

Calling Lakes: Summary of Community Pie

Each member municipality submitted information to guide the development of the District Official Community Plan. The following is a summary of the information that was provided:

Infrastructure:

Each municipality within the district has their own road standards and it is desired by the district that each municipality continue to be in control of their own road standards. The district official community plan will not address standard road width, specifications or surface type throughout the region. Each municipality will also be responsible for the maintenance and upgrades of their own roads. The members of the district planning commission have agreed that servicing agreements should be required by each municipality at the time of subdivision and that a standard set of services should be considered when designing servicing agreements. Individual municipalities can also seek assistance from the planning commission members when drafting agreements for signing. However, the district will only provide advice, where needed, and will not be party to the agreement. The district planning commission will discuss, from time to time, appropriate off-site fees that may be required as part of the servicing agreement. This may include payment towards all or part of a capital cost for providing, altering, expanding or upgrading sewage, water, drainage, or other utility services such as public highway facilities, parks and recreational areas that are located either within the specific subdivision or outside the subdivision but somewhere in the district. For example, the planning district will look at possibly providing joint services such as lagoon services, road upgrades, or new/upgraded park areas. Where these joint services exist, one municipality can collect fees from the developer and contribute the offsite fees to the joint service.

The district official community plan will address the upgrades needed of Highway 10 as passing lanes or twinning of Highway 10 is vital to the area residents, tourists and business owners.

There are other ways to travel in the district besides the use of the car. The district is home to 4 lakes making boat travel appealing to many residents. There are boat launches in Lebret, Katepwa, Pasqua and Echo. The district planning commission will, as part of the district official community plan, will explore opportunities that may exist for a marina in the area and boat rentals. Air travel is also possible as there are private airstrips in the area and via float planes. The Saskatchewan Transportation Corporation (STC) Bus runs through the area and passengers can get on or off the bus at Fort Qu'Appelle. Although there are no stops, the CNR trail also runs through town and some of the other municipalities in the district.

All these modes of transportation make getting around the district quite convenient. One area the planning district has identified that needs improvement is bike travel. Currently bicycling takes place along the Trans Canada trail, municipal roads and provincial highways, but there are no designated bicycle trails for residents and tourists. This is an area that the planning district will

work on through the creation of the district official community plan. They will also explore the potential of ATV paths, walking paths, skidoo trail and other winter and/or recreational uses.

Most residences and business in the area receive their water via private wells, cisterns. In the RM of North Qu'Appelle and Town of Fort Qu'Appelle there is a municipal distribution system. The RM also has some private distribution systems. The planning district has not identified this as a priority for the district. The use of well and distribution systems works to meet the needs of their citizens and business owners. There are several public wells for use within the district, some have restrictions on use and quality.

Waste Water and storm water management is a priority for the district. The protection of the 4 lakes is the main concern. Proper waste water and storm water management directly relates to the sustainability of the lakes. There is a Sask. Water lagoon in 21-21-13-W2M with a 2 cell evaporation pond. The lagoon is fairly new and the capacity is good. The district of Katepwa uses the RM of Abernethy lagoon, which is at capacity. The group will work with other organizations and institutions to begin cleaning up the lakes.

Individual residents and businesses are responsible for ensuring they have the proper systems in place and for the majority, the municipalities in the district are unaware of the condition of the individual systems. There is an issue of lack of reporting, monitoring, checking the life of the system. The planning commission realizes out-dated or damaged systems are detrimental to the environment and will work together to find solutions to the potential waste water problems. Individual municipalities will ensure that when issuing development permit applications and when entering into servicing agreements for subdivisions that the storm water run-off and drainage patterns are acceptable, which may require the approval of an engineer, which will be done at the developers expense.

The district may want to consider the same approach as the Saskatoon-Corman Park Planning district – requiring private sewage treatment systems. All multi-parcel country residential developments in this district are required to provide evidence that a private wastewater treatment system has been approved as per regulations prescribed by the Saskatoon District Health Region, and complies with standards set out within the General Regulations of the Zoning Bylaw. All multi-parcel country residential subdivisions are required as a condition of approval to create and administrate a private onsite septic utility to monitor the ongoing operation and maintenance of onsite wastewater systems, providing Corman Park with regular reports from qualified personnel at intervals determined by Council on a case by case basis.

Garbage, for the most part, is dealt with at the regional level already through the north valley waste management association. There is a landfill (located on NW 21-21-13-W2M) and transfer station for the citizens and businesses in the district. This landfill will be able to accommodate garbage from future developments and is in good condition. Compost and some recycling are

also accepted at the landfill. Recycling is also offered at SARCAN. The District of Katepwa has its own landfill with a 5-10 year capacity.

There are a few cemeteries throughout the district. Fort Qu'Appelle, Lebret and Katepwa all have cemeteries that are able to accommodate present and future needs.

Emergency services are mostly centralized in Fort Qu'Appelle. The RCMP and a volunteer fire department assist with emergencies in the region. There are also services available from Balcarres and Indian Head. The district planning commission will, through the district official community plan, explore opportunities for contributions to the emergency services, such as through servicing agreement off-site fees and onsite fire suppressant for future subdivisions and commercial developments.

Library services and post offices are located in Fort Qu'Appelle. There is also a post office in Lebret. Each municipality has their own municipal office and employees, aside from Fort San and the RM of North Qu'Appelle who share a municipal office and administrator. The Resort Village of B-Say-Tah has identified their need for a new municipal office. It is the desire of each municipality to maintain their municipal status while working together to achieve success in the district.

Recreational facilities are also found throughout the region. Some facilities are seasonal and only open in either the winter month or summer months. There are several beaches, play grounds and outdoor park areas for use in the region. The Town of Fort Qu'Appelle has a rec. centre, skate park, ball diamonds, curling rink, valley fitness co-op, mission ridge winter park, and the echo ridge golf course. The district of Katepwa has tennis courts and access to the provincial park. There may be opportunities in the future for a marina development, rental boats, swimming pools, etc. The district official community plan will discuss the recreational goals of the district and how these goals will be achieved (developer's contributions).

The district provides a variety of different facilities and services to the residents of the area and the travelling public. Most of the major services are located in the Town of Fort Qu'Appelle and residents may need to travel to the City of Regina for higher level services that aren't offered in the district. For health related needs the services are all within the town including the first nations healing hospital, valley insurance, doctor, valley medical clinic and dentists. Most learning centers are also centralized in the Town including an elementary school (which has a daycare in it), a high school, Parkland Regional College, Ka-pa-chee training centre. There is one daycare located within the RM of North Qu'Appelle. Religious services, which include churches and camps, are offered throughout the district. B-Say-Tah is home to onecamp, Fort San has an Evangelical Church Camp and the PCTC United Church Education Centre, and Katepwa has an All Saints Church which is open during the summer months. Fort Qu'Appelle is home to numerous churches. Communication services throughout the district is quite broad in

scope and includes internet access, a radio station, newspaper delivery (local and from Regina), cable tv, etc.

Development:

Each municipality has their own zoning bylaw and currently deals with development permit applications and subdivision review on their own. The majority of land within the most of the urban areas is residential, but B-Say-Tah does have some public lands and Katepwa has some commercial areas adjacent to the provincial park. The Town of Fort Qu'Appelle has industrial, commercial, residential, some agricultural land and reserve lands (municipal and environmental reserve). The RM of North Qu'Appelle is the only rural municipality in the district and has commercial, residential, agricultural and reserve areas within its boundaries. The goal of the district is to be as consistent as possible when it comes to regulations for development and subdivisions, while each municipality still having control over the development within their own jurisdiction. The district official community plan will address building/use siting standards (ie. residential along the lakes and commercial uses in urban areas), appropriate subdivision locations, appropriate density and lot sizes, setbacks from shoreline and servicing requirements for proposals. There is a concern with development along the valley wall and the topography of the lands for development. Geotechnical reports are already required from developers for developing in many of the municipalities within the district. The planning commission will explore the appropriateness of having consistent/common zoning for the entire lakeshore through the creation of the district official community plan. Specific information on what the reports will require i.e. number of test holes, slumpage, etc. may need to be addressed as well.

Environment:

The sustainability of the environment and the beauty of the valley is the reason the planning district was formed and it is why each planning commission member is passionate about attending the planning district meetings. The beauty of the lakes is why many of the residents have chosen the district as their home and why many businesses have decided to locate within the district. Without the lakes many of the functions of the valley would not be able to survive. It is very important to the planning district that the lakes and the environmental integrity of the valley remain the focus of citizens and business owners. Through the district official community plan the district hopes to achieve the vision of "4 lakes, 4 seasons, 4 everyone".

The district is home to an abundance of wildberry bushes, grasslands, wetlands and wildlife such as deer, moose, fish, birds, foxes, racoons, beavers, minks, coyotes which residents and visitors enjoy having as part of the valley backdrop.

The district does have the disadvantage of having some natural hazards that are typically associated with lakes and valleys including flooding, pollution of lakes, slope instability, slumping and degradation of valley topography over time. Through cooperation, regular

maintenance, proper building regulations, and waste management strategies the planning district hopes to reduce the number of residences and businesses affected by these natural hazards.

The district planning commission has the goal of the district being managed appropriate so that there are little to no environmental disruptions and pollution effects. This is done by preserving valley walls and trying to clean up the lakes. Riparian planning will be encouraged.

“Land along the banks of a river, lake or other body of water is known as a “riparian” area. The [riparian area](#) is a transition from aquatic habitat to terrestrial habitat, and as such is often very ecologically sensitive. Small changes can have a huge impact both on the plants and animals that live on the banks of the water body, and on the aquatic habitat itself. 60% of B.C.’s species use riparian habitat in whole or in part.

Development in riparian areas can have impacts that might not be obvious. For example, removing vegetation from the banks of a stream can cause the stream to become muddied and the bank to become unstable without the support of plant roots. In addition, the loss of shelter and shade can increase the temperature of the stream, killing fish or resulting in toxic algae blooms.”

<http://www.bcwatersheds.org/issues-and-topics/character-and-values-of-the-land/riparian-areas-j10/>

The district may want to look at creating requirements around set-backs and/or designating lakeshore as environmentally sensitive areas and limiting development in these areas. The group will look at regional requirements for Environmental Reserve lands.

Economic:

Business development and economic development is of great importance to the district and is based on recreation and tourism. The Chamber of Commerce and RROC are active members of the planning commission as is the economic developer for the File Hills Qu’Appelle Tribal Council. Both of these members are a wealth of knowledge to the group when it comes to current and future economic activity in the district.

Currently the district is home to numerous businesses, both large and small. Home occupations such as bed and breakfast operations are allowed throughout the district as are contracting servicing and other occupations that can take place in the residence (accounting, hairdressing, etc.) Within the Town of Fort Qu’Appelle there are a number of businesses (too many to name). Within the District of Katepwa there is a hotel/bar and restaurant, ice cream shop, septic providers, massage therapy, hairdressing and contractors. The RM is home to a motel, gas station, boat dock, autobody and lumber yard. Within all areas of the district there is a need for more senior housing and accommodations.

Natural Resource Extraction hasn't been that prevalent in the district although there are some gravel pits in the RM. The natural resources of the area are described as the natural surrounding such as water (lakes), farmland, ravines, wetlands, and fish. The major industries in the area are the all nations healing hospital, construction, and the first nations government. There are also numerous clubs and organizations for the residents of the area to participate in such as the calling lakes cruisers, soccer club, baseball association, softball, the red hat society, lions club, rotary club, wildlife federation, friendship center, legion, dance club, historical society, farmers market, masonic lodge, nature Saskatchewan, sea cadets, brownies/guides/scouts, hockey and skating, just to name a few.

Parks and Tourism opportunities that exist are some accommodations (campgrounds, b&b's, motels/hotels, seasonal cabin rentals. Within the Town there is a tourism booth, museum and also information on tourism at the Town office. There is a strong demand for more rental accommodations. It has also been identified that the district is in need of a swimming pool, a movie theatre, and a men's clothing store. To attract more visitors, the beaches and lakes need to be cleaner, the roads need to be better and there is also a desire to have more of a first nation's presence in the district. The group will look at ways to create more year round recreational and tourist opportunities.

The district official community plan will address the desire to maintain a resort residential community by avoiding or minimizing land use conflicts. There may also be an opportunity to attract investors to the area to establish a much needed hotel and convention centre. Other desired development opportunities will also be addressed in the district official community plan, such as expanded and more attractive tourism opportunities and a more aggressive tourism strategy.

Cultural and Historical:

With a small population of approximately 4000 permanent residents the district has a large amount of cultural and historical presence that is recognized throughout the province. There are a lot of cultural activities related to the arts such as pottery, local artists guild, summer art festival, music store and lessons, etc. There are also a variety of restaurants, an active farmer's market, and local enthusiasm about the valley district in general.

In addition to the many cultural activities identified by the district planning commission members, there is also historical landmarks and sites of significant importance to the people in the district. The area also includes the future valley centre of arts. To maintain the historical and cultural importance in the community the commission will explore the possibility of having architectural controls that are consistent throughout the region to protect the aesthetics of the valley and lakes. There has also been some talk about downtown rejuvenation, public art, etc. in the Town of Fort Qu'Appelle to attract people to the area (residents, tourists and businesses).

Main Priorities according to Dr. Gord. Hume: Generate community prosperity, build and re-shape 'community', and have quality public services at affordable prices. Find your niche and go with it. Nature is the niche here: Reclaim urban green space (gardens and flower beds), encourage gathering spaces, encourage green buildings, green space, green activities, etc. Limit signage, tie things to natural history, and invest in public art. Strengthen what exists and improve where possible.

DRAFT