction

1.1. Purpose of a District Official Community Plan

The District Official Community Plan (DOCP) for the North of Divide region provides a regional vision for growth and development. The North of Divide District Planning Commission has been established as an advisory board to assist member municipalities in planning related decisions. Member municipalities retain the right and authority to make development decisions within their jurisdiction, in compliance with this DOCP. This DOCP includes local land use policies to assist in achieving this vision. It provides municipalities with an avenue to address broad cross-municipal issues such as regional growth and infrastructure development, while still allowing each community to address their own unique issues and opportunities. The DOCP will set the stage for regional growth, investment and servicing issues. It will also establish balanced growth and associated servicing considerations within the region. To become an “official” community plan, the Plan must be adopted by the North of Divide Community Association (NODCA) Councils, and all future land use decisions must be consistent with the Plan. However, the Plan is a living document, and NODCA Councils may amend the Plan in response to changing conditions in the region.
1.2. Planning Context

The region has been experiencing growth as a result of increased demand for resource and tourism development. This is putting increasing pressure on local administrations to meet the needs of their communities. This DOCP will provide an avenue for municipal councils through the North of Divide Planning District Commission (Planning District Commission) to address broad cross-municipal issues such as watershed management, utility servicing, economic development, recreation and transportation networks. It will also address local issues and can assist in directing investment.

NODCA was established in January 2010 as a way to provide a forum for regional cooperation. Member municipalities include: the Rural Municipalities of Beaver River, Loon Lake and Meadow Lake, the Villages of Pierceland, Goodsoil, Loon Lake, Dorintosh, and the City of Meadow Lake. First Nations were also invited to participate. In 2010, NODCA created a Community Action Plan to identify priorities for working together, and one of these priorities was to develop this DOCP. This is a long-term vision and growth management plan for the area.

The existing planning context varies by municipality within the region. Some municipalities have both a Basic Planning Statement (BPS), or an OCP and a Zoning Bylaw (ZBL) whereas others have just a ZBL. The age of the planning documents from across the Planning District vary from 1974 up to 2010. As well as many of the documents being created at different periods in time, they were also created separately for each individual community.

1.3. Scales

The work being done as part of the Future First Initiative takes place at two scales: regional scale and community scale. The DOCP regional scale comprises the Rural Municipalities of Loon Lake No.561, Meadow Lake No.588, and Beaver River No.622, the City of Meadow Lake, and the Villages of Dorintosh, Goodsoil, Loon Lake, and Pierceland (Parts 4 to 7).

At the community scale, additional land use plans and policy is provided for settlements within the regional scale (see Part 8). The Rural Municipality of Meadow Lake, the Rural Municipality of Loon Lake and the City of Meadow Lake have their own Official Community Plans (OCP’s) that reflect District Plan policy. Each municipality also has an associated Zoning Bylaw.
1.4. Approach

The project was set up and initiated in April 2011. The project team began by conducting background research and engaged a wide-range of stakeholders to identify the existing conditions in the region. From this, they developed a series of draft Vision and Principles, which were then used to create and evaluate several development options. The development options were presented as two Future Land Use Scenarios, based on the opportunities and constraints identified. The feedback that was provided was consolidated and a preferred development concept was created.

There was public consultation and stakeholder engagement throughout the project process to communicate to stakeholders why the project is taking place, what the project is about and to invite participation in the process. Stakeholders included: members of NODCA, the Ministry of Municipal Affairs & Community Development, the Public Advisory Group, First Nations, and other government ministries and organizations.

1.5. Regional Overview

NODCA is characterised by a wide range of development and lifestyles ranging from urban living in Meadow Lake to rural living in the District’s rolling countryside. It is also characterised by uneven development from recent oil industry, inspired cottage and industrial investment in the Rural Municipality of Beaver River and the Rural Municipality of Loon Lake to traditional forestry and farming activities of the Rural Municipalities of Meadow Lake and Loon Lake.

In response to the challenges of uneven development, the DOCP establishes a framework for growth comprised of Growth Areas, Rural Areas and Protected Areas. The DOCP directs the majority of future growth, where servicing is in place and amenities are located – Growth Areas. In doing so, it concentrates development in areas where future municipal revenues can optimally serve the largest proportion of residents, for both future and existing residents and businesses.
The DOCP also continues to direct resource-related growth to prime agricultural, forestry, and extractive areas – Rural Areas. The Plan retains its working landscapes and encourages investment and growth in land-based resources.

The DOCP also continues to support its vital natural and cultural heritage resources and spin off development including its tourism-inspired parks and recreation industry. The Plan is intent on ensuring future residents and visitors enjoy the many activities, sights and experiences that the region has to offer - Protected Areas.

Lastly, the DOCP serves as the template for ongoing consultation and collaboration in realising the Vision set forth for the District.

1.6. Regional Challenges

A summary of the existing conditions found in NODCA was prepared to understand current conditions of the region and frame some of the critical challenges facing the region. A summary of the existing conditions appear in Appendix 1 which includes:

- A description of the regional context (i.e., beyond the NODCA boundary);
- Existing population and employment;
- Assessment of land characteristics including:
  - Agricultural land classifications
  - Environmental and cultural resources
  - Watersheds
  - Forestry and oil and gas conditions
- An overview of available developable lands;
- An overview of regional transportation;
- An overview of infrastructure;
- An overview of existing services.

The following are identified as key opportunities in the region:
- The District is strategically located adjacent to increased resource development activity in Alberta and Saskatchewan.
- The District contains significant park and recreation amenities including Meadow Lake and Makwa Provincial Parks which draw visitors from within and far outside the area.
- Several communities within NODCA, including the City of Meadow Lake, could act as service hubs to increasing resource and tourism development as well as to the growing Aboriginal population in the region.
- There is a diverse economy within the District focusing on agriculture, tourism and forestry – an industry that has recently seen increased investment.
- Although regional collaboration and shared services are already present through facilities such as the regional landfill and the City of Meadow Lake-Flying Dust First Nation water treatment plant, there are further opportunities for community cooperation.
- There is a strong education system with the North West Regional College serving as an important cornerstone.
- Long-term health care facilities for seniors are located throughout the District and enable residents to continue to live within their home community.

The following are identified as key constraints in the region:
- Several municipalities are near or at the existing capacity of their water and wastewater treatment facilities and will require future upgrading to accommodate further growth.
- Concerns that increased truck traffic on municipal roads and highways will affect road conditions.
- The absence of a rail linkage is seen as a barrier to increased industrial and forestry service development.
• Increasing recreational development has exceeded municipal management capacity resulting in ad-hoc development in some situations.

• There is a shortage of doctors, first responders and other health service personnel in the District.

• Young people often have to leave the region for certain types of post-secondary education and sometimes do not return to their home community.

• Aging demographics are predominant in several of the smaller centres resulting in declining populations and the need to attract new residents.

• Rental and affordable housing is scarce throughout the District.

• Meadow Lake, and the area as a whole, is not well-known outside the District so is often passed over as a service centre for larger communities such as Prince Albert, Lloydminster, North Battleford and Cold Lake, which also offer larger scale commercial amenities.

An overview of the opportunities and constraint map and the preparation of various development scenarios to take advantage of the opportunities and to minimize the constraints appears in Appendix 2.

Populations and employment projections appear in Appendix 3.

1.7. How to Read this Plan

The Plan is meant to be read in its entirety. To ensure a complete understanding of the Plan, it is recommended that the reader avoid reading specific sections or policies in isolation. All relevant maps and policies are to be applied to each matter.

The background information and activities that led to the formation of this Plan are detailed in appendices and should be consulted for further details. The appendices are to be used to further inform and guide decision-making in relation to the policies, maps and designations contained within the Plan.

This Plan contains Designations, Policies, and Maps that are intended to guide future growth and development within the region. All land within the District now has a land use designation (e.g. Agricultural), which then subjects it to its designation’s land use policies (i.e. Agricultural policies). Land use designations are shown on maps, which display the approximate boundaries of the land use designation policy areas. All maps, images and boundaries contained within the Plan are only to be considered as conceptual, unless otherwise indicated.

Public Open House Materials
The District Plan includes the following components:

a) Part 2 – establishes the Vision for the region;
b) Part 3 – establishes the Planning and Development principles that will guide growth and development in the region;
c) Part 4 – Regional Growth and Future Land Use – which establishes a framework of growth areas, resource areas and protected areas in the District and identifies corresponding future land use;
d) Part 5 – Live - which establishes land use designations and policy for living and working in the region;
e) Part 6 – Invest – which establishes land use designations and policy regarding municipal transportation, infrastructure and resource development;
f) Part 7 – Enjoy – which establishes land use designations and policy regarding parks, recreation areas and environmental and cultural areas in the Planning District;
g) Part 8 – establishes community-level policies and land use maps within the District;
h) Part 9 – Collaborate - describes policy for the implementation of the Plan and includes policy for engaging and collaborating with the District’s First Nations;
i) Part 10 – Definitions – includes definitions of all the land use designations in the Plan and other key terminology; and
j) Part 11 – Maps – which contains the land use and other key maps for the region.
Part 2: Vision

The North of Divide is a progressive region with a diverse and stable economy and quality of life, making it an attractive place to live and invest. Its communities are unique, vibrant and recognized as important service centres for northern residents and for growing recreational and resource development. Agriculture, tourism and resource based activities provide the main drivers of the regional economy. Beautiful lakes, parks and heritage features, along with ample recreational amenities, make the region a well-known destination. Their preservation is important to the region. Modern infrastructure is developing in a cooperative manner to connect the region and support the growing population. Choice, diversity and collaboration between municipalities and First Nations ensure the region is able to respond to the needs of all residents and that it remains sustainable well into the future.

A visioning exercise at a Public Open House
Part 3: Planning and Development Principles

The following principles will guide planning & development in the region over the life of the plan. They are intended to provide clear direction for the goals and planning policies outlined in this Plan.

Results of a prioritization exercise with Planning and Development Principles

\[
\text{**Live**} \quad \text{**INVEST**} \\
\begin{array}{ll}
\text{LIVE} & \text{INVEST} \\
\text{• Create a diverse range of housing choices while maintaining affordability.} & \text{• Ensure the District is recognized as an important hub for providing services and amenities to northern Saskatchewan residents and for supporting the growing resource development industry.} \\
\text{• Balance growth with a mix of rural residential and revitalization of existing communities.} & \text{• Create a diverse economy grounded in the sectors of agriculture, forestry and oil and gas while promoting new opportunities for businesses and entrepreneurs.} \\
\text{• Maintain a quality of life and small-town character throughout the region.} & \text{• Maintain a safe and well-maintained transportation network that connects communities, employment and service centers.} \\
\text{• Develop complete communities that attract and retain permanent residents and families while effectively servicing seasonal populations.} & \text{• Seek cost-effective options and new funding models for future infrastructure development to support growth and ensure community viability.} \\
\end{array}
\]

\[
\text{**ENJOY**} \quad \text{**COLLABORATE**} \\
\begin{array}{ll}
\text{ENJOY} & \text{COLLABORATE} \\
\text{• Preserve environmentally sensitive areas, prime agricultural areas and protect water resources.} & \text{• Encourage community and stakeholder involvement in development decisions.} \\
\text{• Provide four-season recreation opportunities to promote healthy living and capture increased tourism opportunities.} & \text{• Foster cooperation with First Nations and develop further opportunities for collaborative and complementary infrastructure and land uses.} \\
\text{• Respect the region’s cultural diversity and maintain each community’s unique identity and role.} & \text{• Promote intermunicipal cooperation that facilitates strong partnerships and coordinated development.} \\
\end{array}
\]

\[
\text{**INVEST**} \quad \text{**Invest**} \\
\begin{array}{ll}
\text{INVEST} & \text{INVEST} \\
\text{• Ensure the District is recognized as an important hub for providing services and amenities to northern Saskatchewan residents and for supporting the growing resource development industry.} & \text{• Ensure the region is recognized as an important hub for providing services and amenities to northern Saskatchewan residents and for supporting the growing resource development industry.} \\
\text{• Create a diverse economy grounded in the sectors of agriculture, forestry and oil and gas while promoting new opportunities for businesses and entrepreneurs.} & \text{• Create a diverse economy grounded in the sectors of agriculture, forestry and oil and gas while promoting new opportunities for businesses and entrepreneurs.} \\
\text{• Maintain a safe and well-maintained transportation network that connects communities, employment and service centers.} & \text{• Maintain a safe and well-maintained transportation network that connects communities, employment and service centers.} \\
\text{• Seek cost-effective options and new funding models for future infrastructure development to support growth and ensure community viability.} & \text{• Seek cost-effective options and new funding models for future infrastructure development to support growth and ensure community viability.} \\
\end{array}
\]

\[
\text{**COLLABORATE**} \quad \text{**Collaborate**} \\
\begin{array}{ll}
\text{COLLABORATE} & \text{Collaborate} \\
\text{• Encourage community and stakeholder involvement in development decisions.} & \text{• Encourage community and stakeholder involvement in development decisions.} \\
\text{• Foster cooperation with First Nations and develop further opportunities for collaborative and complementary infrastructure and land uses.} & \text{• Foster cooperation with First Nations and develop further opportunities for collaborative and complementary infrastructure and land uses.} \\
\text{• Promote intermunicipal cooperation that facilitates strong partnerships and coordinated development.} & \text{• Promote intermunicipal cooperation that facilitates strong partnerships and coordinated development.} \\
\end{array}
\]

Enjoy

- Preserve environmentally sensitive and prime agricultural areas, protect water resources and conserve cultural heritage resources.
- Provide four-season recreation opportunities to promote healthy living and capture increased tourism opportunities.
- Respect the region’s cultural diversity and maintain each community’s unique identity and role.

Invest

- Ensure the region is recognized as an important hub for providing services and amenities to northern Saskatchewan residents and for supporting the growing resource development industry.
- Create a diverse economy grounded in the sectors of agriculture, forestry and oil and gas while promoting new opportunities for businesses and entrepreneurs.
- Maintain a safe and well-maintained transportation network that connects communities, employment and service centers.
- Seek cost-effective options and new funding models for future infrastructure development to support growth and ensure community viability.

Collaborate

- Encourage community and stakeholder involvement in development decisions.
- Foster cooperation with First Nations and develop further opportunities for collaborative and complementary infrastructure and land uses.
- Promote intermunicipal and intergovernmental cooperation that facilitates strong partnerships and coordinated development.
Part 4:  Regional Growth and Future Land Use

4.1.  Intent

Policy within this section provide overall direction to future growth and development within the region. The goals and policies are consistent with the Vision established in Part 2 and the Planning and Development Principles established in Part 3.

The following goals give direction to the regional growth and land use policies:

- Establish a policy framework within the DOCP that will guide growth and development in the Region;
- Define and accommodate new growth and investment to 2032 and beyond in terms of new residences and jobs;
- Establish future land use that considers and plans for existing and future growth-related activities;
- Conserve the region’s protected areas;
- Support economic diversification through resource development and business activity; and
- Direct growth to where existing services and infrastructure is in place.

4.2.  Future Land Use

4.2.1.  A Future Land Use Plan appears in Map 1 which establishes a framework for future growth and development in the region.

4.2.2.  The Future Land Use Concept establishes:

  a) General land use for the region;
  b) Land use provisions and policy in support of the designations of this Plan; and
  c) A guide for development control as contained within the respective municipal Zoning Bylaws.

4.3.  Growth Areas

4.3.1.  Regional Hubs, District Centres, Recreational Centres, Regional Employment Areas and Highway Corridors identified in Map 1 comprise Growth Areas.

4.3.2.  Direct future residential and employment growth to Growth Areas and ensure:

  a) New residential growth accommodates a diversity of housing forms accessible to people with different incomes, ages and abilities;
  b) New employment growth is directed to where it can make the most efficient use of existing services, available housing and available supportive services.

4.3.3.  Ensure new growth is directed to areas that optimize use of existing services or optimize opportunities for cost-sharing between municipalities and ensure:

  a) Future extensions of municipal services to support planned Growth Areas; and
  b) Density and form of future development is supported by planned servicing levels.

Growth Framework

4.2.3.  Map 1 establishes Growth Areas, Rural Areas and Protected Areas. These designated areas serve as a framework for growth in the Region up to 2032.

4.2.4.  Accommodate up to 23,000 residents and 10,000 jobs to 2032:

  a) Plan for the majority of this growth to occur within Growth Areas and a moderate amount of growth to occur within Rural Areas;
  b) Review residential and commercial land supply and demand every 5 years to ensure a sufficient supply of available lands.
4.3.4. Future expansion of the Growth Areas or the designation of additional Growth Areas would require an amendment to this Plan that:

a) Demonstrates the long term market viability of additional development;

b) Demonstrates lack of opportunity within current designated lands;

c) Ensures the character of existing developments are preserved and enhanced;

d) Integrates positively within the growth framework by reinforcing existing Regional Hubs, District Centres, Recreational Centres and Highway Corridors

e) Demonstrates a net positive financial return to the region; and

f) Demonstrates appropriate levels of servicing that increases regional capacity and is financially viable.

4.4. **Rural Areas**

4.4.1. Lakefront Development Areas, Rural Residential Areas, Resource Areas, Forestry Areas and Agricultural Areas identified in Map 1 comprise Rural Areas.

4.4.2. Ensure Rural Areas:

a) Accommodate growth and development of a rural nature;

b) Accommodate low density forms of development; and

c) Support resource development and rural based business.

4.4.3. Future development within Rural Areas requires collaboration between regional partners including Council, senior levels of government, First Nations and other stakeholders to:

a) Minimize potential land use conflict;

b) Promote growth and investment in the region’s resource sector;

c) Support diversification of the rural economy and rural based business;

d) Identify park and recreation strategies that enhance connections between Urban, Rural and Protected Areas; and

e) Identify, protect and conserve environmental and cultural resources.

4.5. **Protected Areas**

4.5.1. Provincial Parks and Recreation Areas identified in Map 1 comprise Protected Areas.

4.5.2. Collaborate with regional partners including Council, senior levels of government, First Nations and other stakeholders to:

a) Identify, protect and conserve natural and cultural resources;

b) Identify and integrate regional trails and viewshed corridors within the park and recreation system;

c) Assess potential inclusion of the Beaver River Corridor within the regional trail system; and

d) Consider health and environmental impacts of new development.

4.5.3. Employ appropriate setback standards to ensure compatible development adjacent to the following: railway, pipeline, and other utility corridors, energy-generation facilities and other features where required.
Part 5: Live

5.1. Intent

The Live policies contained below serve to guide residential and employment growth and investment in the region. The following goals give direction to the “Live” policies:

- Accommodate future employment growth that is directly tied to the emerging oil and gas economy;
- Develop new communities in areas with sufficient services and infrastructure to support workers and their families;
- Provide pragmatic and efficient servicing coverage for the region;
- Maintain the City of Meadow Lake as the service centre of the region;
- Develop Pierceland as a secondary service centre in the region;
- Grow tourism and tourism-related business and development in the region.

5.2. Regional Hub

5.2.1. The Regional Hub will accommodate a wide range of growth and development in a variety of forms. It will also serve as the residential, employment, service and institutional core of the District.

5.2.2. The Regional Hub shall:

a) Provide for a wide range of development forms including, but not limited to, high density, mixed use and other compact development forms that optimize use of available services;

b) Provide locations for new or the expansion of existing major employment and institutional uses;

c) Provide locations for new or the expansion of existing large format retail;

d) Provide primary health services and emergency response facilities to the region;

e) Provide services and amenities to the travelling public.

5.2.3. Future development within the Regional Hub requires collaboration between regional partners including councils, utilities, senior levels of government, First Nations and other stakeholders to:

a) Minimize potential land use conflict and ensure broad consultation and engagement on future development within the periphery of the City of Meadow Lake;

b) Promote servicing strategies that include cost-sharing models;

c) Identify open space and recreation strategies including, but not limited to the future use of rail corridors and shoreline access;

d) Improve urban connections for the effective movement of goods and people;

e) Ensure sufficient levels of health and safety infrastructure including health services and emergency response facilities; and

f) Identify, support and promote economic diversification strategies that link investment with available housing and supporting services.
Main Street in Pierceland

All Saints Orthodox Church in Meadow Lake
5.3. **District Centre**

5.3.1. Ensure the District Centre identified in Map 1:
   
   a) Provides secondary emergency response and health facilities to augment services available in the Regional Hub;
   
   b) Provides supporting service and amenities to the travelling public; and
   
   c) Serves as the western gateway into the District and contains appropriate levels of landscaping, signage and wayfinding.

5.3.2. Support future growth in the District Centre that:
   
   a) Serves the emerging oil economy of the Cold Lake Oil Sands Region, developing oil and gas economy in the District and other resource-based economies;
   
   b) Accommodates emerging small and medium sized industrial enterprise; and
   
   c) Targets worker housing for the local and regional (e.g., Cold Lake Oil Sands Region and Cold Lake Air Base) workforce.

5.3.3. Collaborate with Councils, senior levels of government, utilities, and other stakeholders to support development in the District Centre, including:
   
   a) Provision of municipal services including water and wastewater to planned future development areas;
   
   b) Provision of phasing and staging plans for extension of municipal infrastructure to meet future development demands;
   
   c) Planning of future annexation required to support growth and development beyond the horizon of this Plan (see policy 9.6);
   
   d) Ensuring land use compatibility with employment uses in the Highway Corridor;
   
   e) Encouraging mixed-use and pedestrian-scaled infill development that ties future development to public realm improvements; and
   
   f) Provision of social services and amenities including institutional uses and park and recreational space.

5.4. **Recreational Centre**

5.4.1. Ensure Recreational Centres identified in Map 1:
   
   a) Serve as gateways to the District and to Lakefront Development Areas and Park and Recreation Areas;
   
   b) Contain appropriate levels of landscaping, signage and wayfinding;
   
   c) Support local tourism and business through the provision of short-term accommodation, retail and commercial opportunities; and
d) Support development that contributes positively to the local identity and character of each community including adaptive reuse of buildings and infilling within existing serviced areas.

5.4.2. Within Recreational Centres, an emphasis will be placed on:

a) Attracting tourism and recreation-related uses through public realm investments and local service provision;

b) Ensuring servicing is of sufficient capacity to accommodate both seasonal peak and off-peak demands; and

c) Encouraging a range of mixed-use and pedestrian-scaled development along main streets that prioritize public realm improvements and reinforce local identity and placemaking.

5.5. Highway Corridors

5.5.1. Ensure Highway Corridors identified in Map 1:

a) Provide strategic locations for provision of highway-related employment and commercial uses and services;

b) Provide options for higher order services when multiple development lots or adjacent developments are proposed;

c) Have coordinated access and service roads that minimize entry points to Provincial Highways;

d) Plan for supporting land uses that support the travelling public;

e) Locate outdoor storage yards to the rear of buildings; and

f) Incorporate appropriate levels of open space landscaping, signage and wayfinding that reinforce the identity of the District.

5.5.2. Lands within Highway Corridors occupied by existing commercial or industrial development will be zoned for such purposes in the Zoning Bylaw.

5.5.3. Elsewhere within Highway Corridors, until and unless applications for development are approved, land will be zoned as Agriculture District.

5.5.4. Where applications are made for commercial or industrial development within Highway Corridors, Council will consider the following prior to amending the Zoning Bylaw:

a) Site conditions are suitable for commercial or industrial development;

b) Negative environmental or heritage resource impacts of such development are avoided or suitably mitigated;

c) Possible service road connections between adjacent development parcels that minimize entry points to the Highway; and

d) The development conforms to all other relevant provisions of the Official Community Plan and Zoning Bylaw.

5.5.5. Within Highway Corridors, appropriate development controls will be established in the Zoning Bylaw that minimize land use conflict including, but not limited to:

a) Appropriate setbacks from the corridor for residential dwellings that allow for viable commercial or industrial parcels adjacent to the corridor; and

b) Restricting residential development to Rural Areas except where Council directs otherwise within Official Community Plans.

5.5.6. Applications for residential development within Highway Corridors will be sufficiently set-back to ensure future infilling of commercial or industrial development adjacent to the corridor.
5.6. Regional Employment Areas

5.6.1. In meeting needs for large scale industry, collaboration between the Province, utilities, industry and other stakeholders is required to ensure development in Regional Employment Areas:

a) Contains appropriate levels of servicing for large-scale industrial needs;

b) Is accessible from Provincial Highways and regional roads;

c) Contains sufficient parking as directed within the Zoning Bylaw;

d) Responds to workforce transportation needs, including transit options; and

e) Utilizes synergies in potential sharing of resources, materials and industrial by-products.

5.7. Rural Residential Areas

5.7.1. Ensure Rural Residential Areas identified in Map 1 generally consists of:

a) Low density single or multiple residential parcels;

b) Privately built, operated and maintained services; and

c) Access to all-weather public roads.

5.8. Lakefront Development Areas

5.8.1. Ensure Lakefront Development Areas identified in Map 1:

a) Accommodate a range of residential development forms;

b) Provide privately built, operated and maintained services;

c) Provide access to all-weather public roads;

d) Provide appropriate access to shorelines, public docks and recreational sites;

e) Incorporate high quality urban design; and

f) Incorporate orientation and design enhancements for buildings on lots adjacent to the shoreline that are visually attractive from both the shore and the road.

5.9. Other Policies

Other Applications

5.9.1. In situations of rezoning and development permit applications or in situations when applying for building permits within or near Environmentally Sensitive Areas or Heritage Sensitive Areas, Council shall require:

a) Additional information addressing the suitability of the subject property for development including, but not limited to the identification of hazard lands, ecological or hydrological functions (aquifer recharge), wetlands, unique geological or physiographic features, wildlife habitat,
unique plants or vegetation, and culture and heritage areas;

b) Environmental management plans for any development or easement proposal within an Environmentally Sensitive Area; and

c) Other information as determined by Council or government departments or agencies.

**Housing**

5.9.2. A wide range of housing types are encouraged within Growth Areas and to a lesser extent in Rural Areas that serve a full range of income groups. Housing types are to be identified within the Zoning Bylaws.

5.9.3. Collaborate with provincial and federal levels of government and other partners to increase supply of affordable housing within the region, including:

a) Creation of additional barrier-free housing and housing for persons with specific needs;

b) Promotion of accessory suites within suitable Growth Areas;

c) Creation of incentives to attract professional workers to the District;

d) Assessment of available municipal incentives and municipal owned lands; and

e) Alignment of incentives with Provincial and Federal funding sources.
Part 6: Invest

6.1. Intent

Growth will require infrastructure, services and the continuation of the resource base that has long-served as the economic engine of the District. The Invest policies contained below provide guidance to future transportation and municipal infrastructure planning and development and policy to direct growth in the resource sector.

The following goals provide direction for infrastructure planning and resource development in the District:

- Create a regional transportation plan;
- Guide infrastructure planning according to different development in the region;
- Diversify the resource base and continue to grow resource development in the region; and
- Increase tourism development in the region.

6.2. Servicing Strategy

6.2.1. Collaborate with the Province, utilities and other stakeholders in the preparation of a Servicing Strategy within 5 years of Plan approval to:

a) Establish servicing levels and standards for extension of servicing networks;
b) Maximize returns on servicing investment for the betterment of the region;
c) Inform phasing and staging of development in the region;
d) Ensure infrastructure capacity and investment is sufficient to accommodate existing and proposed demands at minimum based on the population horizons contained in this Plan;
e) Address environmental issues related to infrastructure including, but not limited to guaranteeing sources of potable water;
f) Reduce energy consumption within infrastructure systems where possible;
g) Establish the basis for Capital Development Plans; and
h) Review and recommend development fees, levies and payment schedules.

6.2.2. Within the Servicing Strategy, plan for increased demands on infrastructure, as follows:

a) The City of Meadow Lake which shall revise its Infrastructure Plan to accommodate a population of 10,000;
b) Once communities reach 75% to 80% capacity of infrastructure systems, and there is indication that growth will occur in the short to medium term, introduce future design considerations;
c) Goodsoil, Pierceland and Dorintosh shall continue to monitor infrastructure capacity and revise as development occurs;
d) The Village of Loon Lake will maintain the shared use servicing agreement currently in place with the Makwa Sahgaiehcan First Nations for the waste water lagoon; and
e) The RM of Beaver River will continue to monitor the existing sanitary sewage system and water treatment systems that serve the Lakefront Development Area near Lac des Iles.

6.3. Transportation Policies

General Transportation Policies

6.3.1. A regional transportation network is depicted in Map 1 comprising a network of Provincial Highways and Municipal Roads that serve the needs of regional residents, farmers and businesses.
6.3.2. Collaborate with the Province, Area Transportation Committee’s and Saskatchewan Association of Rural Municipalities regarding:

a) The planning and implementation of the Urban Highway Connector Program;

b) Future alignment with the Town Urban Highway Policy;

c) Appropriate access to Provincial Roads; and

d) Future upgrades for primary weight corridors on Municipal Roads.

6.3.3. Upgrading of Municipal Roads will be decided on a case-by-case basis, according to:

a) Available funding;

b) Maintenance costs;

c) User preference; and

d) Dust control.

6.3.4. The municipalities within the region may endeavour to establish consistent engineering standards for right-of-way and traffic width to ensure a balance between safety, convenience, snow clearing, traffic calming, car parking and capital operations costs.

6.3.5. In the longer term, consider establishing a regional bus service for transporting residents between communities and to transfer points with the existing Saskatchewan Transportation Company services.

6.3.6. Engage with owners of abandoned rail right-of-way to explore options for conversion of the right-of-way to multi-use trails.

6.3.7. Where the rail right-of-way runs through Provincial forests, work with the Province to minimize impacts on wildlife.

**Growth Areas**

6.3.8. Encourage the development of pedestrian master plans within Growth Areas, except Highway Corridors, that identify key pedestrian destinations and movements and ensure sidewalks or trails are provided to these destinations. Standards should define surface type and width to accommodate safe, practical, and convenient movements.

6.3.9. Consider measures to enhance gateways to Growth Areas through landscaping and wayfinding, and ensure enhancements meet provincial guidelines for community entrance signs.

Highway 304 east of Loon Lake

6.3.10. Encourage the development of a street enhancement program for Highways 26 (Goodsoll), 4 (Dorintosh), 26 (Loon Lake) and 21 (Pierceland) within the town boundaries that considers:

a) Establishing an access management plan that defines the number of driveways and establishes the design standard for driveways;

b) Requiring all off-street parking be located on the side or rear of the building and not allowed between the front of the building and the road;
c) Requiring that sidewalks be provided along the highways; and

d) Reducing pavement widths, through the use of bulb-outs at intersections.

6.3.11. Encourage all developments adjacent to Highways 26 (Goodsir), 4 (Dorintosh), 26 (Loon Lake) and 21 (Pierceland) to incorporate the street enhancement program described in 6.3.10.

6.3.12. Encourage a review of street lighting and pedestrian lighting within Growth Areas.

6.3.13. Encourage the establishment of street lighting and pedestrian lighting standards for all new developments.

6.3.14. Endeavour to provide a sidewalk or trail, with a paved or concrete surface, on at least one side of all roadways in all new developments within Regional Hubs, District Centres and Recreational Centres.

6.3.15. Encourage the development of access management plans in the zoning bylaw and ensure adjacent developments are consistent with the plans.

6.3.16. For major commercial developments needing more than two access points or where there isn't an established access plan, the completion of a traffic impact study may be required before approval of the development at the cost of the developer.

Rural Areas

6.3.17. Require major commercial, forestry, or industrial developments prepare a roadway improvement plan that:

a) Services the needs of the industry to be developed;

b) Includes a life cycle cost analysis for upgrading and maintaining Rural Municipal roads; and

c) Identifies capital investment requirements.

6.3.18. Consideration should be given to paving or establishing a dust and noise control program for Rural Municipal roads adjacent to residential developments. This may also apply where a new residential development is causing a dust and noise issue for existing farmsteads.

6.3.19. Ensure new development within Rural Residential and Lakefront Development Areas:

a) Provides sidewalks on all paved streets or provide pathways on all unpaved streets;

b) Provides adequate off-street parking; and

c) Provides street lighting at major rural intersections within areas that experience high tourist numbers.

6.3.20. Rural Municipalities will work with the Province to:

a) Establish recreational road design standards indicating right of way width, sidewalk width, traffic width, street lighting requirements, speed limits and traffic control; and

b) Review development and maintenance standards for rural roads that have historical or scenic values.

6.4. Infrastructure Policies

General Policies

6.4.1. All infrastructure development and construction activities in the District shall be required to be in accordance with the goals, objectives and policies of the DOCP and provincial or federal standards.

6.4.2. All infrastructure development and construction activities in the District shall be required to be executed in a safe and environmentally responsible manner.

6.4.3. Encourage the use of sustainable materials and low impact design alternatives within municipal services.

6.4.4. Ensure that proponents of all new developments are required to pay for servicing costs or to share in the cost of
installation with service providers in the region through a formal agreement.

6.4.5. Develop and adopt engineering and servicing design standards for development activities. These activities include, but are not necessarily limited to, roadway standards, potable water systems, sanitary sewage handling or treatment systems, stormwater management systems, solid waste handling or disposal, and earthworks.

6.4.6. Consult surrounding provinces and municipalities regarding water supply from local waterbodies and capacity to meet needs of future development.

6.5. Infrastructure Service Levels

6.5.1. Infrastructure Service Levels are identified in Map 2 and comprise the following:

a) Service Level I - Infrastructure systems consisting of centralized water, sanitation, stormwater drainage, and solid waste networks. Services are generally owned, operated and maintained by the municipality. In some cases, certain infrastructure systems are operated by a private entity under a mandate agreement with the municipality.

b) Service Level II - Infrastructure systems consisting of localized water, sanitation, stormwater drainage, and solid waste supply and distribution networks. The local infrastructure components are designed to ensure compatibility with a central network and allow for future connection to a centralized system when main lines are extended. Sources of supply and points of discharge may also be independently treated or recycled.

c) Service Level III - Infrastructure systems are privately owned and operated, and may include: water wells or boreholes, on-site potable water storage tanks with truck delivery, individual septic tanks, and private waste disposal.

Infrastructure Guidelines for Water

6.5.2. Prepare a Potable Water Plan for Service Level I and II areas, that includes:

a) Identification of ground water or surface water sources;

b) Provisions for raw water allocations;

c) Provisions for treatment, storage and boosting stations and distribution; and

d) Identification of network ownership and shared servicing components.

6.5.3. Support provincial efforts to ensure appropriate levels of private water provision within Service Level III areas including, but not limited to, bore holes, wells, hygienic systems, potable water hauling and cistern storage, or small-scale reverse osmosis systems.

Infrastructure Guidelines for Wastewater

6.5.4. Prepare a Wastewater Management Plan for Service Level I and II areas, that includes:

a) Provisions for wastewater collection, handling and treatment; and

b) Identification of network ownership and shared servicing agreements.

6.5.5. Support provincial efforts to regulate private individual sanitary systems.

Infrastructure Guidelines for Stormwater

6.5.6. Prepare a Stormwater Management Plan for Service Level I and II areas that includes:

a) Provisions to accommodate the precipitation and associated runoff from a 1:500 year storm event;

b) Infrastructure components within the stormwater management system including, but not limited to buried piping systems, culvert systems, open channel drainage systems, and stormwater holding ponds;
c) Identification of ownership and shared servicing agreements.

6.5.7. Ensure development in Rural Areas is designed to accommodate flows resulting from a 1:500 year storm event.

6.5.8. Develop a flood mapping plan that identifies areas of high flooding risk within 5 years of District Plan approval.

Tourism

6.5.12. Tourist commercial uses will be encouraged to locate within Recreational Centres depicted in Map 1 or in areas compatible with surrounding uses or in other designated locations.

6.5.13. Development of new, or redevelopment of existing tourist commercial operations, attractions, facilities or services which complement the existing tourism base and the character of the region will be encouraged.

6.5.14. Where appropriate, scenic routes and trails through the region will be identified and promoted and linked with tourist facilities, attractions and points of interest.

6.5.15. The establishment of new or expanded existing tourist commercial uses will:
   a) Be appropriate to the location, size, characteristics and capacity of the property;
   b) Have adequate access and services, including potable water and sewage disposal services;
   c) Be compatible with the surrounding uses; and
   d) Be phased, where appropriate.

6.5.16. Tourism resort development will be encouraged to locate in Recreational Centres and Lakefront Development Areas depicted in Map 1. Tourism resort development in other areas will proceed by amendment to this DOCP. Such an amendment should provide policies to guide the scale, size and density of the development and respond to the characteristics and capacity of the particular site. At a minimum, the consideration of such a use through the amendment process will ensure:
   a) The objectives, principles and policies of this Plan will be satisfied;
   b) The site is suitable for the use proposed;
   c) Adequate potable water and sewage disposal services can be provided on site;

Infrastructure Guidelines for Solid Waste Management

6.5.9. Ensure landfills can accommodate solid waste collection and disposal services for residents.

6.5.10. Ensure development within Service Level III provides for solid waste disposal services on an individual basis.

6.5.11. Promote environmental stewardship and conservation practices including, assessment of waste diversion practices that will increase the lifespan of the regional landfill.
d) Access routes are appropriate or can be upgraded to accommodate the additional traffic;

e) The proposal will be compatible with surrounding properties;

f) Development will be phased, where appropriate; and

g) That the requirements of the amendment are implemented through a development agreement between the applicant and the municipality.

Campgrounds

6.5.17. New tourist commercial camping establishments consisting of 50 sites or more will proceed by amendment to this DOCP in order to establish the principle of use on an individual property. Such an amendment should also provide policies to guide the scale, size and density of the development, and recognize and respond to the characteristics and capacity of the particular site. At a minimum, the consideration of such a use through the amendment process will ensure:

a) The objectives, principles and policies of this Plan will be satisfied;

b) The site is suitable for the use proposed;

c) Adequate potable water and sewage disposal services can be provided on site;

d) Access routes are appropriate or can be upgraded to accommodate the additional traffic;

e) The proposal will be compatible with surrounding properties;

f) Development will be phased, where appropriate; and

g) That the requirements of the amendment are implemented through a development agreement between the applicant and the municipality.

Home-based Business

6.5.18. Guidelines for home-based businesses are contained within the respective municipal Zoning Bylaws.

6.6. Resource Development

Resource Development

6.6.1. Resource Areas, Forestry Areas and Agricultural Areas are depicted in Map 1. Oil and gas resources, forestry areas and agricultural land classification are included in Appendix 1.

6.6.2. Resource activities and industry are to minimize, mitigate or avoid impacts to Environmentally Sensitive Areas or Heritage Sensitive Areas.

6.6.3. Extraction of mineral resources, industrial forestry operations and oil and gas development are supported within Resource Areas, Forestry Areas and Agricultural Areas.

6.6.4. Any development in areas subjected to mining leases shall consult with local mining companies and the Ministry of Energy and Resources to identify any subsidence risks. Upon identification of potential subsidence risks, the developer is then required to consult with a professional engineer licensed to practice within the Province of Saskatchewan and to identify any mitigation measures. Any costs associated with the identification of risks for continuation and proceeding on a development on lands that could potentially be affected by subsidence or other means of mitigation are to be the responsibility of the proponent of said development.

Agriculture

6.6.5. The Agricultural Plan identified in Map 1 establishes Agricultural Areas where generally accepted agricultural practices are to occur.

6.6.6. Recommend approval of development applications within Agricultural Areas consistent with the agricultural policies contained within this Plan, in accordance with the minimum separation distances contained in Appendix 5 of this Plan and
in accordance with the guidelines on agricultural practices as defined by the Agricultural Operations Act, 1995.

6.6.7. Agricultural Areas include, but are not limited to, extensive agriculture, intensive agricultural operations, or secondary activities that will enhance the economic viability and diversification of the agricultural sector.

Agricultural Development on Highway 26

6.6.8. Diversification of the agricultural sector is supported and encouraged. Small-scale industrial and commercial uses related to agriculture may be permitted in Agricultural Areas and subject to the policies of this Plan. Consideration must be given to the scale of the operation and impacts on adjacent properties. The site must be suitable for the intended use and locations should be adjacent to a high-quality, all-weather road.

6.6.9. Crop spraying, intensive agriculture production, pasturing livestock, and manure spreading are legitimate operations and should be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.

6.6.10. The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to groundwater and surface water.

6.6.11. Development along existing all-weather road allowances where road construction and improvement are not required shall be encouraged.

6.6.12. When possible, non-agricultural activities will be encouraged to locate on lower quality agricultural land.

Farm-Based Business

6.6.13. Farm-based businesses that diversify the local agricultural economy are to be encouraged within the region. Farm based businesses shall be listed as discretionary uses within the Zoning Bylaw. Approvals will be based on the evaluation of the individual operations relative to the specific Zoning Bylaw criteria to ensure that the agricultural character is preserved and land value is not diminished.

6.6.14. Farm based businesses that include the provision of commercial accommodation, including, but not limited to bed and breakfast establishments, shall maintain minimum distances for existing industrial and hazardous industrial uses.

Intensive Agricultural Operations

6.6.15. Application for new or expanding intensive agricultural operations, including Intensive Livestock Operations, nurseries, bio-fuel production or other forms of intensive agriculture will be evaluated according to the following criteria:

a) Potential employment generated by the operation;

b) Provision of an adequate land base for the spreading of manure;

c) Commitment to meeting best practise in manure management and

d) Efforts to minimize noise, odour and transportation impacts on adjacent uses.
**Intensive Livestock Operations**

6.6.16. Council will coordinate a review of Intensive Livestock Operations (ILO) applications with the relevant Provincial authorities and ensure a high level of community engagement prior to any ILO approvals.

6.6.17. Council will grant development permits for ILOs within Agricultural Areas when the following conditions have been met:

a) All Provincial approvals must be obtained;

b) A public notice and review period has been conducted by the Proponent; and

c) Land use compatibility has been established through minimum Variable Distance Separation standards contained within Appendix 5.

6.6.18. Council may choose to pass a conditional approval for an ILO that meets 6.6.17 (b) and (c) but requires additional time and investment to achieve 6.6.17 (a).

**Agricultural Subdivision**

6.6.19. Agricultural Areas may be subdivided:

a) To allow for the creation of agricultural parcels with a minimum size of 160 acres, and the establishment of a residential dwelling unit in compliance with the policies of this Plan and the respective Zoning Bylaws;

b) To allow for the creation of discretionary uses as identified in the respective Zoning Bylaws and subject to Council approval;

c) In the event that private water and septic services are provided to the parcels that meet the minimum standards set forth by the Province;

d) To allow for the dispensation of farmyards where the subdivided farmyard has a minimum parcel size of 10 acres and a maximum parcel size of 40 acres when in compliance with the Maps and Policies contained within this Plan; and

e) When additional conditions, consistent with the intent of the Plan, as determined by Council, are satisfied.

6.6.20. In certain cases, agricultural subdivisions may be smaller than a Quarter Section where it can be demonstrated to Council that:

a) The severity of a financial crises for a particular agricultural operation is demonstrated to warrant the subdivision of a smaller parcel to assist debt restructuring; or

b) It is fragmented from the balance of the quarter section by either natural (river, creek, coulee, etc.) or man made roadway, railway, etc. barriers, or

c) It is intended to be consolidated under one title with adjacent land, in accordance with the Lands Title Act, to create a more viable agricultural unit; or

d) It is intended to accommodate the purchase or lease of Crown Land.

6.6.21. One dwelling unit shall be permitted on any farm operation in the RMs. Additional dwellings may also be permitted, provided the Municipal Council where the dwelling is located decides the dwelling is for people working predominantly in agriculture on the land where the residence is located. Individual Councils may allow for other additional dwellings within their own zoning bylaws.

**Aggregates**

6.6.22. Sand, gravel and topsoil extraction are generally permitted within Rural Areas in the region.

6.6.23. In reviewing sand, gravel and topsoil extraction applications, the following shall be considered during rezoning applications:
a) The impact of the proposed development on adjacent land uses, and potential impacts on these lands;
b) The impact of the proposed development on municipal roads including traffic generation and load estimates;
c) The manner in which the pit or quarry is to be operated including hours of operation; and
d) The environmental implications of the operation and mitigation measures including, but not limited to plans for restoration of the site.

6.6.24. Mineral resource extraction industries shall not be located within:
   a) 305 m (1,000 ft.) of intensive rural residential or intensive recreational developments; and
   b) 150 m (492 ft.) of any rural residential site.

6.6.25. Mineral resource extraction industries should be located on sites that:
   a) Do not have high agricultural capability;
   b) Do not have unique historical or archaeological significance;
   c) Do not have significant wildlife habitat;
   d) Do not have high quality recreational land;
   e) Do not contain areas of environmental significance; and
   f) Do not lead to land use conflicts with adjacent lands.

6.6.26. Lands identified as having commercial sand and gravel extraction potential shall be protected from development that would preclude or constrain future utilization of that resource.

6.6.27. Any development involving the establishment of a sand and gravel extraction industry shall be subject to the approval of Council as a discretionary use.

Forestry

6.6.28. Forest Areas are depicted in Map 1 and comprise forested landscapes that are to be managed to maintain their role in supporting tourism and recreation, wildlife and environmentally sensitive areas and the forestry industry including both harvesting, storage and processing of timber and fuel wood.

6.6.29. Within Forest Areas, forestry development, managed natural resource harvesting activities, outdoor recreation activities, traditional resource uses (trapping, hunting and fishing) and other compatible uses shall be encouraged.

6.6.30. Forest Areas within the region will be sustainably managed to ensure on-going use of forest resources for current and future generations and to protect the natural environment and wildlife habitat contained therein.

6.6.31. All Provincial Forest land in the region shall be designated as Forest Areas and disposition and use of lands contained therein will be subject to policies and regulations of the Ministry of Environment.

6.6.32. Existing forestry related industry is included in Regional Employment Areas depicted in Map 1, which will continue as an industrial use. Other industrial users shall be encouraged to locate in Regional Employment Areas as an integrated development to take advantage of industrial ecology opportunities.

6.6.33. Identify important viewsheds from key points of interest such as along highways or from campgrounds. In doing so, engage the Provincial departments and agencies responsible for managing the forest and forest industry planners so they may plan forest management activities such that they consider aesthetic values on the landscape, along with an appropriate mixture of forest age and forest cover.
7.1. Intent

The Enjoy policies contained below set out direction on the enhancement of recreation areas and conservation of natural and cultural heritage resources.

The following goals provide direction for natural and cultural heritage in the District:

- Protect environmentally sensitive areas and improve diversity within the regional ecosystem;
- Conserve heritage resources and ensure their protection through conservation, preservation or adaptive reuse;
- Improve health and safety of the communities; and
- Work with others to promote park integration and development.

7.2. General Policies

7.2.1. A regional framework of Protected Areas comprising Provincial Parks and Recreation Areas is depicted in Map 1.

7.2.2. Environmentally sensitive lands and cultural and heritage resources identified as part of ongoing development review, or otherwise identified by Council, will be integrated into the framework of Protected Areas and recorded in a municipally maintained inventory of cultural and heritage resources as appropriate.

7.2.3. Ensure future development conserves or preserves the natural environment and cultural and heritage resources. Where potential environmentally sensitive lands or heritage sensitive areas are identified through development review, the proponent will assume financial responsibility in meeting the policies of this Plan and any provincial and federal requirements.

7.2.4. Collaborate with senior levels of government and other stakeholders to identify and protect environmentally sensitive lands and heritage resources, including:

a) Identification of future parks, heritage resource areas and recreation sites;

b) Ensuring land use compatibility with new development;

c) Protecting provincially significant archaeological sites and sites of a special nature (see Appendix 1);

d) Promoting and marketing environmental and heritage resources in the District; and

e) Rehabilitation and restoration of disturbed environmental and heritage resource areas.

7.2.5. In reviewing all subdivision and development proposals, Council may require a developer to provide, at his expense, information that Council deems necessary in order to properly address environmental factors.
7.3. Environment and Hazard Lands

7.3.1. Protection of environmentally sensitive lands shall be a main criteria in the evaluation of new development. Wherever possible, environmental features should be conserved, protected or restored.

7.3.2. Development should not occur in a location that would be considered hazard lands.

7.3.3. Prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body unless conditions are met within 7.3.4.

7.3.4. Require flood-proofing of new buildings and additions to buildings to an elevation of 0.5 meters above the 1:500 year flood elevation of any watercourse or water body in the flood fringe.

7.3.5. Promote higher densities and more compact developments in appropriate locations to lessen encroachment onto agricultural lands or natural habitat areas.

7.3.6. Ensure that no development is permitted adjacent to a river valley, lakes or other watercourses, which would:
   a) Reduce water quality or impede the flow of water;
   b) Lead to soil erosion or shoreline damage;
   c) Adversely affect the natural amenity;
   d) Adversely affect appropriate recreational potential;
   e) Restrict access to the water unless safety factors dictate otherwise;
   f) Adversely affect fish and wildlife habitat; or
   g) Change the flow of water or decrease retention.

Surface Water and Drainage

7.3.7. Require technical reports, drainage plans and profiles as that illustrate surface water run-off, site drainage and erosion are adequately addressed.

7.3.8. Where it is demonstrated that the potential for poor drainage due to snowmelt or prolonged rainfall events may occur, proposed building sites shall be located outside of those areas whenever possible or mitigative floodproofing measures such as fill or stormwater management facilities shall be required prior to development permit approval.

7.3.9. Adequate surface water drainage will be required within new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.

Source Water Protection

7.3.10. Collaborate with the Province to:
   a) Identify and map aquifers;
   b) Identify sources of groundwater and surface water used for potable water; and
   c) Identify non-developable areas in relation to a) and b).

7.3.11. Council shall require, at its discretion, a hydrogeological assessment where proposed development is located over or adjacent to local aquifers. The assessment shall include the following:
   a) Location of proposed development in relation to local aquifers;
   b) Provincial requirements for groundwater conservation;
   c) Potential impacts on the aquifer from the proposed development; and
   d) Mitigative measures that can be employed to minimize the risk of groundwater contamination.
7.4. **Cultural and Heritage Resources**

7.4.1. Cultural and Heritage Resources shall be identified and preserved wherever possible. Councils will work toward the development of an inventory of its cultural and heritage resource assets including, but not limited to historic buildings and archaeological sites.

7.4.2. Work with landowners and other stakeholders to conserve and develop heritage buildings and archaeological sites including, but not limited to the use of discretionary use provisions that enable the reuse of historic buildings for new purposes.

7.4.3. Identify and preserve significant heritage landscapes that represent the agricultural history of the District and contribute to its identity.

7.5. **Recreation, Parks and Open Space**

7.5.1. Continue to offer a wide variety of recreational, leisure and cultural activities in the District, which:

a) Act as a means of strengthening community pride and appeal while contributing to the “small town” identity;

b) Contribute to the physical fitness and personal well-being of residents;

c) Bring various segments of the community together through sports, arts, environmental, cultural and family activities; and

d) Strengthen complementary tourism initiatives, attractions and services.

7.5.2. Collaborate with senior levels of government and other stakeholders towards:

a) Investment in tourism, park and recreation infrastructure in the Provincial Parks and Recreation Areas

b) Identifying and implementing economic development initiatives targeting tourism within the District;

c) Integrating and linking parks and trails within the District;

d) Improvement of access roads, wayfinding and signage to park areas; and

e) Management and control of conservation easements;

f) Management and control of waterfront access points;

g) Development of multi-purpose trails and joint use park and recreational areas within the District; and

h) Transportation and transit planning for peak season park demand.

7.5.3. Support the development of low impact recreational activities which have minimal disturbance on the environment.

7.5.4. Pursue development of recreational opportunities that are accessible in all seasons. This would allow for increased services for tourism but would also serve residents of the region.

7.5.5. Explore opportunities with Provincial and Federal counterparts to:

a) Further delineate the Trans-Canada Snowmobile Trail;

b) Increase winter use of the trail; and

c) Assess feasibility of upgrading to an all-season trail to be used for all-terrain vehicles.

Beachside park in Makwa Lake Provincial Park
Part 8: Community Policies

8.1. Introduction

The municipalities of the NODCA work together as a District to support regional initiatives and to more efficiently use limited resources. This section provides additional community land use and policy direction for NODCA municipalities.

8.2. City of Meadow Lake – Regional Hub

Introduction

Meadow Lake is known as “The Gateway to the North” as it functions as the trading and service centre for the region. The City is the largest urban centre in the region and is strategically located to continue to serve the surrounding area and various industries. Meadow Lake features a wide range of health, education and community services that cater to the existing community and region.

The main industries that employ residents of Meadow Lake are forestry, agriculture, construction, transportation service as well as Federal and Provincial government positions. The surrounding areas also provide significant employment opportunities including the existing mills located near the City as well as resource and tourism development industries.

The appeal of surrounding areas, nearby development and existing economic base provide many opportunities for the City going forward. The proximity of Meadow Lake to Flying Dust First Nation and development in the Rural Municipality (RM) of Meadow Lake provide potential linkages for increased shared utility infrastructure and community services.

General Policies

8.2.1. Growth and development within the Regional Hub will comply with Vision, Principles and Policies set forth in this District Plan.

8.2.2. General land use within the Regional Hub appears in Map 3. Designations and permitted uses appear in Part 10: Definitions.

8.2.3. Direct development to appropriate areas within the Regional Hub as identified in the City of Meadow Lake Official Community Plan and in the Rural Municipality of Meadow Lake Official Community Plan.
8.2.4. The City of Meadow Lake will consult and engage with the Flying Dust First Nation and Métis regarding coordinated planning and development of the rail lands, Highway Corridor and Regional Employment Areas.

8.3. Village of Pierceland – District Centre

**Introduction**

The Village of Pierceland (“Pierceland”) is located in the Northwest portion of the District within 40 kilometres of Cold Lake, AB which gives many residents the opportunity to work in Cold Lake.

The landscape in Pierceland contributes to its economic diversity. The landscape surrounding Pierceland is made up of mixed forest and agricultural land, some of which includes oil and gas deposits which have contributed greatly to the local economy. The economy in Pierceland is comprised of major industries including: agriculture, oil and gas, and construction. Located within a 20 minute drive from the largest Provincial Park in Saskatchewan, Meadow Lake Provincial Park, Pierceland also has many tourism opportunities.

The proximity of the oil sands to Pierceland provides a strong employment base for many residents in the village. Pierceland is able to provide more affordable housing solutions for many workers in this field and therefore has seen its population grow.

The Main Street in Pierceland becomes the focal point of the community as it draws visitors traveling along Highway 55 towards the Provincial Park, as well as the diverse group of residents. The multitude of economic drivers leads to the diversity in the residents of the Village. The Main Street will also be an attraction for the residents as it will include most of the day-to-day needs for goods and services. There is demand for further commercial uses in Pierceland that is currently being met by supply out of the province.

**General Policies**

8.3.1. Growth and development within District Centres will comply with Vision, Principles and Policies set forth in this District Plan.

8.3.2. General land use within the District Centre appears in Map 4. Designations and permitted uses appear in Part 10: Definitions.
8.3.3. Support tourism in the region by supporting all-season tourism-related services.

8.3.4. Encourage reuse of historic buildings.

8.3.5. Develop a gateway at the entrance of the community on Highway 55 to draw in more visitors traveling past the Village.

**Public Realm**

8.3.6. Development will be of high quality architecture, landscape and urban design and will make a significant contribution to the character and identity of the District Centre.

8.3.7. Ensure new development contributes to the public realm through:

a) Appropriate massing and articulation of buildings to define a public realm including streets and laneways, driveways and sidewalks, and park edges;

b) Providing visual overlook to public spaces from new buildings;

c) Ensuring main building entrances are directly accessible from a public street or public courtyard that is directly accessible to a public street;

d) Providing vehicular access from rear laneways, where feasible; and

e) Visually enhancing surrounding public streets and other public spaces through landscaped open space.

8.3.8. Where feasible, parks should be integrated with adjacent land uses and developments.

8.3.9. Link parks within an open space system, consisting of environmental or cultural resource areas, hazard lands, or utility easements and connect parks to pedestrian and cycling routes.

**Land Use and Built Form**

8.3.10. New development will occur through a balance of intensification and expansion:

a) Intensification will occur along Main Streets that is sensitive to the street's existing physical character and identity;

b) Expansion will occur within Residential Expansion Areas; and

c) Infill of vacant lots in Residential Stable Areas.

8.3.11. Development within Main Streets should have interactive building-fronts, and minimal building setbacks.

8.3.12. Encourage environmental design within new development that maintains natural and cultural resource areas, and reduces the total built-up area of the subdivision through reductions in road requirements and non-porous surfaces.

8.3.13. Infill and intensification development proposals shall consider the surrounding context, including land use, architecture, scale, and lot and lane configuration.

8.3.14. The Highway 55 Highway Corridor will provide a wide range of industrial and highway commercial uses.

8.3.15. Large format commercial is not anticipated in the District Centre.

**Transportation and Infrastructure**

8.3.16. A transportation network comprising Local Roads, Collector Roads and Highways is depicted in Map 5.

8.3.17. Pedestrian access, in the form of sidewalks, trails and paths should be improved over time to allow greater access to the Main Street, parks, and recreation areas.

8.3.18. New developments will have sufficient parking allocation as defined by the Zoning Bylaw.

8.3.19. Explore opportunities for parking solutions for large recreation vehicles that stop in the community.
8.4. Village of Dorintosh – Recreation Centre

Introduction
The Village of Dorintosh ("Dorintosh") is located 35 kilometres from Meadow Lake, and situated just south of the east entrance to the Meadow Lake Provincial Park.

Dorintosh is a small residential community with agricultural roots that are now shifting more towards servicing the growing tourism demands in the area. The proximity of the Village to Meadow Lake Provincial Park along a main corridor provides a significant opportunity for growing its tourism services. As such, the businesses in Dorintosh are centered on tourism and also the surrounding agricultural areas. Dorintosh is also located within prime agricultural land. Other opportunities that are available to residents are jobs in forestry and construction. There are many residents that commute from Dorintosh to Meadow Lake (and surrounding mills) for employment.

The core of the community is the area where Main Street and Highway 4 intersect. This area, where the majority of businesses are located, provides the focal point for recreational services and serves as the centre of the Village. This area should be prioritized for upgrades to the Public Realm to ensure that it is inviting not only to visitors but also residents. Further, connectivity between the Main Street area and the remainder of the community is vital to its success.

General Policies
8.4.1. Growth and development within Recreational Centres will comply with Vision, Principles and Policies set forth in this District Plan.

8.4.2. General land use within the Recreational Centre of Dorintosh appears in Map 5. Designations and permitted uses appear in Part 10: Definitions.

8.4.3. Support tourism in the region by supporting all-season tourism-related services.

8.4.4. Encourage reuse of historic buildings.

Public Realm
8.4.5. Development will be of high quality architecture, landscape and urban design and will make a significant contribution to the character and identity of the Recreational Centre.

8.4.6. Ensure new development contributes to the public realm through:

a) Appropriate massing and articulation of buildings to define a public realm including streets and laneways, driveways and sidewalks, and park edges;

b) Providing visual overlook to public spaces from new buildings;

c) Ensuring main building entrances are directly accessible from a public street or public courtyard that is directly accessible to a public street;

d) Providing vehicular access from rear laneways, where feasible; and
8.4.7. Where feasible, parks should be integrated with adjacent land uses and developments.

8.4.8. Link parks within an open space system, consisting of environmental or cultural resource areas, hazard lands, or utility easements and connect parks to pedestrian and cycling routes.

**Land Use and Built Form**

8.4.9. New development will occur through a balance of intensification and expansion:

- a) Intensification will occur along Main Streets that is sensitive to the street’s existing physical character and identity;
- b) Expansion will occur within Residential Expansion Areas; and
- c) Infill of vacant lots in Residential Stable Areas.

8.4.10. Development within Main Streets should have interactive building-fronts, and minimal building setbacks.

8.4.11. Encourage environmental design within new development that maintains natural and cultural resource areas, and reduces the total built-up area of the subdivision through reductions in road requirements and non-porous surfaces.

8.4.12. Infill and intensification development proposals shall consider the surrounding context, including land use, architecture, scale, and lot and lane configuration.

**Transportation and Infrastructure**

8.4.13. A transportation network comprising Local Roads, Collector Roads and Highways is depicted in Map 5.

8.4.14. Pedestrian access, in the form of sidewalks, trails and paths should be improved over time to allow greater access to the Main Street, parks, and recreation areas.

8.4.15. New developments will have sufficient parking allocation as defined by the Zoning Bylaw.

8.4.16. Explore opportunities for parking solutions for large recreation vehicles that stop in the community.
8.5. Village of Goodsoil - Recreation Centre

Introduction
The Village of Goodsoil ("Goodsoil") is located at the central entrance to the Meadow Lake Provincial Park. Goodsoil is 85 kilometres east of Cold Lake, AB and 78 kilometres northwest of Meadow Lake, SK.

Goodsoil is a small residential community with agricultural roots but is now shifting more towards servicing the growing tourism demands in the area. The proximity of the Village to Meadow Lake Provincial Park along a main corridor provides a significant opportunity for growing its tourism services. Goodsoil is located within prime agricultural land. Other opportunities that are available to residents are jobs in forestry and construction.

The proximity of Goodsoil to oil sands development in Alberta means that a significant portion of the village residents commute out of province for employment. Also there are residents who commute from Goodsoil to Meadow Lake (and surrounding mills) for employment.

The focal point of the community is the Main Street (Highway 26) and it is where the majority of businesses are located. This area should be prioritized for upgrades to the Public Realm to ensure that it is inviting not only to visitors but also residents. Further, connectivity between the Main Street area and the remainder of the community is vital to its success.

General Policies
8.5.1. Growth and development within Recreational Centres will comply with Vision, Principles and Policies set forth in this District Plan.

8.5.2. General land use within the Recreational Centre of Goodsoil appears in Map 6. Designations and permitted uses appear in Part 10: Definitions.

8.5.3. Support tourism in the region by supporting all-season tourism-related services.

8.5.4. Encourage reuse of historic buildings.

Public Realm
8.5.5. Development will be of high quality architecture, landscapes and urban design and will make a significant contribution to the character and identity of the Recreational Centre.

8.5.6. Ensure new development contributes to the public realm through:
   a) Appropriate massing and articulation of buildings to define a public realm including streets and laneways, driveways, and sidewalks, and park edges;
   b) Providing visual overlook to public spaces from new buildings;
   c) Ensuring main building entrances are directly accessible from a public street or public courtyard that is directly accessible to a public street;
   d) Providing vehicular access from rear laneways, where feasible; and
   e) Visually enhancing surrounding public streets and other public spaces through landscaped open space.

8.5.7. Where feasible, parks should be integrated with adjacent land uses and developments.

8.5.8. Link parks within an open space system, consisting of environmental or cultural resource areas, hazard lands, or utility easements and connect parks to pedestrian and cycling routes.

Land Use and Built Form
8.5.9. New development will occur through a balance of intensification and expansion:
   a) Intensification will occur along Main Streets that is sensitive to the street's existing physical character and identity;
   b) Expansion will occur within Residential Expansion Areas; and
   c) Infill of vacant lots in Residential Stable Areas.
8.5.10. Development within Main Streets should have interactive building-fronts, and minimal building setbacks.

8.5.11. Encourage environmental design within new development that maintains natural and cultural resource areas, and reduces the total built-up area of the subdivision through reductions in road requirements and non-porous surfaces.

8.5.12. Infill and intensification development proposals shall consider the surrounding context, including land use, architecture, scale, and lot and lane configuration.

**Transportation and Infrastructure**

8.5.13. A transportation network comprising Local Roads, Collector Roads and Highways is depicted in Map 6.

8.5.14. Pedestrian access, in the form of sidewalks, trails and paths, should be improved over time to allow greater access to the Main Street, parks, and recreation areas.

8.5.15. New developments will have sufficient parking allocation as defined by the Zoning Bylaw.

8.5.16. Explore opportunities for parking solutions for large recreation vehicles that stop in the community.
8.6. **Village of Loon Lake - Recreation Centre**

**Introduction**

The Village of Loon Lake is located 60 kilometres west of Meadow Lake in the central and south portion of the region.

The landscape surrounding Loon Lake is made up of mixed forest, provincial parkland, and agricultural land. This gives the community and the surrounding areas a park-like setting that is consistent with the nearby Makwa Lake Provincial Park. The beauty of the physical environment around Loon Lake means that many visitors come to use the recreation areas.

The main industries in Loon Lake are agriculture and tourism. Many residents work at the Makwa Lake Provincial Park, in agriculture, in the service industry, or out of town. Loon Lake is close enough to Meadow Lake that some residents choose to commute.

Loon Lake also is unique as it is surrounded by the Makwa Sahgaiechan First Nation. This means that there are opportunities for shared servicing.

The core of the community is the area along Main Street. This area is the focal point for businesses and serves as the centre of the Village. This area should be prioritized for upgrades to the Public Realm to ensure that it is inviting to not only visitors but also residents. Further, connectivity between the Main Street area and the remainder of the community is vital to its success.

**General Policies**

8.6.1. Growth and development within Recreational Centres will comply with Vision, Principles and Policies set forth in this District Plan.

8.6.2. General land use within the Recreational Centre of Loon Lake appears in Map 7. Designations and permitted uses appear in Part 10: Definitions.

8.6.3. Support tourism in the region by supporting all-season tourism-related services.

8.6.4. Encourage reuse of historic buildings.

**Public Realm**

8.6.5. Development will be of high quality architecture, landscape and urban design and will make a significant contribution to the character and identity of the Recreational Centre.

8.6.6. Ensure new development contributes to the public realm through:

   a) Appropriate massing and articulation of buildings to define a public realm including streets and laneways, driveways, and sidewalks, and park edges;

   b) Providing visual overlook to public spaces from new buildings;

   c) Ensuring main building entrances are directly accessible from a public street or public courtyard that is directly accessible to a public street;

   d) Providing vehicular access from rear laneways, where feasible; and

   e) Visually enhancing surrounding public streets and other public spaces through landscaped open space.

8.6.7. Where feasible, parks should be integrated with adjacent land uses and developments.

8.6.8. Link parks within an open space system, consisting of environmental or cultural resource areas, hazard lands, or utility easements and connect parks to pedestrian and cycling routes.

**Land Use and Built Form**

8.6.9. New development will occur through a balance of intensification and expansion:

   a) Intensification will occur along Main Streets that is sensitive to the street’s existing physical character and identity;

   b) Expansion will occur within Residential Expansion Areas; and

   c) Infill of vacant lots in Residential Stable Areas.
8.6.10. Development within Main Streets should have interactive building-fronts, and minimal building setbacks.

8.6.11. Encourage environmental design within new development that maintains natural and cultural resource areas, and reduces the total built-up area of the subdivision through reductions in road requirements and non-porous surfaces.

8.6.12. Infill and intensification development proposals shall consider the surrounding context, including land use, architecture, scale, and lot and lane configuration.

**Transportation and Infrastructure**

8.6.13. A transportation network comprising Local Roads, Collector Roads and Highways is depicted in Map 7.

8.6.14. Pedestrian access, in the form of sidewalks, trails and paths, should be improved over time to allow greater access to the Main Street, parks, and recreation areas.

8.6.15. New developments will have sufficient parking allocation as defined by the Zoning Bylaw.

8.6.16. Explore opportunities for parking solutions for large recreation vehicles that stop in the community.

8.6.17. Explore opportunities for shared servicing between the Village and the Makwa Sahgaiechan First Nation.

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8.7. **Rural Municipality of Beaver River**

The Rural Municipality of Beaver River comprises the villages of Pierceland and Goodsoil as well as the Big Island, Red Pheasant, Thunderchild and Ministikwan First Nation Reserves. Strategically located east across the border from Cold Lake Alberta and containing the pristine Meadow Lake Provincial Park and Waterhen River Watershed, the RM of Beaver River serves as a gateway and host to a variety of seasonal visitors from all over Western Canada and beyond. It also contains the second largest municipality within NODCA – the Village of Pierceland, which is rapidly growing as a residential and industrial centre serving both the local and the Cold Lake Alberta resource sector.

Containing many lakes and vistas, former agricultural and resource lands within the RM of Beaver River are slowly transforming into a park and recreation destination as the tourism and recreation industries continue to develop new amenities to compliment the regions natural vistas, lakes and forests.

With more full time residents moving to the RM in search of lower cost housing, access to services and the RM’s rural lifestyle, residential and industrial development will continue to serve as the primary drivers of growth in the RM.

The RM will effectively manage this growth to preserve its natural charm while ensuring investments in local communities keeps pace with development.

**General Policies**

8.7.1. Growth and development within the RM of Beaver River will comply with Vision, Principles and Policies set forth in this District Plan.

8.7.2. General land use within the RM of Beaver River appears in Map 8. Designations and permitted uses appear in Part 10: Definitions.

8.7.3. Support tourism in the region by supporting all-season tourism-related services.

8.7.4. Encourage reuse of historic buildings.
8.7.5. Consult and engage First Nations regarding coordinated planning and development within the Rural Municipality.

Agricultural Development on Highway 26

8.8. Rural Municipality of Meadow Lake

The Rural Municipality of Meadow Lake comprises the City of Meadow Lake, Village of Dorintosh as well as the Waterhen, Eagles Lake, Pelican Lake and Flying Dust First Nation Reserves. Strategically located along Highway 4, the RM of Meadow Lake serves as the gateway to Saskatchewan's resource rich north, in particular its forests, rivers and oil and gas and mineral reserves.

It also contains the NODCA’s primary centre for administrative, health, commercial and other public services within NODCA – the City of Meadow Lake which will continue to serve in the capacity of a regional centre through the horizon of the plan.

The RM of Meadow Lake contains the eastern portion of the Meadow Lake Provincial Park, with the Village of Dorintosh serving as a local recreational centre for the many visitors and tourists that the park attracts each year.

The RM of Meadow Lake will continue to focus on developing its agriculture and forest resources and continue to encourage additional collaboration and diversification around its key industrial assets.

Residential development within the RM is expected to continue at its current pace of a gradual increase in rural subdivisions where compatible with surrounding agricultural uses.

General Policies

8.8.1. Growth and development within the RM of Meadow Lake will comply with Vision, Principles and Policies set forth in this District Plan.


8.8.3. Support tourism in the region by supporting all-season tourism-related services.

8.8.4. Encourage reuse of historic buildings.

Consult and engage First Nations regarding coordinated planning and development within the Rural Municipality.

8.9. Rural Municipality of Loon Lake

The Rural Municipality (RM) of Loon Lake comprises the Village of Loon Lake and the Makwa Lake, Thunderchild, Red Pheasant, Ministikwan and Onion Lake First Nation Reserves. Strategically located along Highways 26 and 21, the RM of Loon Lake serves as the southern gateway into Saskatchewan’s resource rich north, in particular its forests, rivers and oil and gas and mineral reserves.

The landscape within the RM ranges from mixed forest, provincial parkland, and agricultural land. The undulating landscape and forested parklands and woodland lakes draws many visitors to the municipality. In particular, the Makwa Lake Provincial Park is a considerable asset and regional draw for visitors.
Additionally, the RM of Loon Lake’s proximity to North Battleford and communities in eastern Alberta ensures it remains a key tourism destination within the District.

The RM of Loon Lake will continue to focus on developing its tourism, agriculture and forest resources and continue to encourage additional collaboration and diversification around these key assets.

Residential development within the RM is expected to focus on rural and lakefront development. The Village of Loon Lake will continue to experience minimal rates of growth.

**General Policies**

8.9.1. Growth and development within the RM of Loon Lake will comply with Vision, Principles and Policies set forth in this District Plan.


8.9.3. Support tourism in the region by supporting all-season tourism-related services.

8.9.4. Encourage reuse of historic buildings.

8.9.5. Consult and engage First Nations and Métis regarding coordinated planning and development within the Rural Municipality.
Part 9: Collaborate

9.1. Intent
This section guides implementation of the Plan including coordination with other relevant government departments, agencies and utility providers towards realizing the Plan.

The following goals guide the collaborate policies:

- Create a strategic framework for regional decision-making;
- Increase fiscal viability of the region;
- Increase collaborative decision making;
- Ensure sustainability of regional infrastructure;
- Improve regional capacity for planning and development;
- Ensure growth will not place an undue strain on municipal infrastructure or public service facilities;
- Only invest in new infrastructure where there is a well-defined need and an established financing plan; and
- Ensure compliance with Provincial and Federal laws and regulations.

9.2. Phasing and Financing

9.2.1. The sequencing of new development and the extension of supporting infrastructure and services will be consistent with the District Strategic Plan, Capital Development Plans and Asset Management Plans.

9.2.2. Prepare a Strategic Plan for the District, within 2 years of Plan approval, that:

a) Defines strategic priorities for shared services in the District;

b) Defines current and future levels of shared services;

c) Prioritizes investment in shared services including, in no particular order:
   i) Shared emergency services;
   ii) Land use planning and permitting;
   iii) Bylaw enforcement and collections;
   iv) Supportive housing programs;
   v) Shared municipal infrastructure; and
   vi) District economic development and diversification.

d) Defines contributions for shared services.

9.2.3. Prepare a Capital Development Plan, within 5 years of plan approval that aligns with the Servicing Strategy and:

a) Coordinates capital investments in order of the following priorities:
   i) Supports infill efforts within Growth Areas;
   ii) Supports new development within Growth Areas;
   iii) Supports development in Rural Areas; and
   iv) Supports access to Protected Areas.

b) Evaluates possible capital projects based on:
   i) Meeting principles and policy of this Plan;
   ii) Life cycle costs (e.g., capital, operation, maintenance and replacement costs);
   iii) Alignment with the strategic plan;
   iv) Required financing and debt servicing;
   v) Capacity to deliver and manage;
   vi) Identified partners and funding sources.

c) Identifies funding sources for capital investments.
9.2.4. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or where future services are identified within a Capital Development Plan.

9.2.5. Development preceding planned servicing extensions will pay full costs for servicing with pay-back determined by a financial impact assessment and Capital Development Plans.

9.2.6. Costs associated with utility servicing for lands or facilities owned wholly or in part by Council or a stakeholder shall be the responsibility of the Council or stakeholder(s) in parts equal to the ownership.

9.3. Asset Management

9.3.1. Maintain a long-term asset management plan to:
   a) Effectively invest in and manage infrastructure assets shared within the region or within each municipality;
   b) Ensure growth will not place undue strain on municipal infrastructure;
   c) Plan upgrades to assets in alignment with the Servicing Strategy and needs of long term growth; and
   d) Ensure servicing levels are appropriate for existing and future assets.

9.4. Servicing Agreements

9.4.1. Where a subdivision of land or granting of a development permit will require the installation or improvement of municipal services such as roads or streets, utilities, commercial water systems, and sewage disposal facilities, the proponent shall be required to enter into a servicing agreement with Council pursuant to The Planning and Development Act, 2007 to cover the installation or improvements:
   a) The proponent shall provide information showing how the proposed lot(s) or development will be serviced with potable water, sewage disposal, storm water drainage, gas, power and other utilities to the satisfaction of Council and in compliance with Provincial requirements; and
   b) The Proponent will bear on-site servicing costs and all off-site costs of development including, but not limited to new road construction, water and sewer servicing, drainage improvements and utility installations required to facilitate the development.

9.4.2. Council may require a developer to enter into a servicing agreement at time of subdivision review to ensure appropriate servicing pursuant to The Planning and Development Act, 2007.

9.4.3. All servicing agreements are subject to appeal if agreement cannot be reached, based on the provisions of The Planning and Development Act, 2007.

9.4.4. All studies, reports and testing required by Council of a developer or applicant shall be at the expense of the developer or applicant.

Development Levies Bylaw

9.4.5. Pursuant to provisions of The Planning and Development Act, 2007, Council may authorize the use of development levies by adopting a Development Levies Bylaw. The purpose of a Development Levies Bylaw shall be to recover all or part of the municipality’s capital costs of providing, altering, expanding or upgrading those services and facilities associated, either directly or indirectly, with the proposed development.

9.5. Annexation

9.5.1. Future annexation of municipal boundaries will be considered through amendment to this Plan and where:
   a) Additional area is necessary to accommodate forecasted population and jobs;
   b) Expansion will continue to generally be compact, efficient and well defined;
   c) The surrounding rural area will not be negatively affected;
9.6. Plan Approvals and Review

9.6.1. Council approval and amendment of this Plan will be in accordance with the process contained within The Planning and Development Act, 2007.

9.6.2. This Plan will be reviewed every five (5) years to:

a) Ensure all maps, policies and designations are current and up-to-date;

b) Ensure adequate supply of employment land;

c) Recommend removal of Holding Designations within the Zoning Bylaw;

d) Review residential subdivisions within Agricultural Areas to ensure land fragmentation is minimized; and

e) Review residential land supply to ensure adequate residential supply available on the market.

9.6.3. Land development shall be guided by Concept Plans or Comprehensive Development Reviews, depending on the scale, proposed use and geographic location to:

a) Promote the orderly, efficient and compatible use of land;

b) Minimize public expenditure in service provision;

c) Identify environmental and heritage constraints; and

d) Coordinate access points on Provincial and Municipal Roads. Provincial and Federal Approvals

9.6.4. It is the responsibility of all applicants for subdivision or development to obtain all required Provincial and Federal approvals with respect to the subdivision or development.

9.6.5. When reference in this Plan is made to Provincial or Federal Acts or regulations, the same reference applies to successor Acts or regulations.

Plan Amendments

9.6.6. Applications to amend the District Official Community Plan will be subject to a fee as per the fee schedule set out by the Planning District Commission.

9.6.7. If an application for a proposed amendment to the District Plan is made and that proposal is subject to the creation of an accompanying Comprehensive Development Review, the proposed amendment to the District Plan will be consistent with the accompanying Comprehensive Development Review.

Enactment of Provisions of the Plan

9.6.8. Notwithstanding any other policy in this Plan, land that has been rezoned for subdivision prior to the date of adoption of this Plan may continue to be subdivided and developed. All approved subdivisions shall be permitted to proceed with registration in accordance with their approvals received prior to the adoption of this Plan.
Subdivisions
9.6.9. Residential subdivisions should consider the following architectural design criteria:
   a) All exterior finishing materials should be of good quality, durable and attractive;
   b) Exterior finishing materials of exposed faces of the building(s) should be of compatible standard and appearance;
   c) Consideration should be given to whether the proposed building design maintains the identity and character of the surrounding area; and
9.6.10. The building footprint should attempt, wherever possible, to preserve existing on-site trees or other natural features.

9.7. Development Control
9.7.1. Notwithstanding any other policy contained within this Plan, Council may apply development control tools pursuant to the provisions contained within the Planning and Development Act, 2007, including:
   a) Concept Plans
   b) Comprehensive Development Review
   c) Direct Control Districts
   d) Zoning Bylaws
   e) Holding Zones
   f) Architectural Control Districts
   g) Servicing Agreements

Concept Plans
9.7.2. Council may, as part of the District Plan and based upon legislative authority provided within The Planning and Development Act, 2007, adopt a Concept Plan for the purpose of providing a framework for subsequent subdivision and development of a portion of the District that exhibits common future development opportunities and challenges.
9.7.3. A Concept Plan shall be consistent with the District Plan.
9.7.4. A Concept Plan may be:
   a) Prepared by Council in response to a need for more detailed planning for a specific area of the municipality as described herein; or
   b) Required by Council to be undertaken by an applicant when the social, economic, or physical effects of a specific development proposal extend into a broad area.
9.7.5. Concept Plans shall:
   a) Identify proposed land use, essential services and facilities, transportation systems, development density, and sequencing of development for the area in question; and
b) Consider the costs and benefits of various actions upon the present and future social, economic, cultural and environmental fabric of the area in question and the region as a whole.

9.7.6. Concept Plans will be required for a large-scale development proposal of 16 ha (40 acres) or more.

9.7.7. The geographic area and the extent of analysis considered within a Concept Plan shall be determined by the complexity and the potential offsite effects of the development application but at a minimum shall encompass properties included in the proposal.

**Comprehensive Development Review**

9.7.8. A Comprehensive Development Review shall be required in support of rezoning or subdivision of land for multi-parcel commercial, industrial or intensive recreational purposes or where residential development is proposed in excess of 4 building sites on a quarter section of land.

9.7.9. Comprehensive Development Reviews shall:

a) Establish an environmental, social, cultural and economic context of the area including a rationale for proposed land use;

b) Identify proposed land use, municipal infrastructure and transportation network, social facilities, built form and density controls, and phasing of development for the area in question;

c) Establish a Plan for the effective mitigation and integration of environmental and agricultural features within the site and proposed plans for cultural and recreational activities; and

d) Be undertaken according to the standards provided in the Zoning Bylaw.

9.7.10. The geographic area and the extent of analysis considered within the Comprehensive Development Review shall be determined by the complexity and the potential off-site effects of the development application but at a minimum shall encompass all adjacent properties.

9.7.11. The applicant shall consult with public utility companies and provide the findings within the Comprehensive Development Review to protect existing and provide for future utility easements and to ensure new development is located in a way that will not compromise the long term operation or future expansion of the utility.

**Direct Control Districts**

9.7.12. In accordance with Sections 63 through 68 inclusive of *The Planning and Development Act, 2007*, where it is considered desirable to exercise particular control over the use and development of land and buildings within a specific area, Council may, in the District Plan and Zoning Bylaw, designate an area as a Direct Control District.

9.7.13. The use and development of land and buildings within a Direct Control District shall be regulated and controlled according to specific guidelines that shall be contained within this Plan and the Zoning Bylaw.

9.7.14. Council may require the applicant to enter into a Development Agreement as a condition of approval for development in a Direct Control District.

9.7.15. When evaluating an application for a Direct Control District, the following guidelines must be met, including:

a) The proposal is in conformity with this Plan;

b) The site can be adequately serviced and impacts on adjacent properties have been mitigated;

c) The application is not premature;

d) Adequate road access can be provided;

e) Community and emergency services can be provided; and

f) All impacts on environmental and historical resources are managed.
**Holding Provisions**

9.7.16. Council may use the Holding Symbol "H", in conjunction with any other use designation in the Zoning Bylaw, to specify the use to which lands shall be put at some time in the future, but which are now considered premature or inappropriate for immediate development.

9.7.17. Council shall specify the use to which lands or buildings may be put at any time that the holding symbol is removed by amendment to the Zoning Bylaw.

9.7.18. In making a decision as to whether or not to remove the Holding Symbol "H" by amendment to the Zoning Bylaw and thereby permit the development of the land as specified in the Zoning Bylaw, Council shall consider the suitability of the land for such use and development having regard to:

a) The capacity of existing municipal services or the economic provision of new services to facilitate such use and development;

b) The effects of such use and development upon the transportation and public transit systems;

c) The need to minimize or remediate environmental impacts or conditions in relation to air, water, soil or noise pollution;

d) The need to protect any significant natural or cultural and heritage resource upon or adjacent to the land; and

e) Any other matter that Council deems necessary.

9.7.19. Holding provisions may be applicable to all land use categories in the Plan, and may be applied to any zoning category and to a specific site within a zoning category.

9.7.20. Existing uses shall be permitted subject to the relevant sections of *The Planning and Development Act, 2007*, dealing with nonconformity.

**Architectural Control Districts**

9.7.21. Where it is considered desirable to preserve the physical character of an area or to promote a selected design theme for an area, Council may designate the area as an Architectural Control District in the Zoning Bylaw, using the symbol "AC" in conjunction with any Zoning District.

9.7.22. In general, Architectural Control Districts shall be applied only in areas where there is a clear public interest, and where it is considered economically feasible to establish and fund a design review process, consistent with the terms and conditions of *The Planning and Development Act, 2007*. Examples of where a design review process may be applied include, but are not limited to, Lakefront Development Areas, Main Streets, or other areas containing heritage properties, entry points to parks or settlements, key transportation corridors, sensitive infill development sites, or other new development areas.

9.7.23. The design review process for Architectural Control Districts shall be specifically outlined in the Zoning Bylaw, including the requirements for a complete application, the review of the proposal for conformance with area design guidelines, and the procedure for approving Development Permits, including the imposition of terms and conditions that may be attached to such an approval.

**Amendment to the Zoning Bylaw**

9.7.24. When amendments are proposed to the Zoning Bylaw, the following criteria must be addressed:

a) The proposal is in conformity with the District Official Community Plan and any Official Community Plans or Planning Statements;

b) The site can be adequately serviced and impacts on adjacent properties have been minimized;

c) The application is not premature;

d) Adequate road access can be provided;

e) Community and emergency services can be provided; and

9.7.25. All impacts on environmental and cultural and heritage Designations within the DOCP reflect a particular character and
community-inspired values which are to be preserved and enhanced to maintain a sense of identity. Consider the following in the course of Zoning Bylaw amendments and development review and approvals:

a) physical setting and landscape characteristics;

b) historic development;

c) cultural heritage;

d) extent and form of development;

e) density, intensity of use and building height;

f) architecture and design;

g) level of services and infrastructure; and

h) natural areas and recreational areas and facilities.

9.7.26. In evaluating a specific rezoning application, Council will consider all details of the proposal including, but not limited to land use, density and property line setbacks, signage, open space and landscaping plans, and parking requirements.

9.7.27. The agreement entered into pursuant to Policy 9.2.16 above may describe the proposal, establish reasonable terms and conditions respecting the use and development of the site and outline time limits to complete the project. When the site is rezoned, the land or building(s) must be developed and used in accordance with the agreement.

**Rezoning to Permit a Specific Proposal**

9.7.28. Any request to rezone land to permit a specific proposal may be the subject of an agreement pursuant to the provisions of The Planning and Development Act, 2007. In this agreement, Council may set development standards equal to or greater than the standards presently existing in the requested zoning district. Any agreement must be in conformity with the policies of this Plan. Prior to entering into an agreement, Council may require the applicant to deliver a performance bond acceptable to Council. In reviewing the rezoning application, Council shall consider:

a) The use of land and buildings proposed for the site and ensure conformity with this Plan

b) The development’s density, height, size and its impact on the site and adjacent lands;

c) The suitability of the site for development and the potential for contaminating groundwater;

d) Suitable access to the site and the availability of emergency and community services; and

e) The need and timing of the development.

**Minor Variance in the Zoning Bylaw**

9.7.29. In accordance with The Planning and Development Act, 2007, Council may establish standards in the Zoning Bylaw to authorize applications for minor variances.

**Non-Conforming Uses**

9.7.30. Non-conforming uses will be governed by the provisions of The Planning and Development Act, 2007. A non-conforming use may be continued. However, if a non-conforming use is discontinued for a period of at least six consecutive months, any future use of the land or building must conform to the Zoning Bylaw.

**9.8. First Nations**

9.8.1. Seek to collaborate with First Nations and Métis, where possible, regarding:

a) Common development interests in the District;

b) Provision, operation, maintenance and replacement of municipal infrastructure and other services;

c) Land use compatibility between the reserve and surrounding lands;

d) Efforts to promote investment and development within the District; and

e) Any other matter of significance.
9.8.2. Council shall work with the Province to consult the First Nation regarding potential impacts of development proposals adjacent to or in proximity to First Nation lands.

9.8.3. Waterhen First Nation (WLFN) agrees to participate as a member of NODCA within the planning district and be represented in a manner that is mutually acceptable to both parties.

a) In this capacity, WLFN and NODCA will work together in:

   i) A spirit of cooperation on community planning, economic development and public service delivery; and

   ii) Formalizing a protocol for engagement and decision making which may include signing a Memorandum of Understanding (MOU), and creating guidelines for working together; and

b) In making land use and development decisions, NODCA will consider:

   i) Within its decision making authority, Treaty and Aboriginal Rights to hunt, trap, fish and gather for food as well as any cultural, spiritual or other important sites within the NODCA District, including that portion of M-37 Fur Block situated within the NODCA District; and

   ii) Mapping of WLFN ancestral lands attached to the District Official Community Plan (DOCP) and any information on current traditional uses.
Part 10: Definitions

The following definitions are provided in support of designations and terms utilised in the NODCA District Plan. Where terms are defined in the Statements of Provincial Interest, those definitions will apply.

Agricultural Area
10.1.1. Comprise lands where prime agricultural lands predominate. In prime agricultural areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards. Permitted uses and activities typically include agricultural uses, secondary uses and agriculture-related uses. Secondary uses shall be compatible with surrounding agricultural operations.

Commercial Area
10.1.2. Comprise lands dedicated to business ventures that providing a good or service to residents and visitors. Generally these uses operate with customers visiting the site or employees traveling from the site. This area can accommodate various development forms from large-format vehicle oriented development along highways or arterials to small-scale pedestrian oriented development along downtown main street or mixed use area.

District Centre
10.1.3. Comprise lands dedicated to future growth and development which are also to contain levels of development and servicing that provide essential public or private services to the Planning District. District Centres will accommodate future year-round employment and residential populations which require a full range of services and amenities including industrial, commercial, limited institutional, public roads, mixed use, and other amenities required by residents and employers.

Forestry Area
10.1.4. These areas are comprised of forested landscapes that are to be managed to maintain their role in supporting tourism and recreation, wildlife and environmentally sensitive areas and the forestry industry including both harvesting, storage and processing of timber and fuel wood.

Highway
10.1.5. A high-speed road, parkway, driveway, square or place designed and intended for or used by the general public for the passage of vehicles, but does not include any area that is intended to be used for parking of vehicles and the necessary passageways on that area.

Industrial Area
10.1.6. Intended to facilitate economic growth and provide employment opportunities within the Planning District. These uses allow for businesses to operate that require manufacturing, processing and storage of goods. The aesthetic appeal of these uses is not as important as they will generally be located away from major thoroughfares or screened from view. These uses may or may not have nuisances that extend beyond their property boundary, but if so they should be mitigated where possible and not affect residential or institutional areas.

Institutional Area
10.1.7. Comprise lands that will serve the community as a whole and are of public interest. This designation includes a range of public service uses such as schools, religious buildings, government offices, recreation facilities and health facilities.

Lakefront Development Area
10.1.8. Comprise lands that accommodate year-round and seasonal development in or adjacent to prominent lakefront areas with high levels of servicing and urban design. Permitted uses include residential, commercial and recreational uses.
Main Street
10.1.9. Main Streets serve as the historic centre of town and will accommodate a range of uses including residential and commercial uses, including retail, office, personal service and business service uses, live-work, institutional and cultural/adaptive re-use uses.

Mixed Use Centre
10.1.10. Comprise lands for high density mixed use development comprising a high level of servicing and enhanced public realm that generally are located around intersections of two corridors or central downtown areas. Permitted uses within mixed use centers consist of commercial, institutional, residential, and ancillary shops and services.

Mixed Use Node
10.1.11. Comprise lands for medium density institutional and commercial-related mixed-use development comprising a high level of servicing and enhanced public realm typically located at intersections of prominent corridors and arterials. Permitted uses within mixed use nodes consist of commercial, institutional, residential, and ancillary shops and services.

Park Area
10.1.12. Park areas include parks, plazas, open spaces, and other recreation uses, and provide for both active and passive activities. Parks can range from small neighbourhood parks to large destination parks and trails. Cultural events, social gatherings, sports, and other leisure activities may also be held in Park Areas.

Recreation Area
10.1.13. These areas are managed for the enhancement of natural resources for human use and appreciation. They will not include residential use, cabins, or other overnight accommodations other than campgrounds.

Recreational Centre
10.1.14. Recreational Centres are multi-functional communities that are to provide services to tourists and the travelling public and seasonal, local and nearby residents including, among others, commercial amenities and institutional and recreational facilities. Permitted uses include residential, local commercial, industrial, public roads, utilities and parks and open space.

Highway Corridor
10.1.15. Highway corridors comprise areas that offer higher-order transportation and servicing options and strategic locations for provision of highway-related employment and commercial services to regional populations. Permitted uses include industrial, commercial, institutional, public roads and utilities, residential and ancillary shops and services that provide amenities to the travelling public.

Regional Employment Area
10.1.16. Comprise lands intended for large-scale industrial uses and other employment-related uses that help meet the needs of the regional economy. They may contain ancillary office and retail uses. Residential uses are not permitted in Regional Employment Areas.

Regional Hub
10.1.17. Comprise lands that will accommodate a wide range of growth and development in a variety of forms, including high density and mixed use development forms that will serve as the residential, employment and service and institutional core of the District. Permitted uses include commercial-related mixed use, institutional, public roads and utilities, residential and ancillary shops and services that provide amenities to local populations and travelling public.

First Nation Reserves
10.1.18. These areas comprise the First Nation Reserves that are located within the Planning District and also encapsulate their potential development areas.
Residential Expansion Area
10.1.19. Comprise lands for the future extension of residential areas that are to be planned, designed and phased to ensure a compact, contiguous, and well-designed urban form which uses land and infrastructure efficiently. Developments in Residential Expansion Areas should be encouraged to provide a range of residential housing options to accommodate a range of incomes and abilities. New housing can consist of detached and semi-detached dwelling units, secondary suites, duplexes, detached townhouses, row houses, stacked townhouses and low-to mid-rise apartments. This area may also contain community amenity uses such as local commercial, places of worship, childcare, libraries or community space.

Residential Stable Area
10.1.20. Comprise already developed or built residential areas that are to be planned for future infill and limited intensification where servicing capacity is sufficient. Development in Residential Stable Areas should be encouraged to provide a range of residential housing options to accommodate a range of incomes and abilities. New housing can consist of detached and semi-detached dwelling units, secondary suites, duplexes, detached townhouses, row houses, stacked townhouses and low- to mid-rise apartments. This area may also contain community amenity uses such as places of worship, childcare, libraries or community space.

Resource Area
10.1.21. These areas are comprised of all provincial Crown Land, Agricultural Pasture land, and Wildlife Habitat Protection land, all of which are valuable resources to be conserved.

Rural Areas
10.1.22. Comprising lands that are typically non urbanized within the country characterized by working or natural landscapes with low population density.

Rural Residential Area
10.1.23. Comprising rural areas that will accommodate low density residential development with private access and servicing (with potential for communal servicing). Permitted uses include residential, public road and utility.

Tourism and Recreational Development
10.1.24. Refers to the commercial-related uses for the promotion of recreation and leisure activities within the District with a focus on services related to seasonal travellers. Tourism and recreational uses would include hotels, resorts, motels, restaurants, campgrounds, parks and recreation areas, institutional uses, vacation farms, bed and breakfast operations, outfitting and camp facilities and programs, and seasonal children’s camps.

Trail
10.1.25. A path of travel for recreation or transportation that is not classified as a highway, road, or street. Trails are maintained by frequent use rather than by mechanical grading, paving or mowing; in some instances, open only to foot or bicycle travel.

Waterbody
10.1.26. Any location where water flows or is present, whether or not the flow or the presence of water is continuous, intermittent or occurs only during a flood, and includes but is not limited to, rivers, lakes, and wetlands.

Utility Area
10.1.27. Comprise lands dedicated to provision of infrastructure systems that serve settlements and surrounding areas. These can include water servicing facilities, wastewater servicing facilities, telecommunication sites, pipelines, stormwater management facilities and lands dedicated to other utilities.
Part 11: Maps
Map 1 – Future Land Use Plan
Map 2 – Levels of Servicing
Map 4 – District Centre (Village of Pierceland)
Map 5 – Recreational Centre (Village of Dorintosh)
Map 6 – Recreational Centre (Village of Goodsoil)
Map 7 – Recreational Centre (Village of Loon Lake)
Map 8 – Rural Municipality of Beaver River
Map 9 – Rural Municipality of Meadow Lake
Map 10 – Rural Municipality of Loon Lake
Appendix 1 – Existing Conditions
Appendix 2 – Opportunities, Constraints & Scenarios
Appendix 3 – Projections

DATA

The following population projections are based on a combination of information from the Statistics Canada Census and the Covered Population data provided by the Ministry of Health in Saskatchewan. The data from Statistics Canada is calculated from the long and short form census forms that are distributed to Canadians every 5 years. The SK Health data is based on eligibility for health insurance benefits in Saskatchewan. All residents of Saskatchewan are included except: (a) members of the Canadian Armed Forces, members of the Royal Canadian Mounted Police, and inmates of federal prisons, all of whom are covered by the federal government; and (b) people not yet meeting the residency requirement (coverage begins on the first day of the third calendar month following their move to Saskatchewan).

Currently, distribution is based as much as possible on residence address. Beginning in 1998, Registered Indian persons have been reported on the basis of place of residence rather than band affiliation. Beginning in 2002, an additional postal code has been identified for Flying Dust First Nation which resulted in an increased, but more accurate on-reserve population estimate than in previous years. Also, where an RM crosses regional health authority boundaries, the RM’s population is divided among RHAs in proportion to the RM’s land area.

METHODOLOGY: POPULATION

Using StatsCan data for the municipalities and SK Health’s Covered Population data for First Nations communities, planningAlliance was able to extrapolate linear growth projections which took into account historical growth patterns. As a result, three growth projections were developed depicting Low (1%), Medium (2.5%) and High (4%) growth over 5 year intervals which were based on historical growth trends, seasonal populations as well as First Nation population growth.
The **Medium** growth projection was selected, which resulted in a growth in population of **20,969 people** in the year **2032**. The following is a breakdown of population by municipality. Note that Meadow Lake and Flying Dust First Nation are projected at a 3% growth due to a significant amount of growth occurring in the area currently.
<table>
<thead>
<tr>
<th>POPULATION</th>
<th>2011</th>
<th>2032</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meadow Lake</td>
<td>5,045</td>
<td>5,713</td>
</tr>
<tr>
<td>RM Of Beaver River No. 622</td>
<td>1,017</td>
<td>1,128</td>
</tr>
<tr>
<td>RM Of Loon Lake No. 561</td>
<td>725</td>
<td>804</td>
</tr>
<tr>
<td>RM Of Meadow Lake No.588</td>
<td>2,677</td>
<td>2,970</td>
</tr>
<tr>
<td>Village Of Dorintosh</td>
<td>147</td>
<td>163</td>
</tr>
<tr>
<td>Village Of Goodsoil</td>
<td>281</td>
<td>312</td>
</tr>
<tr>
<td>Village Loon Lake</td>
<td>314</td>
<td>348</td>
</tr>
<tr>
<td>Village Of Pierceland</td>
<td>551</td>
<td>611</td>
</tr>
<tr>
<td>Flying Dust First Nation</td>
<td>660</td>
<td>747</td>
</tr>
<tr>
<td>Waterhen Lake First Nation</td>
<td>809</td>
<td>898</td>
</tr>
<tr>
<td>Makwa Sahgaiehcan First Nation</td>
<td>1,050</td>
<td>1,165</td>
</tr>
<tr>
<td>Island Lake First Nation</td>
<td>969</td>
<td>1,075</td>
</tr>
<tr>
<td>Onion Lake First Nation</td>
<td>3,440</td>
<td>3,817</td>
</tr>
<tr>
<td>Big Island Lake Cree Nation</td>
<td>1,097</td>
<td>1,217</td>
</tr>
<tr>
<td>TOTAL</td>
<td>18,782</td>
<td>20,969</td>
</tr>
</tbody>
</table>

**Note:**
- Please note these are baseline projections and do not capture all population and employment potential specific to each municipality.
- Please note that decimals are not displayed, and numbers may not add up to totals because each is rounded independently.
METHODOLOGY: EMPLOYMENT

Projected employment to the year 2032 was calculated based on the following ratios:

A 2:1 ratio was applied to Growth Areas and Settlement Areas, which include the City of Meadow Lake, the Village of Pierceland and Flying Dust First Nation. A 3:1 ratio was applied to all other areas within NODCA. The following table provides a breakdown of people and jobs by municipality for the year 2032:

<table>
<thead>
<tr>
<th>PEOPLE AND JOBS (2032)</th>
<th>RESIDENTS</th>
<th>JOBS</th>
<th>PEOPLE:JOBS RATIO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meadow Lake</td>
<td>5,713</td>
<td>2,857</td>
<td>2.0</td>
</tr>
<tr>
<td>RM Of Beaver River No. 622</td>
<td>1,128</td>
<td>376</td>
<td>3.0</td>
</tr>
<tr>
<td>RM Of Loon Lake No. 561</td>
<td>804</td>
<td>268</td>
<td>3.0</td>
</tr>
<tr>
<td>RM Of Meadow Lake No.588</td>
<td>2,970</td>
<td>990</td>
<td>3.0</td>
</tr>
<tr>
<td>Village Of Dorintosh</td>
<td>163</td>
<td>54</td>
<td>3.0</td>
</tr>
<tr>
<td>Village Of Goodsoil</td>
<td>312</td>
<td>104</td>
<td>3.0</td>
</tr>
<tr>
<td>Village Loon Lake</td>
<td>348</td>
<td>116</td>
<td>3.0</td>
</tr>
<tr>
<td>Village Of Pierceland</td>
<td>611</td>
<td>306</td>
<td>2.0</td>
</tr>
<tr>
<td>Flying Dust First Nation</td>
<td>747</td>
<td>374</td>
<td>2.0</td>
</tr>
<tr>
<td>Waterhen Lake First Nation</td>
<td>898</td>
<td>299</td>
<td>3.0</td>
</tr>
<tr>
<td>Makwa Sahgaiehcan First Nation</td>
<td>1,165</td>
<td>388</td>
<td>3.0</td>
</tr>
<tr>
<td>Island Lake First Nation</td>
<td>1,075</td>
<td>358</td>
<td>3.0</td>
</tr>
<tr>
<td>Onion Lake First Nation</td>
<td>3,817</td>
<td>1,272</td>
<td>3.0</td>
</tr>
<tr>
<td>Big Island Lake Cree Nation</td>
<td>1,217</td>
<td>406</td>
<td>3.0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>20,969</td>
<td>8,168</td>
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</table>
Residential Land Supply within NODCA

<table>
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<tr>
<th></th>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Dorintosh</td>
<td>147</td>
<td>163</td>
<td>16</td>
<td>4.4</td>
<td>17</td>
<td>75</td>
<td>2.7</td>
<td>202</td>
</tr>
<tr>
<td>Village of Goodsoil</td>
<td>281</td>
<td>312</td>
<td>31</td>
<td>70.7</td>
<td>17</td>
<td>1,201</td>
<td>2.7</td>
<td>3,243</td>
</tr>
<tr>
<td>Village of Loon Lake*</td>
<td>314</td>
<td>348</td>
<td>34</td>
<td>0</td>
<td>17</td>
<td>0</td>
<td>2.7</td>
<td>0</td>
</tr>
<tr>
<td>Village of Pierceland</td>
<td>551</td>
<td>611</td>
<td>60</td>
<td>50</td>
<td>17</td>
<td>845</td>
<td>2.7</td>
<td>2,283</td>
</tr>
<tr>
<td>City of Meadow Lake</td>
<td>5045</td>
<td>5713</td>
<td>668</td>
<td>61</td>
<td>17</td>
<td>1037</td>
<td>2.7</td>
<td>2,800</td>
</tr>
</tbody>
</table>

*Loon Lake has 1.8 hectares of land available within its current residential designated lands for future development sufficient to accommodate an additional 30 units. With a projected population of 66 persons, an additional 28 units of housing is expected within the Village of Loon Lake.
Appendix 4 – Servicing Capacity within NODCA

City of Meadow Lake (Service Level 1)
- Class I centralized water treatment facility utilizing a groundwater source operating at 60% capacity (additional 4,000 people)
- Waste water treatment is provided by a centralized lagoon treatment facility operating at 50% capacity (additional 5,000 people)

Loon Lake (Service Level 1)
- Class II centralized water treatment facility utilizing a groundwater source operating at 75% capacity (additional 250 people)
- Waste water treatment is provided by a centralized lagoon treatment facility operating at 75% capacity (additional 250 people)

Pierceland (Service Level 1)
- Class I centralized water treatment facility utilizing a groundwater source operating at 71% capacity (additional 200 people)
- Waste water treatment is provided by a centralized lagoon treatment facility operating at 71% capacity (additional 200 people)

Goodsoil (Service Level 1)
- Class II centralized water treatment facility utilizing a groundwater source operating at 75% capacity (additional 200 people)
- Waste water treatment is provided by a centralized lagoon treatment facility operating at 60% capacity (additional 500 people)

Dorintosh (Service Level 1)
- Considered a Small Water System (SWS) water treatment facility with a groundwater source operating at 60% capacity (additional 100 people)
- Waste water treatment is provided by a centralized lagoon treatment facility operating at 38% capacity (additional 250 people)
RM of Beaver River

- The Northern Meadows development would be classified as **Service Level III** as it has a water supply treatment facility capable of servicing approximately 300 people through 3 separate wells and a central collection tank which accesses a central lagoon which is currently at full capacity and will need to be expanded to accommodate any additional development.

- The balance of development within the RM would be considered **Service Level III** either because the development does not have access to a localized water or wastewater treatment facility or both.

RM of Loon Lake

- Development within the RM would be classified as **Service Level III** as there is no localized water treatment or waste water disposal facilities located with the RM.

RM of Meadow Lake

- Development within the RM would be classified as **Service Level III** as there is no localized water treatment or waste water disposal facilities located with the RM.
### Appendix 5 – Minimum Separation Distances

The following Table outlines Minimum Intensive Livestock Operation (ILO) Separation Distances. As per DOCP policy, Section 221 (a) of The Planning and Development Act, 2007 does not allow those Distances to be altered by means of an appeal to the Development Appeals Board (the DAB), or subsequently to the Planning Appeals Committee of the Saskatchewan Municipal Board.

Distances are measured between livestock facilities (barns, corrals, approved Manure Storage or Treatment Facility) and any development type not owned by the ILO operator, or any other Development Type shown in the above Table.

<table>
<thead>
<tr>
<th>Development Type</th>
<th>300-499 animal units</th>
<th>500-1,000 animal units</th>
<th>1,000 animal units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Unit, Tourist Camp, or Recreational Use</td>
<td>450m</td>
<td>800m</td>
<td>1600m</td>
</tr>
<tr>
<td>Lakefront Development, Rural Residential Area or Campground</td>
<td>1200m</td>
<td>1600m</td>
<td>3200m</td>
</tr>
<tr>
<td>Organized Hamlet, Village or City</td>
<td>1200m</td>
<td>1600m</td>
<td>3200m</td>
</tr>
<tr>
<td>Commercial or Industrial Use</td>
<td>450m</td>
<td>800m</td>
<td>1600m</td>
</tr>
</tbody>
</table>

Distances are measured between livestock facilities (barns, corrals, approved Manure Storage or Treatment Facility) and any development type shown in the above Table.