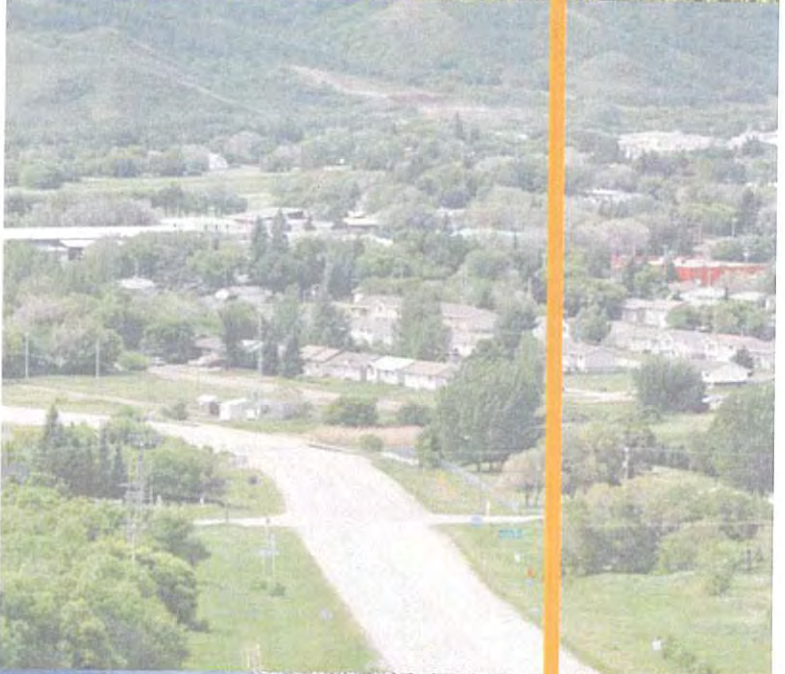


**TOWN OF
FORT QU'APPELLE**
OFFICIAL
COMMUNITY PLAN



Valley of Festivals




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THE TOWN OF FORT QU'APPELLE
OFFICIAL COMMUNITY PLAN BYLAW NO. 17-2022

1. Pursuant to Section 29 of *The Planning and Development Act, 2007*, the Council of the Town of Fort Qu'Appelle hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Chief Administrative Officer are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. Bylaw No. 24-2014, the Town of Fort Qu'Appelle Official Community Plan, and all amendments thereto, are hereby repealed.
4. This bylaw shall come into force on the date of final approval by the Minister of Government Relations.

Read a first time this 27th day of October 2022
Read a second time this 26th day of October 2023
Read a third time and passed this 26th day of October 2023



MAYOR



CHIEF ADMINISTRATIVE OFFICER



Certified true copy of Bylaw No. 17-2022 passed by the Council of the Town of Fort Qu'Appelle at their regular meeting on Thursday, October 26th, 2023.



Administrator



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THE TOWN OF FORT QU'APPELLE

OFFICIAL COMMUNITY PLAN

SCHEDULE "A" TO BYLAW NO. 17-2022




MAYOR



CHIEF ADMINISTRATIVE OFFICER






Chad Watson, RPP, MCIP
Professional Planner



Certified true copy of Bylaw No. 17-2022 passed by the Council of the Town of Fort Qu'Appelle at their regular meeting on Thursday, October 26th, 2023.



Administrator

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B2 - FIRST NATION RESERVE LAND

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SECTION 1 INTRODUCTION

The Town of Fort Qu'Appelle Official Community Plan (OCP) enables growth and change through policies that will guide the municipality with its development-related decisions to ensure the Town develops as intended by the Plan under an accepted decision-making process. The OCP encourages a more organized municipality where development benefits from and improves existing infrastructure. Through the effective administration of the OCP, the Town will evolve into a stronger, more creative and cohesive municipality where improved regional links help drive manage change towards a mutually beneficial future that fosters increased local and regional capacity.

The Town of Fort Qu'Appelle recognizes the importance planning plays in fostering a vibrant and sustainable community. The policies and guidelines within the OCP are intended to reduce conflicts between land uses, protect sensitive environmental areas, build relationships and collaborate with neighbouring municipalities and indigenous communities, and to develop strategies which support economic vitality, community revitalization, and population growth.

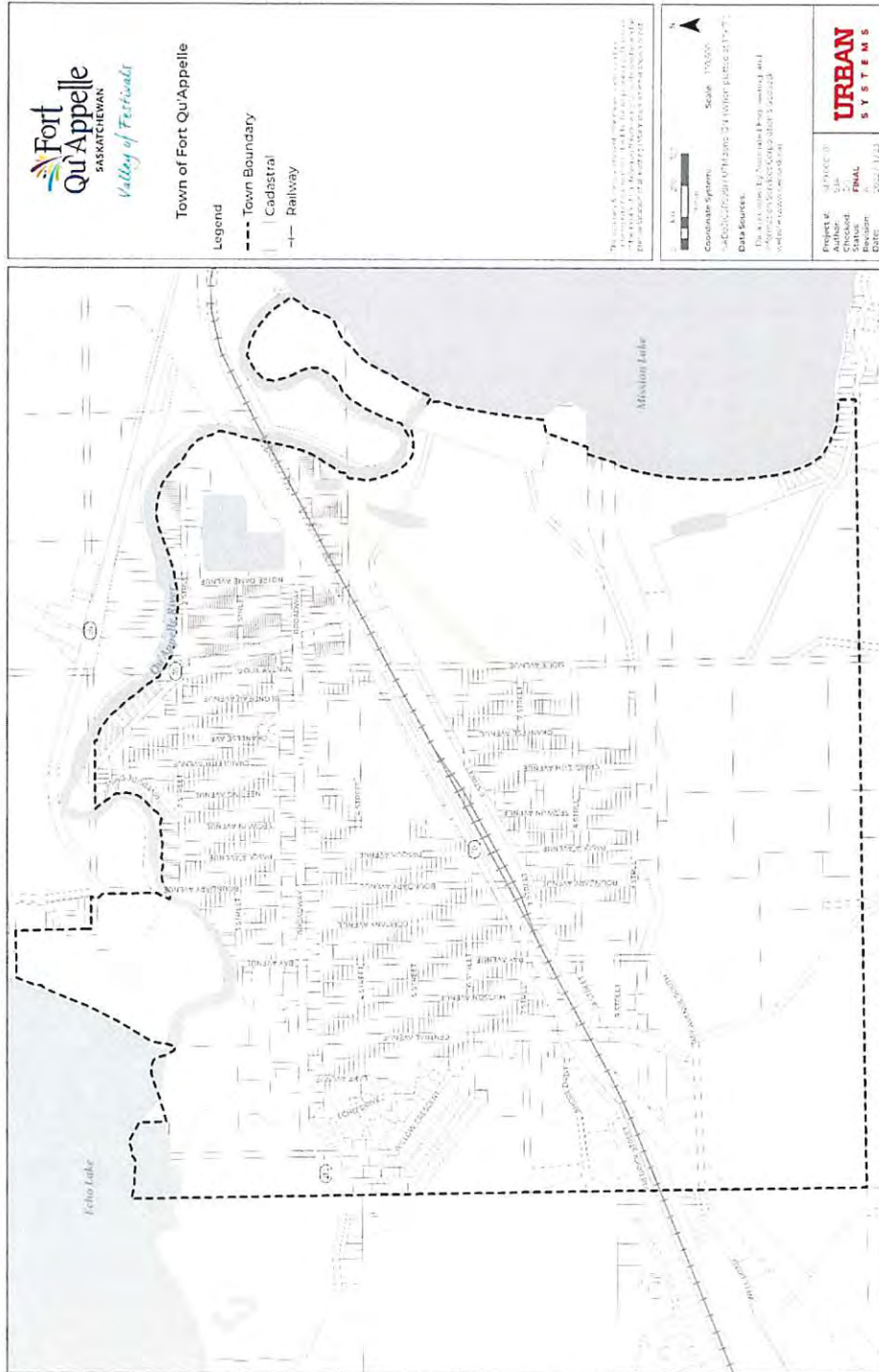
The Town of Fort Qu'Appelle respectfully acknowledges it is situated on the traditional territory of Treaty Four Nations and the homeland of the Metis. The Town continues to pay its respect to the First Nation and Metis ancestors of this place and reaffirms its relationship with one another.

1.1 THE TOWN OF FORT QU'APPELLE

The Town of Fort Qu'Appelle is nestled within the Qu'Appelle Valley and located in Treaty 4 territory. This area of Saskatchewan has a rich history and culture including the signing of Treaty 4 and the establishment of the Hudson Bay Company. The history and culture of the area is recognized throughout town with built heritage being maintained as a key contributor to the character of the community. Preservation efforts include, but are not limited to, the Old School, which has been re-purposed and is now the home of the Qu'Appelle Valley Centre for the Arts, and the Hudson's Bay Company building.

The Town provides residents and visitors a variety of services and amenities with respect to health, education, and recreation. Pride in the community is shown through the local volunteers and citizens and all that they do in the community. These unique features of the community contribute to the small town charm and beauty of the Town of Fort Qu'Appelle (the Town).

1.2 MAP OF FORT QU'APPELLE



1.3 ENABLING LEGISLATION

The Official Community Plan responds to the requirements of *The Planning and Development Act, 2007* (the Act) by providing policies based upon “community goals” for the conservation and use of municipal resources. The day-to-day decisions of the Municipal Council will be based upon the goals, objectives, and the policies included in this Plan to promote orderly and sustainable development throughout the municipality. This Plan is intended to guide the Town for a period of twenty to twenty-five years and beyond.

1.4 PURPOSE OF THE TOWN OF FORT QU’APPELLE OFFICIAL COMMUNITY PLAN

The Town of Fort Qu’Appelle Official Community Plan is intended to guide the community to promote orderly and sustainable development. The OCP will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting development practices that are compatible with the land base and environment in the Town.

The Town shall in conjunction with the adoption of this OCP, amend in accordance with the Act, their respective Zoning Bylaw as required to be consistent to the policies and provisions of the OCP. The OCP responds to the requirements of the Act by providing policies based upon “Community Goals.” The day-to-day decisions based upon these goals, objectives, and the policies in this Plan are intended to promote orderly and sustainable development.

The Town of Fort Qu’Appelle supports the coordination of development initiatives within the community and further to work on a district-wide basis to collaborate regionally into the future. Findings from the consultative processes, together with technical research, have focused the Plan on the potential opportunities and issues residents and landowners identified as of prime importance for the future of the community, notably the need for collaborative planning and greater certainty when it comes to land uses. There is the opportunity to take a community approach to:

- Attract new residents and businesses to the Town and surrounding area to support local amenities and increase tax base.
- Take advantage of the existing infrastructure, central location, community assets.
- Market economic opportunities and natural features including recreational, lakes, commercial, and industrial development.

1.5 FORMAT OF THE PLAN

The Town of Fort Qu'Appelle Official Community Plan is divided into four major parts:

SECTION 1 An introduction to the OCP, providing some general background information and guidance.

SECTION 2 Community voice and engagement process. The vision, goals, general planning principles of the community.

SECTION 3 General land use policies to guide the overall use, planning and development of land in all areas of the community.

SECTION 4 Implementation, action planning and the administrative tools and legislative supports available for Council to administer the OCP are highlighted.

The **Policies** of the OCP are action statements intended to address particular issues and advance the Town towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the OCP are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in the OCP.

Future Land Use Map: One of the key aspects of the OCP is to provide an overall future land use and development concept for the Town of Fort Qu'Appelle. The Future Land Use Map (**Appendix A**) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resources areas, natural attributes and man-made features.

Reference Maps: A series of reference maps attached in **Appendix B** provide supplementary information. These maps may be updated periodically by resolution of the Town. All Reference Maps are conceptual only and should not be used to make site specific decisions.

Action Plans: To achieve the goals set out in this OCP, a clear plan of action or implementation strategy is required. An Action Plan template for the Town has been included in **Appendix E** to provide space to insert key action items that will need to be completed to help the Town achieve the goals outlined in this OCP. Each action item relates to policy statements included in this OCP and will require the action items be prioritized. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

1.6 GUIDING GROWTH IN THE TOWN OF FORT QU'APPELLE

This OCP encourages some degree of change in the community to promote development opportunities. Guiding future population growth to support social-economic development in the Town of Fort Qu'Appelle is needed to assure a better future for the area. A dynamic community requires a strategy to successfully promote agricultural diversification, business enterprises, job creation, recreation amenities, and a variety of residential options to attract new residents. The potential benefits that will accrue to the greater community include employment, tax revenue, support for local business, as well as other economic and social opportunities.

The Town of Fort Qu'Appelle Official Community Plan, and corresponding Zoning Bylaw, will be utilized as tools to promote the community while also ensuring the local way of life and natural environment will be preserved for future generations.

1.7 GUIDING PRINCIPLES

Land use policies are a foundation to guide action. Applying sound land use principles ensures growth and development needs are met while minimizing adverse impacts on other land uses, municipal services, and the environment.

Planning is a shared responsibility among levels of governments and individuals. Strong and resilient communities embrace the principle of shared responsibility, where residents and decision makers are responsible for stimulating and sustaining the environment and economy and where individuals and governments are accountable for decisions and actions, in a spirit of partnership and open cooperation. These guiding principles are broad statements intended to assist decision makers as they consider the impact of their choices both locally and regionally.

BALANCE OF INTERESTS AND FLEXIBILITY

Planning decisions will consider and balance the interests of all stakeholders. This means understanding the effects of development decisions on the cultural, natural, social, and economic environments. There may be situations where one interest outweighs another, and trade-offs may be necessary. Council will apply flexibility to determine an outcome in the best interests of the community, region, and province.

SUSTAINABILITY

Planning decisions are enduring. Decisions regarding the management and development of resources and the economy will be made with consideration to present and future generations. Conservation, reclamation, rehabilitation, mitigation, and prevention are tools to be employed to ensure growth and development is sustainable. The application of

sustainable planning and development, benefits everyone and demonstrates Saskatchewan's commitment to the global community.

PROVINCIAL-ABORIGINAL-MÉTIS INVOLVEMENT

The Town is committed to working with First Nations and the Metis. The Town recognizes our duty to consult on actions and developments which could impact Aboriginal and Treaty Rights. The Town will cooperate with governments, municipalities, First Nations and the Metis in land use planning and development for the mutual benefit of all parties. The Town recognizes and respects the rights and responsibilities of Aboriginal people as legally defined through Treaties and The Constitution Act, 1982 and acknowledges their role in working toward healthy reconciliation.

STATEMENTS OF PROVINCIAL INTEREST

Statements of Provincial Interest (SPI) identify the key provincial policies for land use and provide direction to communities for orderly and responsible development. This OCP will address the SPI to ensure community and provincial priorities are aligned, facilitate economic growth and development, consistent development processes, a sustainable environment, and social and cultural values within the community.

MUTUAL RESPECT

Mutual respect between stakeholders is fundamental to good planning. Differences in status, cultures, traditions, social, and economic views, and values will be respected as we plan together to create a community. The needs and views of all people must be mutually respected as Council works together with the public managing common resources, and developing economic, social, and environmental opportunities.

COOPERATION

Cooperation maximizes the use of people and resources. Planning in collaboration with multiple jurisdictions and sectors allows for greater access to resources, a larger resource base, shared responsibility, and wealth, and increases the opportunity for growth and success across regions.

PUBLIC PARTICIPATION

The Town is committed to providing opportunities for active and meaningful engagement with the community. Council will engage the community during the preparation of plans to guide land use and development and communicate with the public as development opportunities are considered. The process, notification period, and appeal mechanisms will be clearly outlined in the planning documents. Council will encourage developers to also engage the public in discussion, work to avoid conflicts, and resolve issues as they arise.

1.8 AUTHORITY AND MANDATE

The Act provides the authority that governs plans of subdivision, zoning bylaws, servicing agreements, development levies and review processes to ensure that the plan is effective over the long term.

DEFINITIONS

The definitions contained in the Town's Zoning Bylaw apply to this Plan.

ADOPTIONS OF THE OFFICIAL COMMUNITY PLAN

Adoption of this OCP by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the OCP that is inconsistent or at variance with the proposals or policies set out in the Plan.

By setting out goals, objectives, and policies, the OCP will provide guidance for the Town in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Town will be achieved.

The application of the OCP policies is illustrated in the Future Land Use Map contained in **Appendix A**. This OCP is intended to illustrate the locations of the major land use designations within the Town. This "map" should not be interpreted in isolation without consideration of the balance of the OCP. The land use designations have been determined by several factors including existing patterns of land use, projected land needs, resource areas, and man-made features.

The OCP will be implemented, in part; by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Town are the Zoning Bylaw and the subdivision process, including associated agreements.

ADOPTION OF THE ZONING BYLAW

Following the adoption of the OCP, the Town is required to enact a Zoning Bylaw which will set out the following regulations for land use and development:

1. The Zoning Bylaw must generally conform to the OCP, and future land use and development shall be consistent with the goals and objectives of this OCP.
2. Future development will avoid land use conflict and meet minimum standards to maintain Town amenities.
3. The Zoning Bylaw will designate areas for certain types of development and prescribe permitted and discretionary uses and development standards for each zone.

4. Undue demand shall not be placed on the Town for services, such as roads, parking, water, sewers, waste disposal, and open space.
5. The objectives and policies in the OCP provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this OCP by prescribing the uses of land, buildings or other improvements that will be allowed in the different zoning districts established in the Town. Additionally, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Town with control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, landscaping, signage, buffering and all other relevant standards prescribed by the Town.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this OCP. In considering a Zoning Bylaw or an amendment, the Town should refer to the policies contained in this OCP and the Future Land Use Map, to ensure the development objectives of the Town are met.

SECTION 2 COMMUNITY VOICE AND ENGAGEMENT

2.1 FORT QU'APPELLE COMMUNITY VISION

Below is the vision statement for the community of Fort Qu'Appelle. The vision was created by community members and provides a broad, aspirational image of the future the Town hopes to achieve in the next 25+ years.

In 2047...

Fort Qu'Appelle is a strong and resilient service hub community in the Valley. We are environmentally conscious of our natural environment and work with neighbouring communities and First Nations to ensure sustainable development. We honour our past and continue to tell the story in the present and future.

The Town of Fort Qu'Appelle is welcoming to new people and families, and offers a place to live, work, and play. Our community is vibrant and provides an abundance of services and amenities to residents and visitors.

2.2 GOALS OF THE COMMUNITY

The goals for the Town of Fort Qu'Appelle reflect the direction the community would like to go in the future around a number of themes that are important to residents within the Town of Fort Qu'Appelle.

COMMUNITY DEVELOPMENT: The Town of Fort Qu'Appelle continues to be a service hub who values our relationship with Treaty 4 Nations and aims to develop the area with the protection of the environment and sustainable development in mind.

IMAGE AND ENHANCEMENT: Preserving natural beauty and state, where possible, to enhance the aesthetics of the Town and attract new residents, visitors, and tourists.

CONSERVATION AND ECOLOGICAL SENSITIVITIES: Maintaining a sustainable environment with quality of life, recreational use, and economic development for everybody.

INFRASTRUCTURE AND TRANSPORTATION: Providing quality infrastructure and various modes of transportation throughout the community and surrounding area.

CULTURAL DEVELOPMENT, SERVICES AND AMENITIES: Working with organizations, surrounding municipalities, and First Nations communities to protect our culture and heritage and tell the story of our past together.

ECONOMIC DEVELOPMENT, MARKETING AND TOURISM: Collaborating with surrounding communities in shared activities and use land responsibly for local resources and amenities.

CAPACITY BUILDING, INTER-MUNICIPAL COOPERATION AND PARTNERSHIPS: There will be authentic relationships between neighbouring municipalities and First Nations, supporting each other's shared prosperity in the region.

SECTION 3 POPULATION FORECASTS AND LAND REQUIREMENTS

3.1 CURRENT DEMOGRAPHICS

A review of Census data back to 1986 presents an overview of trends in the total population, suggesting small waves of growth resulting in little population change over a 30 year period. During this time, the largest growth period occurred between 2006 and 2011 where the population grew by 199 people, with minimal growth between 2011 and 2016 comprising of eight people. The Town of Fort Qu'Appelle more recently experienced a decline in population of 70 people (3.5%) between 2016 and 2021 as reported in the 2021 Census.¹ Based on 2021 Census population data, the Town of Fort Qu'Appelle currently has a population of 1,972 people living in 850 of its 936 private households.²

Population Change Between Census Years

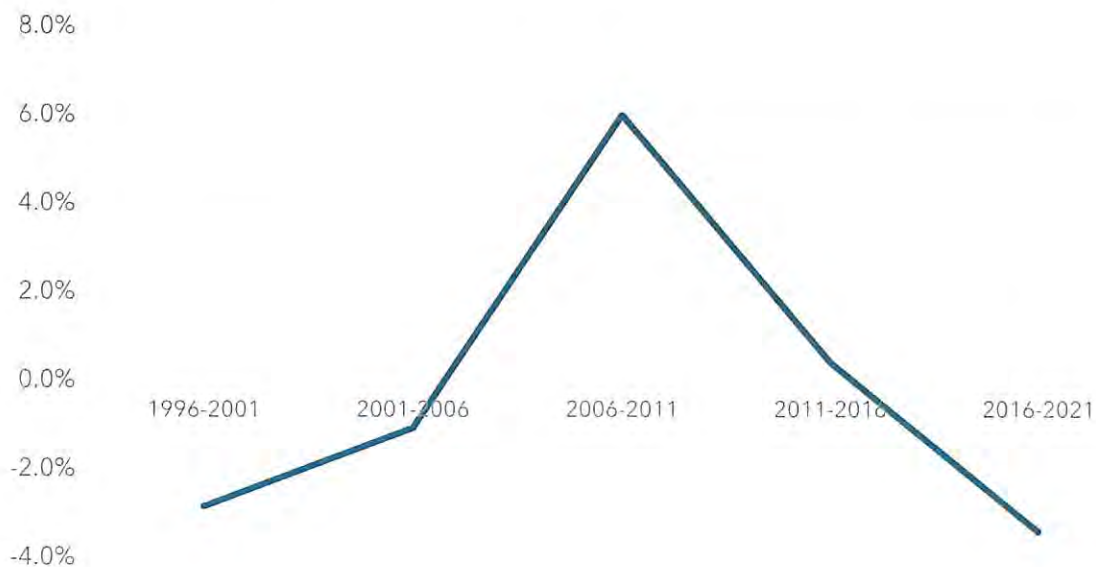


Figure 1

¹ Statistics Canada. 2022. (table). *Census Profile*. 2021 Census. Statistics Canada Catalogue no. 98-316-X2021001. Ottawa. Released February 9, 2022.

² Population and dwelling counts: Canada, provinces and territories, census divisions and census subdivisions (municipalities). Saskatchewan. Statistics Canada. Released February 9, 2022.

Over the past 35 years, the Town held an average annual growth rate (AAGR) of 0.25%, which as resulted in 2.9% population growth (57 people) when comparing 1986 population to 2021 statistics.

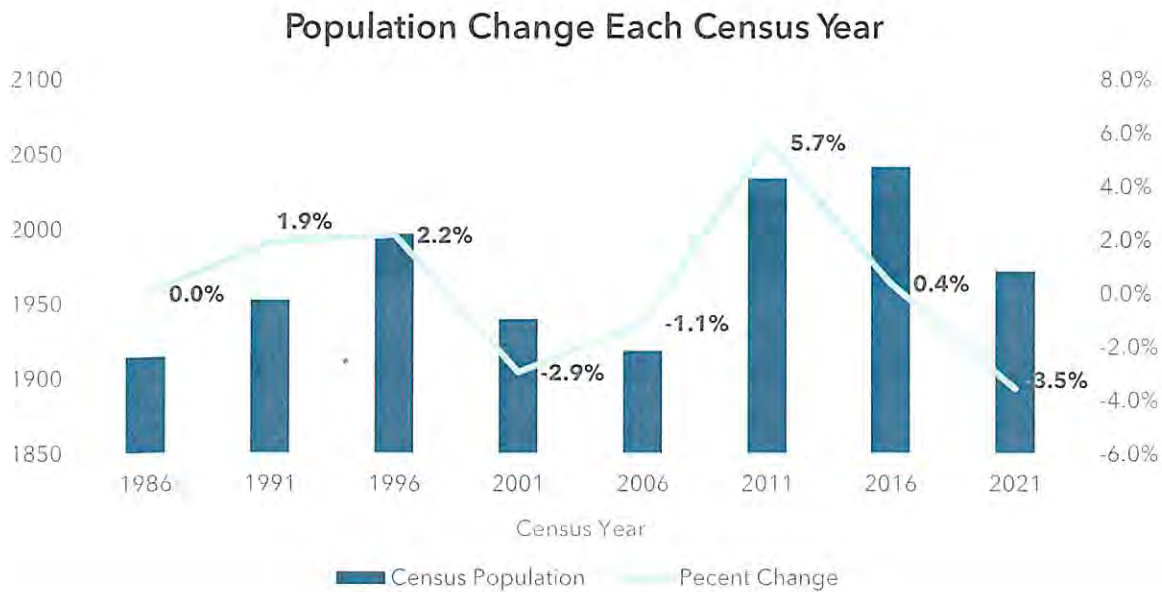


Figure 2

3.2 POPULATION PROJECTION

An important part of planning for the future is understanding population trends and how they affect land use and the built environment. Unfortunately, Census data is a lagging indicator with population data becoming available years after the Census has been issued. To effectively plan for what is to come, it is important to retrospectively consider growth patterns in a community to form data-based assumptions on growth trajectories that are likely to occur. There are other population databases that could provide insight into various aspects of community demographics; however, there are few sources as reliable as the Canadian Census.

Looking toward the future, historical Census data over a 35-year period was analyzed to establish low, average, and high annual average growth rates (AAGR). As these rates were formed from Census data, they do not predict outside influences such as impacts in the labour market and economy (i.e. resource development and industry) which can significantly impact population values over time. By analyzing 35 years of population statistics, the following AAGR's were realized:

Low AAGR: 0.1%

Average AAGR: 0.32%

High AAGR: 0.69%

When compared to the population of Saskatchewan and its growth over the same period (AAGR of 0.84%), the province grew more than two and a half times faster than the Town. Although much of Saskatchewan’s growth occurred in Saskatchewan cities, the lagging growth in the Town could be attributed to a lack of opportunities and amenities that attract intermunicipal and interprovincial migration and newcomers to Saskatchewan. It should be noted, growth in the surrounding lake communities was not considered as part of this assessment, however, it is likely recent population trends spurring growth in Saskatchewan Lake communities may contribute to a higher population in communities peripheral to the Town of Fort Qu’Appelle.

The following table summarizes the historical population of Fort Qu’Appelle back to 1986 and forecasts the three different AAGR scenarios over a 25-year period following the 2021 Census.

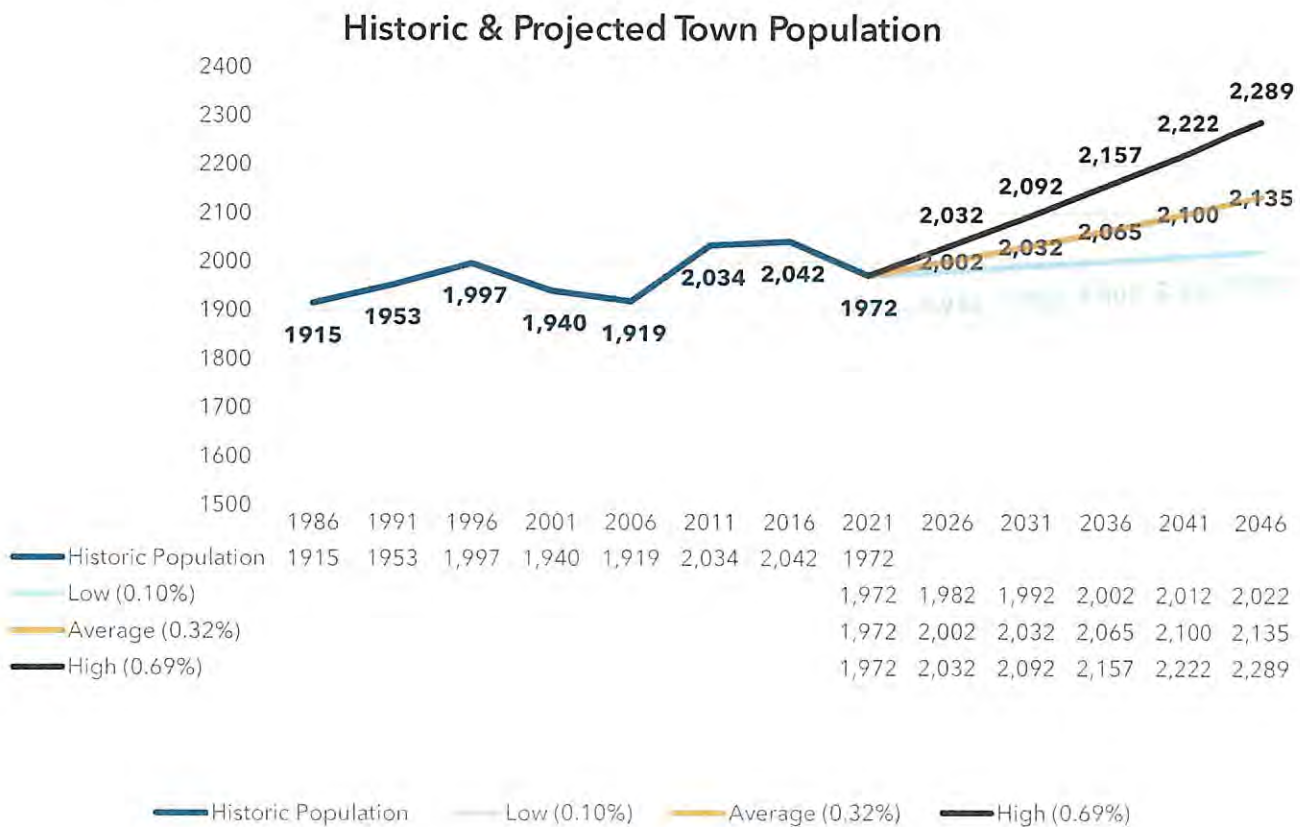


Figure 3

Based on a low AAGR of 0.10% the Town of Fort Qu’Appelle would experience a slight increase in population, adding 50 people over the next 25 years.

Based on an average AAGR of 0.32%, which is the most likely scenario without some form of economic boost or stimulus, the Town would welcome 163 additional residents to the community over the next 25 years, or slightly more than 8% growth.

Considering a high AAGR of 0.69%, the Town is projected to grow to a population of 2,289, which suggests an additional 317 people would call Fort Qu'Appelle home by 2046. This equates to 16% growth from the current population of 1,972.

3.3 LAND REQUIREMENTS

PROJECTIONS

Any level of growth will affect land use, infrastructure capacity and housing in a community. It is important to consider these attributes within growth scenarios to forecast whether a community can accommodate growth projections or whether additional lands and services may be required. Using 2021 Census population data, the average household size for Fort Qu'Appelle can be calculated in the following ways:

1. Based on a total of 936 private dwellings in the community, the average household size would total 2.11 people per household (1,972 people/936 private dwellings).
2. Based on the total number of occupied private dwellings in the community, which refers to private dwelling occupied by usual residents as a private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on May 11, 2021, the average household size would total 2.32 people per household. (1,972 people/850 private dwellings occupied by usual residents).

With an average residential lots size of 0.077 hectares (0.19 acres) the following land requirements are necessary to accommodate growth projections calculated by the three AAGR scenarios outlined in section 3.2:

1. Low AAGR of 0.10%
 - a. Based on 936 Private Dwellings in the Town
 $[(2,022 \text{ people}/2.11 \text{ people per household}) - 936 \text{ households}] \times 0.19$
acres/household = 4.24 acres
 - b. Based on 850 private dwellings occupied by usual residents
 $[(2,022 \text{ people}/2.32 \text{ people per household}) - 850 \text{ households}] \times 0.19$
acres/household = 4.09 acres
2. Average AAGR of 0.32%
 - a. Based on 936 Private Dwellings in the Town
 $[(2,135 \text{ people}/2.11 \text{ people per household}) - 936 \text{ households}] \times 0.19$
acres/household = 14.41 acres

- b. Based on 850 private dwellings occupied by usual residents
 $[(2,135 \text{ people} / 2.32 \text{ people per household}) - 850 \text{ households}] \times 0.19$
 acres/household = 13.35 acres
- 3. High AAGR of 0.69%
 - a. Based on 936 Private Dwellings in the Town
 $[(2,289 \text{ people} / 2.11 \text{ people per household}) - 936 \text{ households}] \times 0.19$
 acres/household = 28.27 acres
 - b. Based on 850 private dwellings occupied by usual residents
 $[(2,289 \text{ people} / 2.32 \text{ people per household}) - 850 \text{ households}] \times 0.19$
 acres/household = 25.96 acres

LAND VACANCY RATES

Land vacancy needs to be further understood to support growth forecasts and the demand it places on residential land requirements as the Town grows. Land vacancy rates were calculated by performing a desktop assessment recent aerial imagery for Fort Qu'Appelle. A summary of the vacancy rates that were calculated can be found in **Table 1** below.

Table 1: Land Use Vacancy Rates

LAND USE	VACANT LOTS	HECTARES	ACRES
Residential	185	105.47	260.62
Mixed Use	1	1.89	4.67
Commercial	57	30.12	74.43
Industrial	42	13.70	33.85
Community Service	209	176.54	436.24
Future Urban Development	42	13.7	33.85

The land vacancy assessment determined there to be 260.62 acres of residential land currently available in the Town of Fort Qu'Appelle. This amount of land, considering the current household size outlined in Section 3.2, provides enough land to accommodate a population growth between 390 to 429 people over a 25-year period; more than 15 times the population growth forecasted using the high AAGR of 0.69%.

SECTION 4 TOWN OF FORT QU'APPELLE – A LOOK FORWARD

4.1 GENERAL PLANNING CONDITIONS

In managing change, the Town of Fort Qu'Appelle will undertake comprehensive, integrated and long-term planning to ensure development is compatible with the surrounding landscape and can be sustained by appropriate service levels while remaining consistent with legislation and the *Statements of Provincial Interest*.

OBJECTIVES

- To promote compatible and orderly arrangement of land use.
 - To maintain public safety and access.
 - To ensure that future development recognizes the physical capabilities and limitations of the land.
 - To work within our goals and objectives to encourage a variety of economic development programs, projects, opportunities, and facilities for the benefit of the ratepayers of the municipality.
 - To minimize the impacts of development on the environment, heritage, and culture
 - To identify areas that could support new development.
 - To provide quality infrastructure that meets growth demands.
 - To avoid unplanned or sprawling development (including residential, commercial and industrial uses) by promoting orderly, efficient and rational land use patterns through appropriately phased development and services that are supported by evidence of market demand.
-
- To ensure that future development does not negatively impact water quality, environmental resources, and sensitive areas and surrounding Valley and lakes.
 - To minimize the risks of flooding, erosion, instability, and other physical hazards.
 - To work with surrounding communities, First Nations, and the Calling Lakes Planning District Commission the coordination of compatible and sustainable development in the Valley.
 - To protect both surface water and ground water resources.

GENERAL POLICIES

1. The Town of Fort Qu'Appelle shall have a sustainable form, and a diversity of land use and densities that provide for an efficient use of land, infrastructure, and public facilities. This Plan will help identify suitable lands to attract a broad range of residential, commercial, industrial, community service, and future urban development to meet anticipated long-term needs for the community. Unplanned development will

- be avoided to achieve an orderly and efficient land use pattern which will work to accommodate development and the provision of services in appropriate phases.
2. The Town will maintain and enhance the municipal assessment base by ensuring quality development and a diversified local economy.
 3. The Town will enact and administer cost recovery tools available to the municipality through legislation to ensure development pays for itself and to minimize the burden of tax on our citizens.
 4. As per the *Statements of Provincial Interest*, access to open spaces, beaches, and lakes for passive and active uses shall be provided to all.
 5. All lands shall be left in the natural state whenever possible. The developer shall work with the natural terrain and vegetation. Land clearing and water drainage will be strongly discouraged.
 6. Development shall either show that land is free from all geotechnical, slumping and flooding problems; or show that identified problems can be remediated (at no cost to the municipality) by the developer and/or the subsequent owner of each proposed site to be created.
 7. Future development shall integrate into the natural surroundings and complement or enhance the streetscape design, landscape, and vegetation. Planned development will help increase land values, conserve land resources, minimize public expenditure in service provision, ensure access connections to Provincial roads and highways are consistent with traffic safety standards.
 8. All subdivision designs shall consider access to the lake, trails, and other recreational areas allowing for the safe and efficient flow of pedestrian traffic.
 9. 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 shall be prohibited. Development of new buildings or additions in the flood fringe requires flood-proofing to an elevation of 0.5 metres above the 1:500 flood elevation of any watercourse or water body. Flood prone areas and other natural constraints for the Town of Fort Qu'Appelle are identified on the Reference Map in **Appendix B**.
 10. Conformity with this Plan and the Calling Lakes District Plan shall be considered when reviewing development applications.
 11. Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques, and impacts on municipal servicing shall be considered when reviewing all developments for compliance with this OCP.
 12. Conceptual development plans shall guide multi-parcel development proposals and shall indicate:
 - a) Major and minor roads, lanes and other site access.
 - b) Vehicular and pedestrian circulation on the site.
 - c) Existing drainage systems and proposed improvements.

- d) Existing water and sewer systems and required improvements.
- e) Major open and amenity space (including physical areas).
- f) Cultural and archaeological significant areas.
- g) Areas requiring protection through buffering or other means.
- h) Major hazards such as flooding, areas of high water table, and slope lands.
- i) Phasing of development of future development or expansion into adjacent land.

A development proposal shall be denied if it is determined to be detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

13. Major changes to OCP policies shall require an amendment. The Future Land Use Map in **Appendix A** shows the general designation of land use.
14. In managing growth and change, the Town of Fort Qu'Appelle shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities.
15. Adaptive reuse of land, existing infrastructure, and public facilities shall be encouraged to support sustainable development. Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place or planned to support the intensity and type of development.
16. Clustering development to adjacent built-up areas shall be encouraged, and considerations for compact form, mix of uses and densities that allow for efficient use of the land, infrastructure, and public facilities. Development shall minimize the potential impact to drainage, landscape, or other natural conditions and shall be required to mitigate on and off-site impacts.
17. Where land within the municipality has been purchased by an Indigenous community or entity and is pursuing the Additions to Reserve process through either the Treaty Land Entitlement or the Specific Claims the Town will willingly meet with representatives from that First Nation to openly and respectfully negotiate shared services, bylaw compatibility, and other matters of mutual interest and benefit.

4.2 PUBLIC PARTICIPATION

The Town of Fort Qu'Appelle has many involved and active residents who contribute to the daily activities and events in the Town. It is important for the Town to honour the work being carried out by the various individuals, committees, service groups, and organizations, and continue to strengthen relationships moving forward.

GENERAL POLICIES

1. The Town of Fort Qu'Appelle shall continue to communicate with residents, neighbouring municipalities and Indigenous communities, utilizing existing communications such as the municipal website, email, and the community

communications board. The Town will remain proactive in exploring new ways to share municipal information.

2. The Town values the volunteers and active people involved in community committees, organizations, events, and initiatives and will continue to foster good relationships with them in the future. A way to acknowledge and promote volunteerism may be pursued.
3. Advisory committees may be established to solicit input on planning and development, infrastructure, social, cultural, economic, and environmental issues. Review of the OCP shall be undertaken every five (5) years to ensure policy statements are current and reflective of the community.
4. Existing committees, clubs, and organizations shall continue to be encouraged as they are a great contributor to the Town as they encourage residents to become actively involved in community initiatives.
5. The Town shall initiate discussions and collaborate with neighbouring municipalities and Indigenous communities and organizations on community and district wide events, programs, and initiatives. This may include a focus on culture, heritage, recreation, or otherwise.
6. The Town will work to promote, share and respect our shared history with Indigenous peoples and the cultural significance the area holds for Indigenous peoples through municipal communications and cultural, heritage and community events.

4.3 RESIDENTIAL LAND USE

The Town of Fort Qu'Appelle offers a mix of residential land uses including single-detached and multi-unit dwellings, rental accommodations, and country residential. There are an abundance of opportunities for adaptive reuse and infill residential development; however, given the geographic constraints that surround the community, residential expansion is limited to the current Town boundaries. Providing and attracting different types of housing that provides for a range of affordability is important to the community.

OBJECTIVES

- To ensure residential development provides a high quality of life to current and future citizens through appropriate design, density, and location.
- To encourage adaptive reuse and infill residential development.
- To provide a mix of housing types for all lifestyles.
- To support affordable housing opportunities.
- To minimize land use conflicts between residential uses and incompatible, non-residential uses.
- To provide fair and balanced levels of public service and amenities to residential developments to support and encourage home-based businesses that are compatible with residential land use.

GENERAL POLICIES

1. An efficient Town design will encourage a diversity of lot sizes and housing types in new residential areas, facilitating infill development and adaptive reuse, and providing for higher density residential development where feasible.
2. A variety of housing types and lot sizes shall be encouraged to provide greater housing alternatives.
3. In areas of redevelopment, residential infill, or adaptive reuse, a full range of options shall be explored to determine the mix of housing types necessary to meet representative demands. Infill development and adaptive reuse shall be encouraged in existing residential areas.
4. The Town may pursue opportunities to provide affordable housing options in the community. In order to attract affordable housing development, the Town may develop an incentive and identify areas where such type of development would be best suited in the community.
5. A higher proportion of multi-unit housing would enhance land use efficiency and could result in more affordable options. Multi-unit residential sites shall be compatible with the surrounding area. Where possible, multi-unit housing types shall be permitted on residential sites that are as follows:
 - a) Close to community facilities, educational and medical facilities, commercial areas, and/or places of employment.
 - b) On sites having access to major arterial streets.
 - c) Located on the periphery of single-family dwelling areas.
6. Rental housing options will be encouraged to increase rental options in the Town.
7. Mobile homes shall be accommodated in appropriate areas of the community, where they can be integrated with other dwelling types and encourage diversity in housing types.
8. Housing developments will be regulated by the Town of Fort Qu'Appelle Zoning Bylaw.
9. The Town may incentivize the provision of affordable senior housing units such as townhouses and other multi-unit dwellings.
10. Senior and special needs housing shall be located within walking distance to amenities and services to provide better access.
11. New residential areas shall serve as an extension to existing developments, providing efficient servicing, and access to schools and other community amenities. New development will adhere to appropriate development standards to ensure an equitable quality of life for all residents.
12. The Future Land Use Map for the Town of Fort Qu'Appelle (**Appendix A**) will provide for the development of residential and compatible land uses to accommodate the variety of housing as provided for in the Zoning Bylaw.

13. The Town shall explore opportunities to work with Indigenous communities and entities, surrounding municipalities, and the Calling Lakes Planning District Commission to identify potential future growth opportunities.
14. The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion. Rezoning from another land use district to a Residential District will be considered where servicing can be economically and safely supplied to an equivalent standard as the remainder of Town.
15. Non-residential development will be restricted in residential areas except where developments accommodate municipal services and institutional uses compatible with a residential character. Parks and recreation, and institutional uses, such as schools, churches, childcare facilities, seniors housing, and nursing homes shall be accommodated in residential areas.
16. Areas suitable for residential acreage development shall be encouraged to locate in areas adjacent to municipal roadways within and around Town. Acreage development shall occur in an orderly and sustainable manner and shall minimize the fragmentation of agricultural lands.
17. Residential acreage development shall be responsible for their respective on-site servicing and development costs. The Town may offer hook-ups to water lines where feasible. Such development shall be encouraged in a phased manner and promoted to locate in the appropriate areas.
18. Home-based businesses will be accommodated provided they remain secondary to a permitted principal residential use, remain compatible with residential character, and are not of a size or scale that would negatively affect the viability of the local economy.
19. Home-based businesses will be required to comply with the National Building Code of Canada.
20. Bed and breakfasts shall continue to be encouraged within the community.

4.4 COMMUNITY ECONOMIC DEVELOPMENT

The Town of Fort Qu'Appelle serves as a regional service hub in the area with several businesses that serve residents in the region and the travelling public. Broadway Street is a cultural and historic hub where people gather to shop, visit local restaurants, and do daily activities such as banking and grocery shopping. Other complimentary services that support economic vibrance and sustainability include health services, the Regional College, RCMP, library, recreational amenities, and many more.

The Town of Fort Qu'Appelle is situated in the Qu'Appelle Valley and provides many advantages and opportunities to the Town. Its attractiveness and ability for people to enjoy a variety of activities draws new residents and visitors to the community. Working with surrounding Indigenous communities and entities, and municipalities is necessary to the

success of local and regional supports and will enhance and promote community economic development in the Town of Fort Qu'Appelle and the wider Valley.

OBJECTIVES

- To promote the Town's locational advantage for community economic development and tourism.
- To involve younger demographics in Town initiatives and economic development ventures.
- To promote and sustain existing commercial development while attracting new businesses to Town.
- To encourage the use and re-development of existing and vacant buildings and lots
- To market the Town as a tourism destination.
- To encourage and support Indigenous business and investments in the community.
- To maintain and revitalize the Town's vibrant and historic Broadway Street.
- To embrace and encourage economic development opportunities around arts, culture, and history.
- To collaborate with residents, clubs, organizations, Indigenous communities and entities, surrounding communities, and the Calling Lakes Planning District Commission on joint economic development initiatives.

GENERAL POLICIES

1. The Town shall provide appropriate service levels and systems to encourage economic development and competitiveness that includes a range of employment opportunities including industrial, commercial, and institutional uses.
2. The Town shall promote itself as a hub of economic development, building on local and regional services and amenities.
3. Commercial activities shall include the development of structures, buildings, and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
4. The Town shall work toward respectful reconciliation with Indigenous communities and entities that supports their increased investment and participation in the local economy.
5. The Town shall market itself as a tourism destination in the Valley by celebrating its shared history with Indigenous peoples and providing a listing of events, attractions, services and amenities that are offered.
6. Commercial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate in appropriate areas outside the central commercial area, or on vacant areas adjacent to highway and railway corridors.

7. To attract visitors and host large events, the Town shall promote and attract short term accommodation options including hotel developments.
8. Large scale commercial developments such as hotels will be regulated by the Zoning Bylaw.
9. The Town shall encourage youth engagement in community activities and initiatives to contribute to economic development within Town. This may include encouraging youth businesses, events, and fundraising ideas.
10. The Town shall collaborate with other levels of government, organizations, jurisdictions and entities to pursue joint-capital improvements and development projects.
11. The Town shall work with the Calling Lakes Planning District Commission to develop a regional economic strategy.
12. Arts, culture, and history shall be integrated throughout Town as an economic driver for the community.

TOWN CENTRE POLICIES

13. The Town shall continue to encourage and promote the Broadway Street as Town Centre, the commercial core of the community, while maintaining a welcoming approach to new commercial developments.
14. The Town may encourage unique and boutique style commercial developments that complement existing businesses in the commercial core.
15. The Town shall encourage unique development opportunities, adaptive reuse, and flexible reinvestment strategies on Broadway Street by accommodating mixed-use development that provides for a broad range of compatible commercial, industrial, institutional, cultural, and residential uses, including live/work units.
16. The Town will continue to consult with individuals, business owners, and organizations in the Fort Qu'Appelle to identify initiatives that attract business toward the Town Centre.
17. The Town may encourage business and property owners to rent or donate vacant buildings on Broadway Street and other commercial areas to provide opportunities for youth related activities and businesses, entrepreneurs, and arts and culture.
18. The Town is committed to improving the Town Centre in ways that attract highway traffic and entice the travelling public to shop in local businesses while providing an enjoyable downtown experience.
19. The Town may provide for developments that may have unique characteristics, innovative approaches, or unusual site constraints, and require a more flexible approach to land use regulation than is available under traditional zoning.
20. Developments along Broadway Street shall promote a human scale and pedestrian oriented environment.

21. Open space and pedestrian amenities shall be encouraged on Broadway Street by:

- a) Designating appropriate areas for park space.
- b) Providing adequately spaced municipal facilities such as benches, street art, shade trees, and waste receptacles.
- c) Encouraging the private sector to incorporate open space and other pedestrian amenities into major development projects.
- d) Providing areas for plazas, courtyards, and other public spaces adjacent to sidewalks and lanes where appropriate.
- e) Including multi-modal transportation paths for bicycles, scooters, and strollers.
- f) Providing a pedestrian-oriented environment which is efficient, aesthetically pleasing and promotes public safety.

HIGHWAY COMMERCIAL POLICIES

- 22. Highway commercial developments shall be serviced by existing transportation infrastructure and be located at highly visible locations. Proposed developments shall serve the travelling public by providing vehicle and travel related goods, services, and convenience that do not significantly detract from the services provided in the Town Centre.
- 23. The Town shall encourage a broad range of commercial activities suited for a variety of lot sizes. Undeveloped commercial areas may require adequate infrastructure that can accommodate development in a timely, economical, and environmentally sustainable manner.
- 24. The Town shall encourage a unified and aesthetic appeal from the highway entry points, including signage, advertisements, landscaping, and lighting.
- 25. Highway commercial development shall be well planned and provide land use that support a range of commercial uses to serve the travelling public and regional economy.

LAKESHORE DEVELOPMENT POLICIES

- 26. Environmentally conscious beach and lakeshore development that provides public access to lakes and public lands shall be encouraged by the Town.
- 27. The Town shall ensure development is set back from natural hazard and environmentally sensitive areas to protect the lakeshore.
- 28. Lakeshore development shall integrate into the natural surroundings using complimentary landscaping and vegetation.
- 29. Communal boat launching facilities and a public marina development will be encouraged.

30. The Town shall encourage sustainable and environmentally responsible lakeshore development in the following ways:
- a) Requiring development adjacent to the lakeshore and supporting public lands be reviewed by the Town Council; and, where Council believe development will have potential adverse impact on the shoreline and habitat, refer the application to the appropriate provincial and federal bodies.
 - b) Work with all levels of government and the development community to ensure potential negative impacts are identified and minimized.
 - c) Requiring heightened construction requirements that include buffering of the shoreline and silt fencing to protect water quality and promote retention and stability of the lakeshore.
 - d) Improving awareness in residents and visitors of the importance of maintaining a balance between natural habitat and recreational use.
 - e) Requiring these standards be applied by Developers when landscaping or rebuilding adjacent to the lakeshore and other riparian areas.
31. The Town will encourage the developments that serve the public and minimize conflicts associated with lake use such as a marina, concession, and a beach store. Suitable and potential locations are identified on the Future Land Use Map (**Appendix A**). Regulations around marinas or developments of this nature will be provided in the Zoning Bylaw.

HOME-BASED BUSINESS POLICIES

32. Home-based occupations and businesses shall be encouraged in the Town as valuable contributors to the local and regional economy.

4.5 INDUSTRIAL DEVELOPMENT

The Town of Fort Qu'Appelle has some industrial-related developments. Industrial development requires large space and areas for storage. Due to the Town of Fort Qu'Appelle's locational advantage and transportation options for shipping goods and services, there are some compatible areas to accommodate this type of development. Being environmentally conscious around the placement of industrial development is important to the community.

OBJECTIVES

- To support Fort Qu'Appelle's industrial businesses and activity base.
- To minimize land use conflicts between industry and other land uses.
- To identify areas for future industrial development and ensure there is sufficient industrial land available for primary, secondary, and service industries in appropriate locations.

- To recognize and market strategic opportunities for development along the Highway corridors.

GENERAL POLICIES

1. The Town shall promote Fort Qu'Appelle's locational advantage when pursuing industrial expansion in areas of agriculturally related activities, light industrial manufacturing, material transportation, and heavy equipment and support service activities.
2. Industrial areas shall be serviced with adequate infrastructure capacity and services to accommodate development in a timely, economical, and environmentally sustainable manner.
3. The Town will encourage various industrial lot sizes and may provide a range of service level options, including fully serviced and lightly serviced parcels.
4. Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations.
5. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation corridors to maximize resource management, municipal services, land use compatibility and environmental protection.
6. Facilities and sites which are designed or intended for the storage or disposal of private, commercial, industrial, toxic, or contaminated waste or garbage shall be prohibited within the municipality, outside of an approved waste collection and disposal site.
7. The designation of additional land for industrial use shall take into consideration the following criteria:
 - a) The site shall have direct and approved access to major public road systems.
 - b) The development will not generate additional heavy truck traffic on residential streets.
 - c) The development shall not have adverse impacts on the natural environment, including groundwater resources.
 - d) The development shall not detract from the visual attractiveness of the area.
8. Care shall be taken in the siting of industrial uses that normally create very significant land conflicts with regards to noise, vibration, dust, odour, or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.

9. Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways into Fort Qu'Appelle. If such uses are proposed in these areas, commercial uses shall be encouraged as a buffering use to retain an aesthetically appealing Town. Special landscape buffer or other mitigation measures may also be requested to screen the industrial uses from public view.
10. Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through special separation shall be located according to the separation distances outlined by the appropriate Provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage, or use of hazardous materials shall be discouraged.

SAND AND GRAVEL POLICIES

1. As per the *Statements of Provincial interest*, the Town of Fort Qu'Appelle shall ensure the following around sand and gravel development:
 - a) That it is compatible with existing and planned land uses.
 - b) It is operated with minimal disturbance to the environment and aquifers.
 - c) Require that future reclamation of the sand and gravel development be addressed during the development approval stage.
 - d) Include sand and gravel development as a discretionary land use within the Town.

4.6 COMMUNITY SERVICES

There are several community services within Fort Qu'Appelle including, though not limited to, clubs, service groups, organizations, committees, health care, emergency services, education, religious facilities, arts and culture, and recreation.

Fort Qu'Appelle's health care is unique in that the All Nations' Healing Hospital is located within town. The All Nations' Healing Hospital is owned and operated by File Hills Qu'Appelle Tribal Council and Touchwood Agency Tribal Council. It is funded through a transfer agreement from Health Canada and an operating agreement with Saskatchewan Health Authority. This facility is unique in that it provides health care services to both Indigenous and non-Indigenous people from the surrounding region. The services offered in this facility include acute care, 24-hour physician and emergency services, palliative care, diagnostic services, mental health and wellness, women's health services, and a number of other programs and services.

Education within the community includes the Fort Qu'Appelle Elementary School, Bert Fox High School, and Parkland Regional College.

There is also a strong presence of arts and culture in the community. The Qu'Appelle Valley Centre for the Arts operates from a former school, attracting artists, programs, and events to the community. There is also several summer and winter events put on by the Town and community members.

OBJECTIVES

- To provide for recreational activities, institutional, community services, and cultural facilities that are accessible and available for all ages and lifestyles.
- To maintain and improve existing community facilities in order to attract residents and other recreational and cultural opportunities.
- To explore the need for a greater variety of multi-function indoor recreational activities and support local interests by providing year-round outdoor activities.
- To promote nearby parks and recreational amenities for year round activities.
- To pursue multi-use building to integrate various community services and amenities.
- To acknowledge local volunteers for their work in the community.
- To promote events and initiatives within the Town and region.
- To collaborate with local organizations and committees, surrounding municipalities, First Nations communities and the Calling Lakes Planning District Commission to provide community and regional delivery of facilities, services, events and initiatives throughout the valley.

GENERAL POLICIES

1. The Town of Fort Qu'Appelle shall encourage the development of institutional, public and community services, and, where available, the development of institutional, recreational, or cultural facilities shall be encouraged to locate where services can be shared or have a joint-use.
2. Community services and amenities including open space, parks, beaches, and other natural and built amenities shall be made accessible to everyone.
3. The Town shall explore opportunities with organizations to promote volunteering and related types of community work to residents and newcomers in the Town.
4. The Town of Fort Qu'Appelle may acknowledge and celebrate work carried out by local and regional clubs, committees, and organizations that want to help the community and create positive results. The clubs, committees, and organizations shall have an open invitation for new people to become involved.
5. The Town shall promote arts, culture, and heritage amongst the community. The Town will enhance the cultural well-being of residents through continuous support for art and cultural programs and to be a community that is inclusive of all backgrounds, traditions, and cultures. Festivals and events shall be encouraged and promoted year-round.

6. The Town Centre shall serve as a primary opportunity for cultural vibrancy that includes a strong mix of retail, food, and entertainment.
7. The Town campground shall be maintained and expanded upon when feasible.
8. The Town will monitor the adequacy of community services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine needs and the best methods to provide and maintain community facilities.
9. The Town shall explore opportunities to reuse an existing building or develop a new building to accommodate joint community services such as a library, community hall, and other uses.
10. The Town shall enhance the physical, social, and cultural well-being of residents through support for the arts, culture, recreation, library, fire, police, education social programs and health services to meet present and future needs.
11. The Town shall promote the parks, green space, and recreational amenities such as the Fort Campground as valuable assets to Town and district residents and visitors.
12. The Town supports the Fort Qu'Appelle Elementary Community School, Bert Fox Community High School, and Parkland Regional College as integral facilities for the greater community which can also be utilized to host a variety of local and regional events.
13. The Town shall continue to promote and encourage post-secondary educational opportunities like those offered by the Parkland Community College, supporting the expansion of programs and services being provided to residents.
14. Affordable and inter-generational programs and services shall be encouraged through the provisions of inclusive community services and amenities that are open to residents and visitors.
15. Events and initiatives within Fort Qu'Appelle shall continue to be encouraged, accommodated and explored in collaboration with organizations, service groups and committees, Indigenous communities and entities surrounding municipalities, and the Calling Lakes Planning District.
16. The Town will work with Indigenous communities and entities, neighbouring municipalities, and the Calling Lakes Planning District to provide facilities and services to residents of the area where and when it is feasible to do so.
17. The Town will work with service delivery agencies, Indigenous communities and entities, and other municipalities and jurisdictions by:
 - a) Participating in activities to enhance the delivery of services.
 - b) Assisting with site planning for public service uses.
 - c) Providing infrastructure supports to public service uses.
 - d) Encouraging joint-use, partnerships, and co-investment in public and community facilities as a means of providing cost-efficient services to the public.

- e) Accommodating public service development in locations that are compatible with future growth objectives and planned land use permitted by the Zoning Bylaw.
- f) Entering into collaborative inter-municipal and inter-agency agreements.

4.7 RECREATION AND TOURISM

With rich natural history, and an abundance of water, land, and year-round recreational amenities and programs, the Town of Fort Qu'Appelle presents a unique locational advantage to support a diverse variety of recreation and tourism opportunities.

The Town embraces its shared history with Indigenous people from the area and remains committed to sharing the significance the area holds in Canadian history by respectfully showcasing heritage and cultural artifacts important to the area.

OBJECTIVES

- To work with Indigenous communities and neighbouring municipalities to promote and support regional tourism and marketing.
- To pursue new strategies to enhance tourism development in the Town of Fort Qu'Appelle.
- To provide for recreational activities, institutional, community services and cultural facilities that are accessible and available for all ages and lifestyles.
- To link recreational activities, programs, and amenities throughout Town and the surrounding region.
- To maintain and sustain the existing recreational facilities while seeking opportunities to enhance them.
- To ensure a mix of indoor and outdoor recreational activities.
- To support and promote Town and district recreational amenities and programs.
- To develop multi-modal trails within Town and connect them throughout the Valley.
- To encourage conservation and expansion of green space and buffer strips within the community.
- To brand the Town of Fort Qu'Appelle as a tourism destination.
- To promote the Town as a regional convention centre and Provincial and National scale sports tournament venue.

RECREATIONAL POLICIES

1. The Town will promote the use of existing recreational space and amenities in the programming recreational and cultural activities to ensure these amenities remain vibrant in the future.
2. The Town may pursue opportunities to develop multi-functional facilities to accommodate a variety of recreational amenities, such as a rink, and community hall.

3. Recreational amenities shall be considered in locations where the following criteria can be met:
 - a) Additional development does not conflict with existing land uses.
 - b) There is a demonstrated demand for new recreational amenities.
 - c) Infrastructure capacity requirements can be managed as part of the project
 - d) Vehicular and pedestrian circulation and access to the development meets municipal standards.
 - e) On-site parking demands can be managed and maintained.
 - f) Buffer strip requirements are considered and followed.
4. Recreational developments and pursuits shall consider the natural landscape and shall not have negative impacts on the natural beauty of the Valley. Protecting and preserving unique features including the valley walls, major streams, coulees, wooded areas, and natural shore land and major marshland will be required.
5. An appropriate Environmental Site Assessment shall be required where a proposed development includes or has potential to impact an environmentally sensitive area. Mitigation measures may be required to ensure the protection of land and water resources.
6. The Town shall develop an integrated and linked system of parks, green space, pathways, and recreational facilities to meet the recreational needs of the community.
7. An active transportation network to accommodate pedestrian, cycling, and other modes of transportation shall be identified. providing citizens with safe, accessible and convenient year-round trails and pathways.
8. Private, public, and service groups will be encouraged to develop and construct active transportation pathways and related facilities in the Town of Fort Qu'Appelle.
9. The trail networks throughout Town and the Valley such as the TransCanada Trail is a community asset, and the Town will look at opportunities to work with surrounding municipalities to maintain them into the future..
10. Active transportation corridors as encouraged in this Official Community Plan may transect environmentally sensitive and natural areas so long as cumulative impacts are minimized and these areas remain protected.
11. Park space shall include an equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails.
12. Various recreational amenities shall be encouraged in residential neighbourhoods as the community grows.
13. In new or redeveloped residential areas, the provision and development of buffer strips and pathways shall be used to preserve important natural features and encouraged to separate incompatible land uses.

TOURISM POLICIES

14. The Town shall continue to market the Town of Fort Qu'Appelle as a destination site to attract visitors to the region.
15. The preservation of present cultures and traditions through festivals, dances, and other community events is essential to celebrating our shared history and shall be enhanced and promoted when opportunities arise.
16. Opportunities to collaborate with local and regional residents, businesses, and other stakeholders on tourism initiatives shall be pursued whenever possible.
17. New tourism strategies that provide services and amenities to the travelling public should be pursued to enhance tourism development of the area.
18. Attractive signage along major highways shall be promoted to support tourism in the Town of Fort Qu'Appelle and entice the travelling public to stop in the community.

4.8 NATURAL HAZARD AND ECOLOGICAL SENSITIVE LANDS

The Town of Fort Qu'Appelle is fortunate to have an abundance of natural and environmental features within the community. Many of these resources require a high degree of sensitivity and analysis when balancing development with the environmental health of the Valley to ensure these lands and resources are preserved and protected. The Town of Fort Qu'Appelle recognizes their role in preserving and protecting the environment and are committed to working with Indigenous communities and the Calling Lakes Planning District Commission to ensure the prosperity of the Valley as a whole.

OBJECTIVES

- To protect natural and environmental features and systems within the Town and Valley.
- To protect and maintain water quality and environmental resources.
- To strike a balance between development and environmental preservation.
- To extend the responsibility for sound environmental management to property owners and developers.
- To dedicate areas that are environmentally sensitive or hazardous in nature as Environmental Reserve.
- To restrict development that would accelerate or promote damage in areas where drainage patterns are altered.
- To preserve and enhance defined areas of critical habitat and heritage resources.
- To work with Indigenous communities, surrounding municipalities, and Calling Lakes Planning District to employ and promote sound environmental management of ecological and environmentally sensitive lands within the Valley.

GENERAL POLICIES

1. The Town of Fort Qu'Appelle will work with provincial departments and agencies to identify significant:
 - a) Critical wildlife habitat or rare or endangered species within the municipality.
 - b) Wetlands and other sensitive environmental regions within the municipal boundaries.
2. Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
 - a) Rare or endangered species have received Provincial designation and protection.
 - b) Lands that are designated under the *Wildlife Habitat Protection Act*, as updated from time to time.
 - c) Private lands that are voluntarily protected by landowners.
 - d) Lands which may be designated under a variety of other environmental protection legislation or policies.
 - e) An aquifer is found or located.
 - f) The area is used for recreational purposes including bird watching or designated areas for hunting.
 - g) Lands are designated as natural prairie or grasslands.
3. Future development shall complement the surrounding community design, landscape, and vegetation by integrating into the natural surroundings. Natural and environmentally sensitive areas shall be identified and protected where human activities may create potential to stress the environment.
4. Environmentally sensitive lands identified in **Appendix B** shall be protected and carefully managed:
 - a) In recognition of their respective limitations and opportunities.
 - b) To achieve resource protection.
 - c) To avoid excessive development and maintenance costs.
 - d) To minimize environmental disruption and pollution.
 - e) Pursuant to provincial and federal legislation.
5. Proposed developments shall be subject to the consideration of preserving the ecological value, integrity, and management of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands.
6. The Town of Fort Qu'Appelle shall recognize and support provincial planning initiatives pertaining to environmental protection and ecological integrity.
7. Development shall not deplete or pollute the lakes and water in the Town. Any development that may pose a threat of damaging the water shall be restricted.

8. The Town of Fort Qu'Appelle, in accordance with the Calling Lakes Planning District Commission, will work with government and non-government organizations, agencies, and other communities to improve the water quality of the lakes.
9. Developers may be required to provide a Comprehensive Development Review with information pertaining to environmental qualities, vegetation, drainage, and soil reports prepared by accredited professionals as a means of ensuring the required provisions and criteria of the proposed development are met.

NATURAL HAZARD POLICIES

10. Natural hazard lands include the following:
 - a) Designated lands.
 - b) Steep slopes.
 - c) Known ground water supplies.
 - d) High water tables.
 - e) Marshes.
 - f) Areas adjacent to water courses.
 - g) Land subject to flooding.
 - h) Water or wind erosion.
 - i) Aquifer recharge capability.
 - j) Slope instability or slumping.
 - k) Expansive soils involving shrinking, swelling, frost heaves, etc.
 - l) Lands sensitive to aquifer pollution and rapid vegetative destruction.
 - m) Lands subject to ponding based upon historical information and specific site analysis.
11. The Town shall carefully manage and plan land use and development to ensure associated risks or hazards are mitigated and protected against. In these instances, the following criteria shall be applied:
 - a) Proposed developments shall not obstruct, increase, or otherwise adversely alter water and flood flows and velocities.
 - b) There shall be no added risk to life, health, or personal safety.
 - c) Activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited unless mitigation measures deemed appropriate and necessary by accredited professionals are taken to minimize the potential of erosion or bank instability.
 - d) Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.

SURFACE WATER AND DRAINAGE POLICIES

12. Adequate surface water drainage shall be required in the Town of Fort Qu'Appelle to prevent flooding, erosion, and pollution. Development consideration shall include the ecological, wildlife habitat, slope stability, and drainage including the upstream and downstream implications.
13. New developments and subdivisions which are adjacent to water bodies, water courses and/or drainage channels shall be developed to retain stormwater on-site and match the release rate of the post-development to pre-development conditions, while minimizing erosion and maximizing the protection of water quality.
14. Proposed development should be directed to avoid areas prone to poor drainage due to snowmelt or prolonged rainfall events wherever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
15. Water bodies and water courses shall be managed as follows:
 - a) Natural vegetation shall be preserved to prevent bank erosion.
 - b) Unauthorized water body or water course dredging and filling shall be prohibited.
 - c) Periodic cleaning of man-made drains shall be encouraged.
 - d) Channel improvements shall be carefully designed and constructed.
 - e) Water control structures shall be designed in accordance with the standards approved by the appropriate provincial agencies.
16. Unauthorized drainage of surface water from any land throughout the municipality shall be prohibited. Individuals shall be required to obtain authorization from the Town and the appropriate provincial agencies prior to taking any measures to drain surface water from their land.
17. Developments shall be protected from flooding.
18. Unauthorized drainage of surface water runoff from any land within the Town of Fort Qu'Appelle shall be prohibited. Water courses shall not be filled or altered without the prior approval of the appropriate provincial agencies, and the Town of Fort Qu'Appelle. The Town of Fort Qu'Appelle shall require the preparation of an overall drainage plan for commercial and multi-residential developments within the Town.
19. New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and maximize water quality.

UNSTABLE SLOPE AREA POLICIES

20. Slope steepness shall guide development within the Town of Fort Qu'Appelle. Slopes greater than 15% are unsuitable for development and development within these areas shall be discouraged.

21. Developers shall be responsible to undertake slope stability investigations carried out by a professional geotechnical engineer registered to practice in Saskatchewan in areas with the reasonable potential for erosion, slumping, or slope instability to provide the Town with confidence in the proposed development.
22. Developers and Property Owners shall be willing to accept all residual risks and liabilities associated with a development where hazard slopes exist.
23. Development and activities shall be avoided where:
 - a) the risk of unmitigated erosion or slope failure exists.
 - b) there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere.
 - c) to minimize the potential impacts of slope instability on municipal services and infrastructure.
24. The Town of Fort Qu'Appelle, in addressing the hazards associated with erosion and slope instability shall:
 - a) Require investigations as part of an application for subdivision and/or development.
 - b) Establish the objectives of scientific and engineering investigations in relation to such applications.
 - c) Reasonably ensure, using current and future technical, administrative, and legal means, that the hazards and potential long-term costs associated with potential erosion and slope failure can, and will, be borne fairly by all parties including the proponent and/or future owner.
 - d) Ensure that future owners are informed, acknowledge the inherent risks, undertake reasonable investigations, and accept liability for development undertaken on land where slope instability is a concern.

FLOOD HAZARD AREA POLICIES

25. Development will be restricted in the flood plain to protect against the loss of life and to minimize property damage associated with flooding events. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.
26. Intensive development, construction of buildings and other structures, and the subdivision of land in identified flood hazard areas or on lands below the 1:500 design flood freeboard elevation level shall be prohibited.
27. The appropriate provincial agencies or a professional engineer registered to operate in Saskatchewan can be utilized as a source for technical advice regarding flood levels and flood proofing techniques.
28. Council shall manage development and subdivision proposals in consideration the appropriate provincial agencies and ministries flood hazard prevention recommendations.

29. Development proposals in flood plain areas shall be referred to the appropriate provincial agencies for review prior to approval. A site specific topographic survey including contour lines in one metre increments shall be provided by the proponent at the time of application.
30. The appropriate provincial agencies may provide comment on where there is potential for a flood hazard, and if so, providing the flood hazard flow.

SOIL DISRUPTION POLICIES

31. Developments shall minimize soil erosion and topsoil disruption in order to avoid pollution, slope instability, silting and the undesirable alteration of surface drainage and ground water.
32. As a condition of any service agreement, Council shall require the submission of a landscape plan that shows any planned soil disruption and outlines any planned mitigation measures.
33. Council shall use the regulations of the Zoning Bylaw to prevent or minimize soil erosion and the unauthorized permanent removal of topsoil due to new development. The Zoning Bylaw may require landscaping plans to be submitted for municipal review and approval for specific types of development.

VEGETATION POLICIES

34. Development shall not needlessly destroy existing trees, vegetation, and unique flora.
35. The planting of new vegetation and the implementation of protective vegetation measures shall be encouraged in conjunction with new development throughout the Municipality. Landscaping plans for certain developments may be required for certain development as outlined in the regulations of the Zoning Bylaw.

WILDFIRE HAZARD AREA POLICIES

36. Development in wildfire-prairie fire hazard areas should be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. Precautions may include those intended to help protect property from the damage of wildfires that may ignite in or around the Town of Fort Qu'Appelle.
37. Development should utilize the following guidelines:
 - a) Developers of new developments in the Town of Fort Qu'Appelle shall consider the integration of trails, roads, and cleared park land around development which may serve as fire breaks, and provide a vehicle access route to facilitate fire suppression in interface areas.
 - b) Fuel reduced buffers around residential properties are encouraged.
 - c) Building design and construction shall be generally consistent with the standards of the National Fire Protection Association.

NATURAL HABITAT POLICIES

38. Wildlife, vegetation, and unique ecological habitats shall be preserved.
39. Development in unique ecological habitats shall be subject to protective development standards.
40. Development and cultivation of low grade areas shall be limited to protect nesting areas for song and game birds.
41. The Town shall work with provincial and federal agencies to protect any significant heritage resources, critical wildlife habitat, wetlands and rare or endangered species located on land proposed for development. Where significant potential for such has been found, the Town may defer issuing a permit for any development until such time as the requirements of the relevant provincial agencies to protect such resources have been obtained.

4.9 GROUND AND SOURCE WATER PROTECTION

Water as a natural resource is an important aspect within the Town of Fort Qu'Appelle and throughout the Qu'Appelle Valley. Water needs to be protected and managed into the future to ensure an adequate supply for existing and future users. The Town of Fort Qu'Appelle in conjunction with its neighbours wants to ensure these resources are protected into the future.

OBJECTIVES

- To protect and maintain water quality and resources.
- To consider ground and/or source water in areas of new development and re-development.
- To work with Indigenous communities, the appropriate provincial agencies, neighbouring municipalities, and the Calling Lakes Planning District Commission to create regional strategies to preserve and protect water within the Valley.
- To manage ground and/or source water resources in a manner that would not deprive existing users of their water supply and would not have a known detrimental effect on the aquifers.
- To ensure development and land use activities are not harmful by causing pollution or contamination in aquifers.

GENERAL POLICIES

1. Development shall not deplete or pollute groundwater resources within the Town. Investigations to assess the impact of development on groundwater resources including drainage may be required to protect aquifers and their supply. Saskatchewan Water Security Agency will be utilized as a source for technical advice.
2. Development should avoid any alteration to drainage, landscape, or other natural conditions and shall be required to mitigate on and off-site impacts. Detailed analysis by a qualified engineer shall include studies for water quantity and quality, septic services, shoreline erosion, and any works required to support the proposed development.
3. Areas subject to historical spring flooding shall submit a drainage plan as part of the proposal. Natural methods of storm water retention and drainage will be utilized to the fullest extent possible.
4. Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans, and other issues that may be required for the purpose of ensuring public health and safety.
5. The Town of Fort Qu'Appelle shall collaborate with the Saskatchewan Water Security Agency to monitor development to ensure there is no negative impact on ground or source water resources and watercourses, and other bodies of water.
6. Buffer strips should be maintained adjacent to watercourses and water bodies to allow for shoreline protection measures against erosion and flood hazards. Wetlands shall be preserved, whenever possible, for the benefit they serve as catchment basins for drainage and ecological aspects.
7. The Town of Fort Qu'Appelle may explore opportunities to work with other municipalities and government agencies to investigate and improve the quality of water in the Town.
8. All development near any water bodies will be complementary to the natural features of the river valleys. All development shall be in accordance with the 25-year Saskatchewan Water Security Plan.

AQUIFER POLICIES

9. The Town of Fort Qu'Appelle is located in the Hatfield Valley Aquifer area. Care must be taken in the storage, handling, manufacture, and use of products on sites within the aquifer area to avoid contamination of the underlying aquifer.
10. All applications for development near aquifers shall be accompanied by a report certified by a professional engineer that shall address site design, waste water management, and hazardous materials handling, storage and disposal, descriptions of physical/facility-specific structures, plans and standards.

11. The Town of Fort Qu'Appelle shall work cooperatively with Saskatchewan Water Security Agency to monitor ground water resources and may require annual assessment of residual nutrient levels in the soil, ground, and local surface water by a qualified professional recognized by Water Security Agency demonstrating:
 - a) The development and on-going operation of activities with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources.
 - b) The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface, and groundwater quality resource.

4.10 MUNICIPAL AND ENVIRONMENTAL RESERVE

The Town of Fort Qu'Appelle is committed to dedicating lands for Municipal and Environmental Reserve. These lands offer opportunity for shared management, district capacity and relationship building. There is a strong emphasis on the placement of Environmental Reserves to preserve and protect natural features within the Town of Fort Qu'Appelle such as the Valley, lakes, and natural areas. The dedication of lands will ensure these amenities are preserved for future generations.

OBJECTIVES

- To dedicate any municipally owned land considered suitable as Municipal Reserve as set forth in provincial legislation.
- To prohibit any encroachment on Environmental or Municipal Reserve lands, except those permitted under *The Dedicated Land Regulations*.
- To ensure the dedication of lands as Environmental Reserve in cases where the land meets requirements set in provincial legislation.
- To ensure that at such time that new schools are planned that Municipal Reserve sites are created suitable in size to be used for school purposes.

GENERAL POLICIES

1. Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
2. Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*.
3. Land provided as an Environmental Reserve becomes the property of the municipality. The applicant may be required to provide any amount of land in any location that the approving authority considers necessary, if the land consists of:
 - a) A ravine, coulee, swamp, natural drainage, or creek bed.
 - b) Wildlife habitat areas that:

- i. Are environmentally sensitive.
 - ii. Contain historical features or significant natural features.
- 4. Where development is proposed adjacent to a watercourse, the Town will request the subdivision approving authority to dedicate Municipal or Environmental Reserve as appropriate to protect sensitive areas and ensure continued public access to these areas. Considerations shall be given to use Municipal Reserve as walking paths, green space, and bike trails.
- 5. The Town will require the dedication of Municipal Reserve or will use the provisions of the *Dedicated Land Regulations* to ensure adequate recreational and utility space is provided for future needs.
- 6. The Town will consult with the Ministry of Education and the Prairie Valley School Division No. 208 in creating Municipal Reserve sites where they are needed for the development of new school sites.
- 7. Public Reserves that support a combination of parks, green spaces, nature reserves, and recreational facilities will be encouraged.
- 8. Critical or threatened habitat and environmentally sensitive areas shall be designated as Environmental Reserve within the Town.

4.11 HERITAGE AND CULTURAL RESOURCES

The Town of Fort Qu'Appelle is a participant in the Cultural Resource Use Partnership (CRUP) which includes the communities of Fort Qu'Appelle, Indian Head, Wolseley and District of Katepwa. These communities worked cooperatively and were successful in obtaining funding from SaskCulture's Municipal Cultural Engagement and Planning Grant. Through this process, the communities have embedded a cultural planning component within this OCP that is reflected in this Section.

There is a multitude of special cultural and heritage areas, amenities, and sacred spaces in the Town of Fort Qu'Appelle including, though not limited to, the Qu'Appelle Valley Centre for the Arts, the Town of Fort Qu'Appelle Museum, the Hudson's Bay Company Building, the Pottery and Art Gallery, the Treaty 4 Governance Centre and Powwow Grounds, and the Mission Ridge Winter Park. The community of Fort Qu'Appelle wants to ensure the preservation of heritage and cultural resources while striving for diversification and expansion of heritage, arts, cultural programming, events, and celebrations.

OBJECTIVES

- To recognize and promote the value of local and regional heritage areas and buildings.
- To maintain and improve the Town of Fort Qu'Appelle's cultural amenities.
- To provide opportunities for community members and visitors to be involved in heritage and cultural events, initiatives, and programming.

- To provide opportunities for youth to take part in cultural and heritage initiatives.
- To create places and programming for positive public interaction between people of various ethnic backgrounds, religions, and lifestyles.
- To promote important cultural facilities and heritage assets as valued community amenities.
- To recognize the historical significance and story of “Fort” Qu’Appelle.
- To proactively engage people of various ethnic backgrounds, including the First Nations, to participate in the emergence of a Town of Fort Qu’Appelle and area cultural identity.
- To promote and take pride in the local artists and storytellers in the community.
- To link cultural and community amenities throughout the Town of Fort Qu’Appelle.

GENERAL POLICIES

1. The Town will continue to cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites, and special areas within the Town of Fort Qu’Appelle to ensure that it is accessible to everyone.
2. The Town of Fort Qu’Appelle shall collaborate with neighbouring municipalities and First Nations communities to identify heritage and cultural assets to protect, and market these important assets, amenities, and sites for community members and visitors.
3. The Town will work with and encourage partnerships with the various committees and community members involved in community events to retain and promote festivals and events such as the Winter Festival. Other festivals and events such as the Mid Summer’s Arts Festival and Jib Fest shall be encouraged and expanded on in the future.
4. At the time of subdivision, Environmental Reserve and/or Municipal Reserve may be used to protect certain portions of land that may have any cultural and/or heritage significance.
5. Consistent signage to market and link heritage and cultural assets within the community and larger region shall be encouraged. A visual theme can be implemented throughout the community and downtown area.
6. The Town shall continue to focus, encourage, and promote the Town of Fort Qu’Appelle as a “Four Season” community.
7. Broadway Street and the downtown area shall be viewed as an opportunity for cultural vibrancy that includes a strong mix of retail, food, and entertainment uses. Festivals and events shall be encouraged and promoted year-round.
8. The Town shall encourage partnerships with small businesses in the downtown area that support the focus on artists, designers, and creative entrepreneurs to create and promote vibrant community nodes.

9. The development of a Regional Cultural and Heritage Commission may be formed to maintain and implement the objectives and policies of this OCP and the Calling Lakes District Plan.

HERITAGE POLICIES

10. The Town of Fort Qu'Appelle will work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks, and districts.
11. The Town will utilize the *Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada* to guide conservation projects on historic places which are owned, regulated, funded, or guided by the municipality.
12. The Town shall protect its natural and built heritage through the preservation of key historical buildings such as the Hudson's Bay Company, the Qu'Appelle Valley Centre for the Arts, McDonald Bank (now the Town Office) and other historical amenities identified by the local community.
13. Amenities such as the Qu'Appelle Valley Centre for the Arts hold significant heritage value for the community and wider region. The Town shall promote the Centre as a facility that showcases a number of art shows and galleries. The Town shall work closely with the Qu'Appelle Valley Centre for the Arts Committee to ensure the building retains Municipal Heritage Status.
14. The Town of Fort Qu'Appelle will move forward where criteria is met, for the designation of respective buildings, sites, and districts either municipally, or where applicable, provincially, nationally, and internationally.
15. The Town of Fort Qu'Appelle will demonstrate the appropriate use and treatment of properties designated through *The Heritage Property Act*.
16. The Town shall promote the local build, social and natural history collections, sites and stories of peoples of various cultural backgrounds through various media and technology platforms.
17. Heritage resources will be protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation. The protection of heritage resources from incompatible development will be regulated by the Zoning Bylaw. A Heritage Resource Overlay District may be implemented.
18. The Town will explore any potential for repurposing buildings, structures, or spaces as cultural centres where arts, design, and culture, both non-profit and commercial, are brought together as studio spaces.
19. Education and the use of facilities such as the Qu'Appelle Valley Centre for the Arts or the Town of Fort Qu'Appelle Museum shall be utilized to ensure that local history and stories are showcased and promoted.
20. The Town will work with Saskatchewan Trails Association, TransCanada Trail, and local committees to ensure the Trans Canada Trail is maintained and promoted. This trail

holds significant value for the community, not only for recreational purposes, though for heritage and cultural purposes as well.

CULTURAL POLICIES

21. The Town shall encourage community-initiated projects and events that enhance the sense of community and increase the number of events, activities, festivals, fairs, and local cultural events.
22. The Town will actively promote and encourage continued relationship building and open communication with the various cultural communities in the Town of Fort Qu'Appelle.
23. The Town of Fort Qu'Appelle will enhance the cultural well-being of residents through continuous support for art and cultural programs and to be a community that is inclusive of all backgrounds, traditions, and cultures.
24. Treaty 4 holds significant importance to the community and wider region. Events such as the Treaty 4 Gathering shall continue to be promoted through education and marketing opportunities.
25. Events to promote cultural collaboration through the National Culture Days or Treaty 4 Gathering shall continue to be explored as an opportunity to promote cross-cultural themes and dialogue.
26. Enhancement of cultural programming throughout the Town of Fort Qu'Appelle shall be explored in order to attract community members and tourists to participate in the cultural aspects of the community.
27. The Town of Fort Qu'Appelle shall continue to work with neighbouring communities to create a Regional Tourism Plan that will showcase tourism opportunities related to culture, heritage resources, and recreation in the area.
28. The Town shall attempt to involve newcomers into the community by encouraging programs and resources (i.e., volunteer opportunities, etc.) to be made available.
29. "Artists-in-Residence," or "Artists-in-Reserve" as identified, shall be explored as an avenue for cultural and artistic showcasing. This type of program will allow for local artists and story-tellers to foster greater cultural understanding and appreciation among community members and visitors.
30. Youth play a vital role in the development of a culturally vibrant community. Opportunity shall be given to youth to contribute to the cultural vitality of the Town of Fort Qu'Appelle through programmed events or utilizing public spaces as artistic opportunities to encourage youth engagement.
31. Arts and culture is a fundamental component of the Town's identity and contributes strongly to sustaining a quality of life. Promotion of arts and culture shall be achieved through education in the schools to engage youth in arts and culture.

4.12 PUBLIC HEALTH AND SAFETY

The Town of Fort Qu'Appelle offers many health and emergency amenities and services such as a medical centre, nursing home, ambulance, pharmacy, and fire and RCMP detachment. The Town has joint-fire and mutual aid agreements with neighbouring municipalities and First Nations communities.

OBJECTIVES

- To maintain health and emergency services within the Town.
- To ensure public safety of residents and visitors.
- To coordinate health and emergency services with neighbouring municipalities, First Nations communities, and the Calling Lake Planning District.
- To implement new design ideas through Town to increase safety.
- To promote healthy living by supporting locally grown foods and recreational programs and activities.
- To support the RCMP and the services they provide.

GENERAL POLICIES

1. Public safety and health requirements shall guide all development. The Town shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities.
2. Firefighting requirements will be considered as part of a development application, rezoning application, and servicing agreement if applicable.
3. The Town is encouraged to utilize FireSmart³ principles for subdivisions planned within and adjacent to potential fire hazard areas.
4. The Town of Fort Qu'Appelle will encourage all developments to be safe, accessible to all, and conducive to social interaction by encouraging barrier free access design and locational considerations.
5. Emergency service and evacuation plans shall be reviewed annually to ensure the most up to date information is provided.
6. The Town shall continue to work with the Calling Lakes Planning District and the Regina Qu'Appelle Health Region regarding health initiatives in the region.
7. The Town shall support and encourage the maintenance and on-going services of the local ambulance, fire, and RCMP to contribute to the overall safety of the community.
8. The Town shall continue to work with the local RCMP to ensure their presence remains within the community.

³ FireSmart principles and resources can be found at the following website: <https://www.firesmartcanada.ca/>

9. Utilizing design guidelines and principles such as Crime Prevention Through Environmental Design, the Town shall implement some design features that will increase accessibility and safety within the community.
10. The Town, in conjunction with community clubs, organizations, and advocacy groups shall promote healthy lifestyles for community members by promoting locally grown food, ensuring health support, and recreational opportunities are available in the community.
11. Inter-Municipal Fire Agreements and Mutual Aid Agreements with neighbouring municipalities and First Nations communities shall be updated regularly and continue to be supported by the Town of Fort Qu'Appelle.
12. The Town along with surrounding municipalities and First Nations communities shall ensure the Emergency Measures Organization services and facilities are maintained and that there is enough staff and volunteers are available within the fire department to adequately serve the population.
13. The Town of Fort Qu'Appelle shall collaborate with First Nations communities on health and safety initiatives and support the All Nations' Healing Hospital and the coordination, attraction, and retention of health care personnel.

4.13 INFRASTRUCTURE: PUBLIC UTILITIES

The Town of Fort Qu'Appelle is committed to providing quality infrastructure and public utility services to the community in a safe and sustainable manner through investigating new and innovative options.

OBJECTIVES

- To take a proactive approach in infrastructure planning in order to direct investment sustainability and conserve financial resources.
- To maintain, preserve, and enhance the infrastructure system, by encouraging a continuous process of upgrading and project prioritizing.
- To provide effective municipal services that can be supplied economically and that meet the needs of a growing population in standard equal for all residents of the Town of Fort Qu'Appelle.

GENERAL POLICIES

1. The Town shall develop and maintain an Infrastructure Asset Management Plan to ensure affordability in the long-term to:
 - a) Provide baseline information to measure performance.
 - b) Improve efficiency and effectiveness.
 - c) Rank relevant up-to-date inventory.
 - d) Analyze the system's condition and capacity.
 - e) Budget service life for long term replacement.

2. The progress of the Asset Management Plan shall be monitored for the short and long term and as such will have a schedule, budget, and deliverables. Infrastructure improvements shall be supported by the Town on an annual basis, where budgeted funds can be allocated, to ensure that upgrades to water and sewer amenities are achieved.
3. The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
4. The Town shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards, and other public utilities.
5. Strategies and standards for the orderly, efficient, and economical extension of water distribution systems, streets, waste management facilities, and storm water management requirements will require adopting and implementing the Infrastructure Asset Management Plan policies.
6. The Town shall ensure that capital works/infrastructure assets maintain or exceed current standards and shall incorporate servicing standards into all infrastructures upgrading and extensions.
7. Infrastructure and public service facilities shall be provided in a coordinated, efficient, and cost- effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
8. Front end costs of expanding municipal services and infrastructure shall be recovered through off-site development levies.
9. The Town shall ensure adequate storm drainage of all areas of the community by preserving natural holding areas or by other means as may be engineered and constructed.
10. The location of future subdivisions and development shall be decided upon with the consideration of ensuring responsible and efficient provision and use of municipal services.

WATER AND SEWER POLICIES

11. The planning, phasing, and development of water and sewer services will be based on:
 - a) Conformance with environmental regulations.
 - b) The demand for services and the need for upgrading.
 - c) The financial resources of the Town of Fort Qu'Appelle.
 - d) The logical extension of existing services.
 - e) Growth trends.

12. Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment. The Town shall continue to pursue available funding and grants to assist with maintaining their water supply.
13. The Town will investigate water quality on a regular basis to ensure that potable water is healthy and free of contaminants.
14. The Town will work to educate residents and visitors on water and natural resource conservation to reduce over-consumption and reduce pressure on existing water infrastructure.

WASTE MANAGEMENT AND REDUCTION POLICIES

15. Recycling and compost options shall be encouraged throughout Town to reduce waste.
16. The Town of Fort Qu'Appelle shall continue to work with the Calling Lakes Planning District, organizations, and agencies in providing and enhancing effective waste management and environmental protection. Support will be given to the proper management and safe disposal of domestic sewage, solid, and industrial waste.

4.14 TRANSPORTATION NETWORKS

The Town of Fort Qu'Appelle provides a number of transportation networks for foot, automobile, bicycle, and other transportation needs. The Town is located along four Highway corridors including Highways 10, 56, 20, and 35. Highway 10 is one of the busiest highways in Saskatchewan. Safe transportation networks are a priority for the Town.

Incorporation of a variety of trails throughout Town and the wider region has been expressed as an important feature community members would like to see implemented.

OBJECTIVES

- To work with the Provincial government and Department of Highways to maintain the highways through Town.
- To ensure proper access on and off highways into and through Town.
- To advocate for the twinning of Highway 10.
- To ensure road networks are maintained and prioritized for improvements.
- To provide a mix of multi-use, all season trails for local community members and visitors.
- To ensure road design permits safe and convenient vehicle, pedestrian, and bicycle circulation
- To create aesthetically pleasing entranceways into and out of the Town of Fort Qu'Appelle.

TRANSPORTATION POLICIES

1. Street classification of local, arterial, and collector streets should be established in order to promote orderly, safe, and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.
2. Entrances and access points in key locations shall be well-provisioned and maintained to establish a sense of place and safety for both vehicles and pedestrians.
3. Key highway entrance points into the community, from all highways, shall be maintained to be aesthetically pleasing, and safe-guarded for pedestrians and vehicles.
4. The Town of Fort Qu'Appelle shall work with surrounding communities, First Nations and appropriate government agencies to advocate for the twinning of Highway 10 to ensure safety of residents and the travelling public.
5. The Town shall target key roads and start an implementation strategy on improving and paving the local road and sidewalk networks.
6. The Town shall evaluate existing neighbourhoods and compile a priority list for areas that could benefit from the upgrade and/or addition of sidewalks throughout the community to ensure improved walkability.
7. Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads, municipal streets, or at existing intersections.

RAILWAY POLICIES

8. The municipality, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners such as Railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
 - a) New land development or re-development in proximity to existing rail operations.
 - b) New or significantly expanded rail facilities in proximity to existing residential uses.
 - c) Road and rail crossing issues.
9. The municipality shall be pro-active in identifying, planning, and protecting the rail corridor and yards for their optimal use together with the Railways. The municipality shall coordinate development approvals with the Railways that also require rail regulatory approvals to increase awareness regarding the railway legislation, regulatory, and operating environment.

10. Consultation with the Railways shall be required when a potential development is proposed for:
 - a) Development or re-development proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks.
 - b) Road and utility infrastructure works which may affect a rail facility.
 - c) Transportation plans that incorporate freight transportation issues; and
 - d) All new, expanded, or modified rail facilities.

PUBLIC TRANSIT POLICIES

11. The Town shall work with the Regina Qu'Appelle Health Region and other organizations to explore opportunities to have a health bus available for residents.

4.15 REGIONAL AND INTER-MUNICIPAL COOPERATION

The Town is a contributor to a number of initiatives and it recognizes the importance of neighbourly relations with adjacent municipalities and First Nations communities. The Town of Fort Qu'Appelle is involved in the Calling Lakes Planning District which includes the neighbouring communities of RM of North Qu'Appelle No. 187, Town of Fort Qu'Appelle, Village of Lebret and the Resort Villages of B-Say-Tah and Fort San. Together, they have created the Calling Lakes Planning District Commission.

It is important to the Calling Lakes municipalities to protect and properly manage land and water resources within the Valley and to have district level policies in place to accommodate appropriate existing and future uses of the area.

OBJECTIVES

- To maintain positive and productive relationships with neighbouring municipalities, First Nations communities, and the Calling Lakes Planning District Commission.
- To continue to participate in the Calling Lakes Planning District Commission.
- To encourage open communication between members, adjacent municipalities, First Nations communities, and other groups and organizations in the area.
- To continue partnerships with public and private sectors for continuous improvement of service delivery at a regional level.
- To investigate opportunities for shared service provisions between municipalities and First Nations communities.

GENERAL POLICIES

1. The Town shall continue to work in partnership with other jurisdictions, the adjacent municipalities, First Nations communities, the Calling Lakes Planning District Commission, and other agencies as a means of providing, sharing and funding community services effectively and efficiently.

2. The Town of Fort Qu'Appelle shall promote inter-municipal cooperation and public and private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize financial and infrastructure resources.
3. The Town of Fort Qu'Appelle shall pursue other inter-municipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated, and comprehensive approach should be used when dealing with inter-municipal planning matters including:
 - a) Managing growth and development.
 - b) Managing natural heritage, water, agricultural, mineral, tourism, culture, heritage, and archaeological resources.
 - c) Infrastructure, public service facilities, energy generation and waste management systems.
 - d) Ecosystem, shoreline, and watershed related issues.
 - e) Natural and human-made hazards.
 - f) Population, housing and employment projections based on regional market areas.
4. Maintaining key highway and road networks is important at fostering partnerships at a regional level. The Town shall work with respective agencies to ensure Highways 10, 56, 20 and 35 are maintained in an adequate condition.
5. Community and regional amenities and services that serve the area shall be promoted.

4.16 FUTURE URBAN DEVELOPMENT

The Town of Fort Qu'Appelle is surrounded by agricultural holdings, First Nations Reserve Land, water and hillside. Support is given to keep undeveloped lands and lands that are used for agriculture to remain until the Town needs land for expansion.

OBJECTIVES

- To plan for possible urban expansion regarding infrastructure, future land use needs, and other services.
- To ensure development occurs in a manageable and sustainable manner that does not harm the surrounding environment.
- To work with First Nations communities on future development within and around the Town.

GENERAL POLICIES

1. Development and land use patterns which are adjacent, or in proximity to, urban areas that may have negative effects on future urban design and/or densities that may

hinder expansion will be discouraged or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

2. Future Urban Development Areas may include:
 - a) Lands which are capable of being serviced with a full range of utilities, though for which no overall area concept plan has been approved for the general area; or
 - b) Lands which are not readily capable of being serviced with a full range of utilities and for which no concept plans have been approved.
3. The Town shall work with neighbouring communities to discuss and coordinate future land use and developments to ensure compatibility of uses and potential inter-municipal sharing of municipal infrastructure.

4.17 FIRST NATIONS TREATY ENTITLEMENTS AND URBAN RESERVES

The Town of Fort Qu'Appelle resides within Treaty 4 lands. There are Indian Reserves and First Nations lands within the Town and surrounding area. A significant time in history within this area was the signing of Treaty 4. Moving into the future, it is important to the Town to continue to foster relationships with the First Nations communities socially, culturally, economically, and environmentally.

OBJECTIVES

- To continue to nurture and build relationships with First Nations communities in the area.
- To collaborate on joint gatherings, initiatives, and events to strengthen and showcase cultural diversity.
- To support existing and new First Nation development.

GENERAL POLICIES

1. The Town of Fort Qu'Appelle shall continue to build and improve relationships between First Nation parties to ensure a collaborative working body can be created. An invitation will remain open for First Nation Bands to participate in the Calling Lakes Planning District Commission.
2. Collaboration and Integration of First Nation and Metis heritage and culture will be encouraged as a historical and present acknowledgement that the Town of Fort Qu'Appelle resides within Treaty 4 lands. This may be pursued through sharing of stories, art, gatherings, events, and joint initiatives.
3. Where land within the municipality has been purchased by a First Nations Band and it is pursuing "reserve" status through either the Treaty Land Entitlement process (TLEFA) or the Specific Claims process, to encourage compatible development, Council will offer to meet with the Band Council of the First Nation proposing the

reserve to discuss and if possible, negotiate shared services, compatible bylaws and other matters of mutual interest.

4. Lands selected by a First Nation in an urban municipality are governed by *The Treaty Land Entitlement Act*, which requires an agreement between the First Nation and the affected municipality regarding tax loss compensation, municipal service provision, any payments in lieu to the municipality, bylaw application and enforcement and an appropriate dispute resolution mechanism for solving matters of mutual concern.

SECTION 5 ADMINISTRATIVE TOOLS

5.1 ACTION PLANNING

Successful implementation of this Official Community Plan (OCP) depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next twenty to twenty-five years. This Section contains policies to ensure that planning is sensitive to local conditions in specific locations of the Town of Fort Qu'Appelle, while at the same time advancing the Plan's core principles and building on its broad objectives.

To achieve the goals set out in this Official Community Plan and the Calling Lakes District Plan, a clear plan of action or implementation strategy is required. An Action Plan template has been attached in this OCP (**Appendix E**) for the Town of Fort Qu'Appelle's use as the Town may choose to undertake action planning as part of this Official Community Plan. Each action item will relate to the policy statements included in the OCP and will require the action items to be prioritized. The actions items will be reviewed regularly to monitor progress and to determine if changes are required.

THE OFFICIAL COMMUNITY PLAN GUIDES ACTION

As a statutory document for guiding development and land use in the Town of Fort Qu'Appelle, the OCP gives direction to Council on their day-to-day decision making. The OCP's land use policy areas illustrated in the Future Land Use Map in **Appendix A** provide geographic references for the municipality's policies. If the Town is to move closer to the future envisioned by the OCP, the OCP must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

- Municipal bylaws and public works will conform to this OCP.
- The decisions and actions of Council and Municipal Administration, including public investment in services, service delivery and infrastructure, will be guided by this OCP.
- Implementation plans, strategies and guidelines, consistent with this OCP will be adopted that shall identify priorities, detail strategies, define guidelines and actions, and advance the vision, goals and objectives of this OCP.

THE FUTURE IS A SHARED RESPONSIBILITY

Communities are successful when all sectors cooperate with their time, effort, and resources to enhance the quality of life in the greater community or district. The Town of Fort Qu'Appelle, together with the Calling Lakes Planning District and surrounding municipalities and First Nations communities can lead by example with engaged and informed residents to successfully guide the future by measuring the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in the Town of Fort Qu'Appelle.

5.2 IMPLEMENTATION AND MONITORING

PLANNING TOOLS

This Section outlines the variety of traditional tools the municipality has available to make things happen. *The Planning and Development Act, 2007* provides the authority that governs plans of development, zoning bylaws, servicing agreements, development levies, and review processes to ensure that the OCP is effective over the long term.

DEFINITIONS

The definitions contained in the Town of Fort Qu'Appelle Zoning Bylaw shall apply to this Official Community Plan and the Calling Lakes District Plan. Any amendments to the Zoning Bylaw definitions shall ensure they do not conflict with the municipality's Zoning Bylaw, Official Community Plan, and District Plan.

ADOPTION OF THE OFFICIAL COMMUNITY PLAN

Adoption of this Official Community Plan by the Town will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan and the Calling Lakes District Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Town when making decisions regarding land use, zoning, servicing extension, and development in general. It will also provide the Town with the ability to provide input on future subdivision applications. These decisions must be made in conformity with the stated objectives and policies of this OCP to ensure that the goals for the future development of the municipality will be achieved.

The application of the Official Community Plan policies is illustrated in the Future Land Use Map contained in **Appendix A**. This map is intended to illustrate the locations of the major land use designations within the Town. This "map" should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.

The Official Community Plan will be implemented, in part; by the development-related decisions that will be made in the future. However, the two most important tools available for guiding the future development of the municipality are the Zoning Bylaw and the subdivision process; including associated agreements.

ADOPTION OF THE MUNICIPAL ZONING BYLAW

Following the adoption of the Official Community Plan, the Town of Fort Qu'Appelle is required to enact a Zoning Bylaw which will set out specific regulations for land use and development:

- The Zoning Bylaw must generally conform to the Official Community Plan, and the Calling Lakes District Plan and future land use and development shall be consistent with the goals and objectives of this OCP and the Calling Lakes District Plan.
- Future development will avoid land use conflict and meet minimum standards in order to maintain the amenity of the municipality.
- Zoning Bylaws designate areas for certain types of development. Permitted and discretionary uses and development standards are prescribed for each zone.
- Development will be consistent with the physical opportunities of the land and of reasonable engineering solutions.
- Undue demand shall not be placed on the municipality for services, such as for roads, parking, water, sewer, waste disposal, and open space.
- The objectives and policies in the Official Community Plan, and the Calling Lakes District Plan, provide guidance to Council when preparing the Zoning Bylaw or considering an amendment to the Zoning Bylaw.

The Zoning Bylaw will be used to implement the policies and achieve the objectives of this OCP by prescribing the uses of land, buildings or other improvements that will be permitted in the different Zoning Districts established in the municipality. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet.

The Zoning Bylaw provides the Town with actual control over land use and the types of development and uses allowed in each land use district. The associated supplementary requirements and development standards will be specified in the Zoning Bylaw respecting building setbacks, parking, loading, landscaping, signage, buffering and all other relevant standards prescribed by the Town.

To ensure that these regulations work to help achieve the stated goals and objectives, the Bylaw itself must be consistent with the policies and the intent of this OCP. In considering a Zoning Bylaw or an amendment, the municipality should refer to the policies contained in the Official Community Plan and the Future Land Use Map (**Appendix A**) to ensure that the development objectives of the municipality are met.

CONTRACT ZONING

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*.

The person applying for a rezoning agreement to have an area of land rezoned to permit the carrying out of a specified proposal, the Council may enter into an agreement with the person outlining:

- a) A description of the proposal.
- b) Reasonable terms and conditions with respect to:
 - i. The uses of the land and buildings or the forms of development.
 - ii. The site layout and external design, including parking areas, landscaping, and entry and exit ways, but not including the colour, texture or type of materials and architectural detail.
- c) Time limits within which any part of the described proposal or terms and conditions imposed pursuant to clause (b) must be carried out.
- d) A condition that, on the rezoning of the land, none of the land or buildings shall be developed or used except in accordance with the proposal, terms and conditions and time limits prescribed in the agreement.

Section 69 of *The Planning and Development Act, 2007* contains the provisions for entering into a rezoning agreement. The following are additional guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District.
- The rezoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being rezoned.
- The development or re-development of the site for the specific use will be of benefit to the immediate area and the municipality as a whole.
- The use of these zoning tools does not undermine the intent of the Official Community Plan or any affected legislation such as *The Condominium Act* or Environment or Health regulations.

CONCEPT PLANS

Concept plans represent design layout concepts prepared at the request of the Municipal Council to provide direction for how new developments:

- Ensure the efficient provision of infrastructure services.
- Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems.
- Provide design features for special purposes such as landscaping, buffers, open space, and pedestrian and vehicular access.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of the Official Community Plan, adopt a concept plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. The Council shall

ensure that any concept plan is consistent with its Official Community Plan, and any part of a concept plan that is inconsistent with the Official Community Plan has no applicability insofar as it is inconsistent.

COMPREHENSIVE DEVELOPMENT REVIEWS

A Comprehensive Development Review may be completed by any person proposing to rezone land for multi-parcel country residential, commercial, or industrial purposes. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This Review proposes to address the following topics:

- Proposed land use(s) for various parts of the area.
- The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area.
- The location of, and access to, major transportation routes and utility corridors.
- The provision of services respecting the planning for future infrastructure within the municipality.
- Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas.
- Appropriate information specific to the particular land use (residential, commercial or industrial).
- Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including, though not limited to, traffic studies to determine impacts upon the municipality's road and highway system, assessments of lands affected by flooding or slope hazards, risks to endangered species, heritage resource conservation, potential for ground and surface water pollution, and general risk to health and the environment.

DEVELOPMENT LEVIES AND AGREEMENTS

Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provided for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied.

Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

SERVICE AGREEMENTS

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer. A Servicing Agreement may be required by subdivision proponents. The requirements, conditions, and fees relating to Servicing Agreements may vary depending upon the level of required services.

SUBDIVISION PROCESS

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Town of Fort Qu'Appelle and Calling Lakes Planning District. The municipality has input into the subdivision procedure as follows:

- The municipality provides comments on all subdivision applications within the municipality.
- The municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the municipality and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the municipality.
- In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the municipality before submitting a subdivision proposal to Government Relations.

MONITORING PERFORMANCE

The Official Community Plan is a document intended to guide decision making over the long term and is not a static document that commits the Town to inflexible development policy. As new issues and concerns arise, or old ones change, the OCP shall be revised to meet these changes. The Official Community Plan should be reviewed after five years, and before ten years, from the date of its adoption by Council to evaluate the stated goals, objectives, and policies as to their relevancies.

The Official Community Plan must be kept up to date to ensure that the document will continue to appropriately address the development issues facing the Town and the greater community. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the municipality.

AMENDMENT

On occasion, land uses or developments may be proposed that do not conform to the Official Community Plan. The Official Community Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Official Community Plan and the future development of the Town shall be examined. Any changes to the Plan or the Zoning Bylaw shall be in the interest of the future development of the community as a whole. Through the process of periodical review, amendments to the Plan will allow the Official Community Plan to continue to serve as an effective guide for Council to make decisions on the future development of the municipality.



APPENDIX A

Future Land Use Map





Future Land Use

Legend

- Town Boundary
- Trans Canada Trail
- Core Commercial
- Country Residential
- Green Space
- Highway Commercial
- Industrial
- Mixed Use
- Residential

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0 100 200 300
Metres
Coordinate System: NAD83/NSRS83 (SHEM zone 18N) (WGS 1984 UTM Zone 18N)
Scale: 1:15,000

Data Sources:
Data provided by Provincial Engineering and Information Services Corporation's Landbase Website (landbase.gov.sk.ca)

Project #: 1074800010
Author: J.S.
Checked: J.S.
Status: **FINAL**
Revisions: 0
Date: 2012/1/1





APPENDIX B

B1 – Environmental and Development Constraints

B2 – First Nation Reserve Land

B3 – Water Distribution

B4 – Sanitary Sewer



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Environmental and Development Constraints

Legend

- Trans Canada Trail
- Railway
- - - Town Boundary
- ▨ Potential Slope Area
- Flood Fringe
- ▨ Floodway

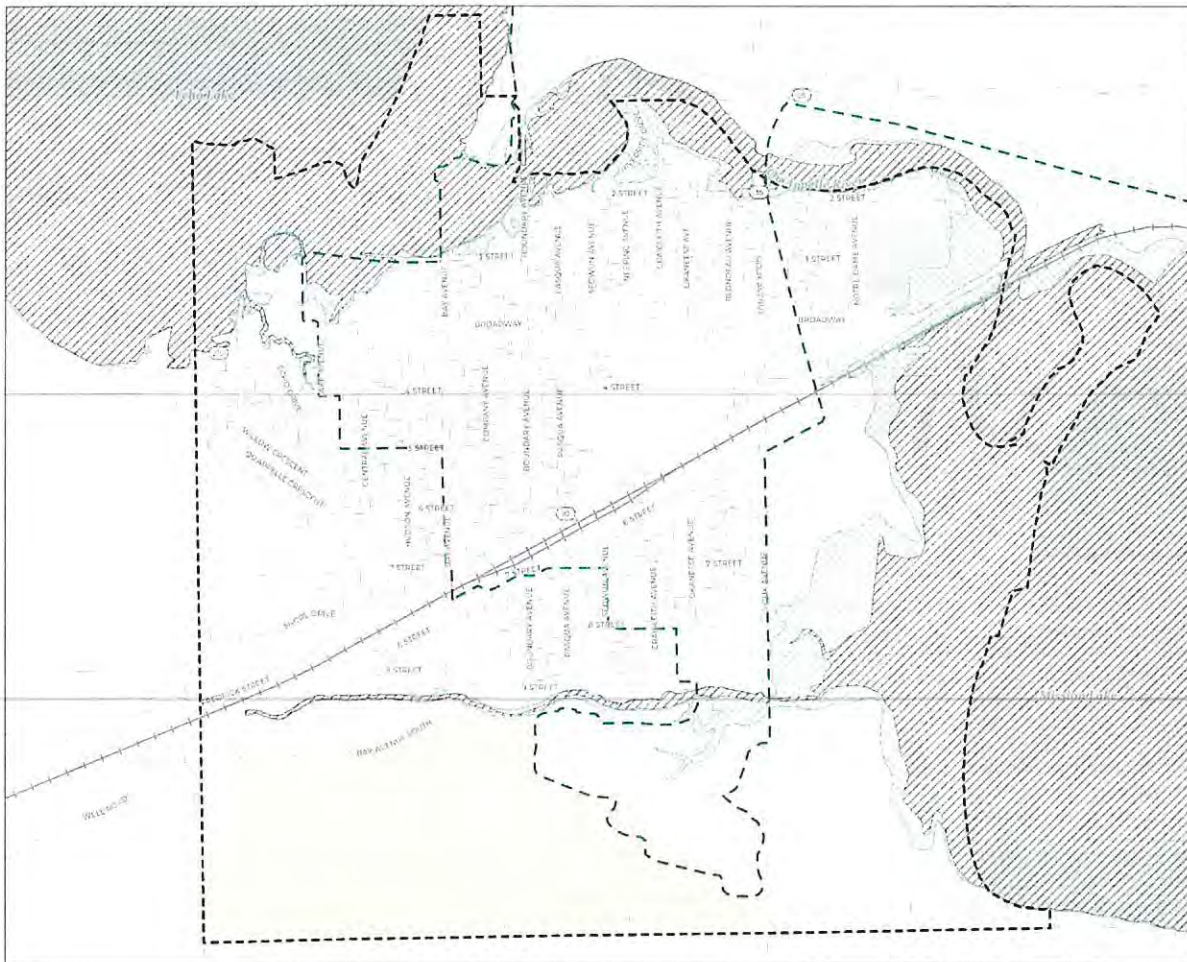
This map is a preliminary drawing and should not be used for making any decisions. It is intended for informational purposes only. The information contained herein is for informational purposes only and should not be used for any other purpose.

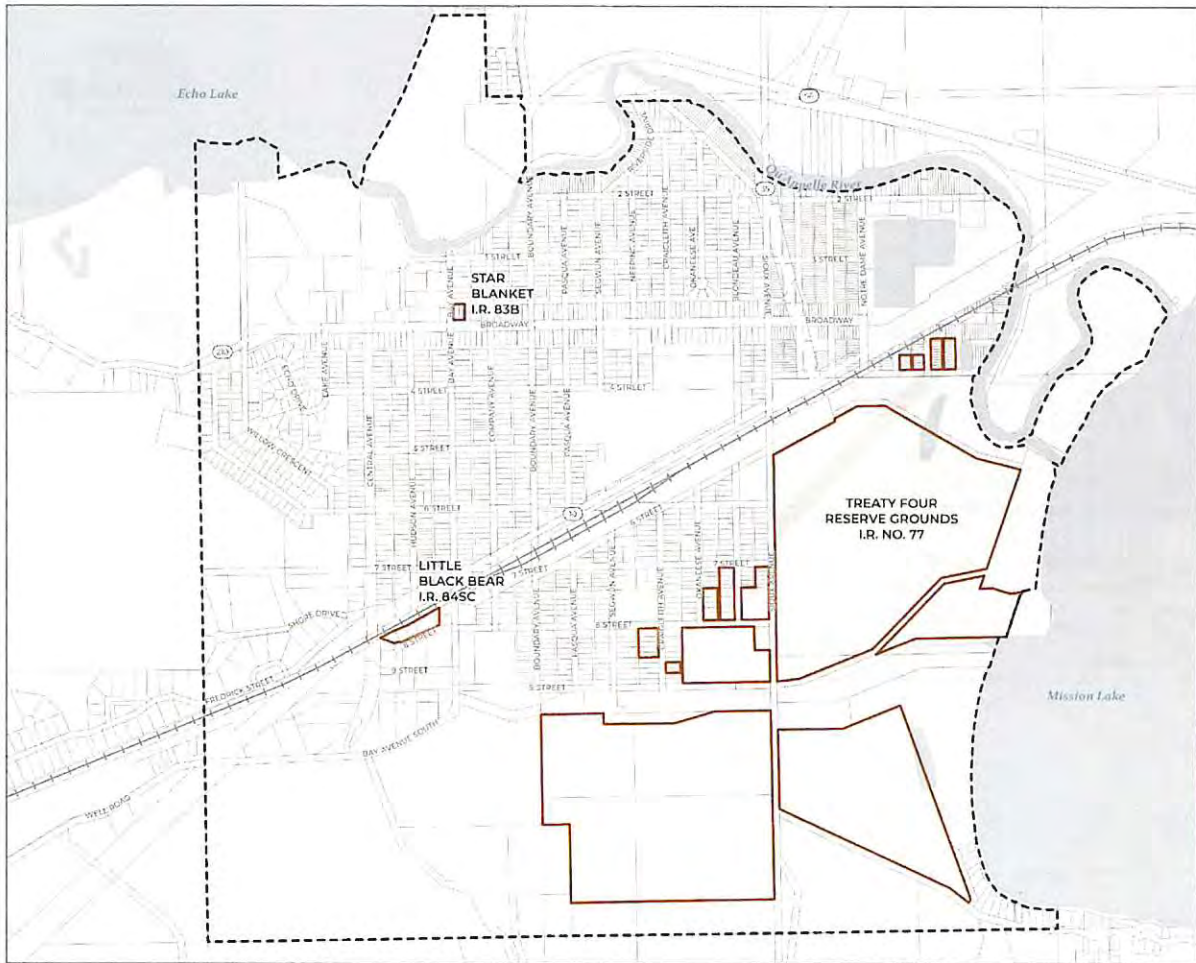


Coordinate System: Scale: 1:1000
NAD 83 UTM Zone 18N, UTM projected, UTM

Data Sources:
This map is a preliminary drawing and should not be used for making any decisions. It is intended for informational purposes only. The information contained herein is for informational purposes only and should not be used for any other purpose.





Project #: 20150001
Author: DS
Checked: DS
Status: FINAL
Boundary: 4
Date: 2015/11/23





First Nation Reserve Lands

Legend

-  Town Boundary
-  Railway
-  Cadastral
-  First Nation Reserves

This drawing is computer-generated and is not a substitute for a professional survey. It is for informational purposes only and should not be used for legal or financial purposes. The drawing is not a warranty of accuracy and is not a guarantee of performance.



Coordinate System: NAD83 (CSRS) / UTM zone 18N (WGS84) at 844797
 Scale: 1:10,000

Data Sources:
 Data provided by Assorted Engineering and Information Services Corporation's Geobase website (www.geobase.ca)

Project #: 079-0001-01
 Author: SIA
 Checked: LSC
 Status: **FINAL**
 Revision: 2
 Date: 2022/7/21



Existing Water Infrastructure

Legend

- Town Boundary
- Cadastral
- Pipe Casing
- Main
- Lateral
- Valve
- Hydrant
- Facility
- Fitting

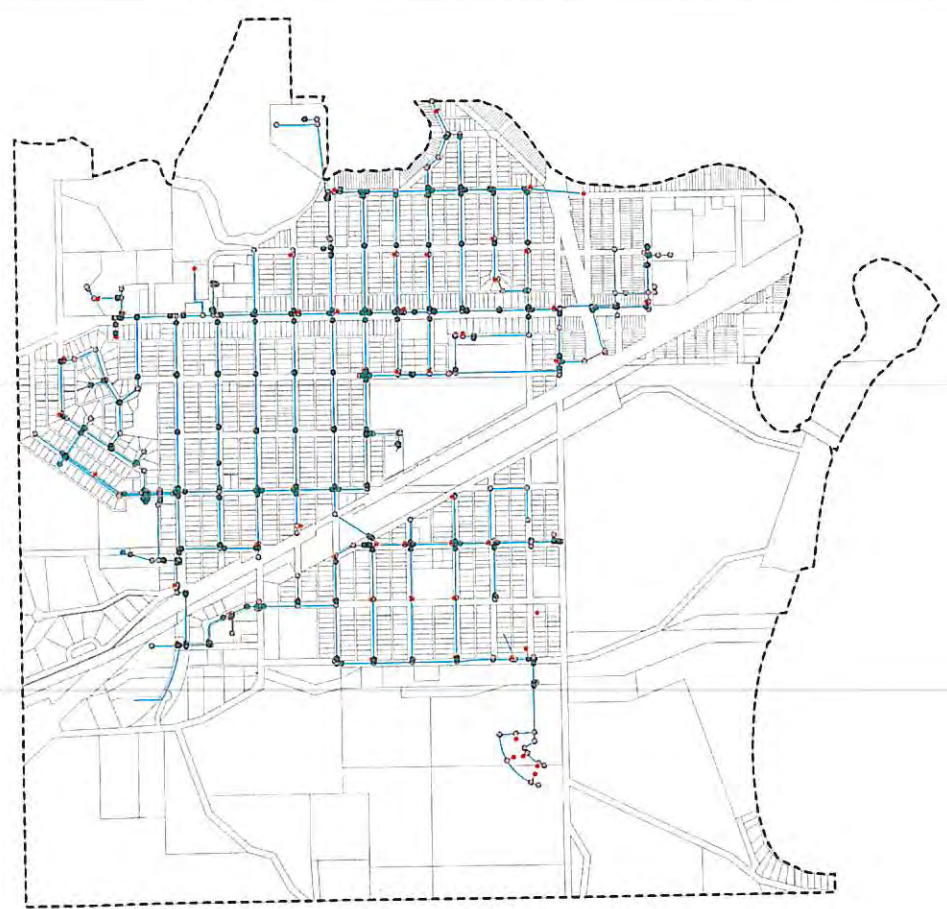
This drawing is the property of URBAN SYSTEMS INC. and is to be used only for the project and location specified. It is not to be used for any other purpose without the written consent of URBAN SYSTEMS INC.



Coordinate System: NAD 83 UTM Zone 18N
Scale: 1:1000

Data Sources:
 URBAN SYSTEMS INC. (2014) (2014) (2014) (2014) (2014)
 Information: Water and Sewerage Department
 (2014) (2014) (2014) (2014) (2014)

Project #:	2014-0011
Author:	SA
Checked:	SS
Status:	DRAFT
Revision:	5
Date:	09/11/14



Existing Sanitary System

Legend

- Town Boundary
- ▭ Cadastral
- ▭ Detention
- ▶ Gravity Main
- Service
- Pressurized Main
- Manhole
- Lift Station

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0 10 20 30 40
 Metres
 Coordinate System: NAD 83 (EPSG:3147) Scale: 1:50,000
 (WGS 1984) (WGS 1984)

Data Sources:
 Data provided by Environmental Engineering and Information Services Corporation & Geospatial Information Systems Inc.

Project #: 1771-0001-01
 Auditor: SA
 Checked: SC
 Status: FINAL
 Revision: 1
 Date: 09/27/11





APPENDIX C

Defining Culture



DEFINITION OF CULTURE

DEFINITION AND PURPOSE OF THE CULTURAL RESOURCE USE PARTNERSHIP

The Cultural Resource Use Partnership (CRUP) is a volunteer-led, community driven initiative that defines and takes action on its commitment to support arts and culture in the region. The four participating CRUP communities include the Towns of Fort Qu'Appelle, Indian Head, and Wolseley, and the District of Katepwa.

The purpose of the regionally cultural initiative is to:

- Catalyze and facilitate a supportive network between and amongst the four anchoring CRUP communities.
- To provide a vision that inspires and calls everyone to action, including the participating municipal CRUP Councils, workers, volunteers, the arts and culture community, and local residents and visitors, to support and develop arts and culture in the CRUP region.
- Provide a means for the arts and culture community to engage and act in partnership with the CRUP participating communities and the wider region.

DEFINITION OF CULTURE

Context:

The United Nations Education, Scientific and Cultural Organization (UNESCO) defines culture as follows: "... the practices, representations, expressions, knowledge, skills - as well as the instruments, objects, artifacts and cultural spaces associated therewith - that communities, groups and, in some cases, individuals recognize as part of their cultural heritage.

This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history, and provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity.

Culture comprises the whole complex of distinctive spiritual, material, intellectual and emotional features that characterize a society or social group, and includes not only arts and letters, but also modes of life, fundamental rights of human beings, value systems, traditions and beliefs." (<http://www.unesco.org/>)

Operational Definitions of Culture in addition to the UNESCO definition include:

- Culture encompasses the arts and includes design arts, visual and performing arts, music, literary arts, electronic arts, communications and media, crafts, festivals and events.

- Culture includes arts, built and natural heritage, the history of the community, ethno-cultural identity and expression, language and literacy, urban design, artistic expression and creativity in all sectors of the economy and the community.

CULTURAL RESOURCE USE PARTNERSHIP GUIDING (FOUNDING) PRINCIPLES

The following principles provide a framework from which each of the respective participating CRUP committees are developing their local based community and regional planning tools that will help guide the management of growth and development over the next 25+ years.

1. IMPORTANCE OF CULTURE

- Culture will be recognized, nurtured, encouraged, and promoted as an integral part of life in the CRUP region.
- Culture is a fundamental core component of community identity and contributes strongly to sustaining community quality of life.
- Culture is important as it encompasses many elements, including arts, built and natural heritage, the history of the community, ethno-cultural expression, language and literacy, urban design, artistic expression, and creativity in all sectors of the economy and the community.
- Unique cultural assets and identity strengthen the region as a cultural tourism destination, supporting and enhancing other attractive features of the region.
- Local and regional cultural activity, organizations, resources and products are key elements for educating residents and visitors.
- Local and regional culture represents a diverse range of components which will enrich the lives of all of its citizens.

2. SUSTAINABILITY AND GROWTH OF CULTURE

Culture is integral to quality of life, sustainable development and tourism in the region. The CRUP recognizes and endorses the following:

- A culture sector helps to attract and retain creative, entrepreneurial, skilled, committed and enthusiastic businesses, workforce, and volunteers.
- An environment supportive of creativity is a catalyst for innovation and imagination, inspiring renewal, growth, prosperity, and vitality.
- The cultural community is comprised of a diverse group of artists, artisans, organizations, arts and cultural workers, and volunteers who are involved in the creation, production, presentation, and distribution of arts and culture. Whether professional, semi-professional, or non-professional, all are important and valued.

- As the advocate and steward for arts and culture in the region, the CRUP will strive to create an environment in which the cultural community can be sustained and nurtured through economic investment and cultural renewal.
- The CRUP will strive to catalyze and facilitate an effective marketing and communications strategy for promoting regional cultural activities that will further community involvement in, and awareness of, arts and culture.
- The CRUP will encourage the participating CRUP municipalities and neighbouring municipalities to promote cultural activities in tourism and economic development initiatives.
- CRUP believes strongly that cultural identity is important to providing a framework for sustainable growth whereby municipalities that embrace and protect their sense of identity is able to respond to the evolving dynamics and needs of their citizens.
- Growth of a culture community requires strategic partnerships with private and public investors, and alliances between the for-profit and not-for-profit sectors, and government agencies.
- It is important to recognize and celebrate volunteers, arts and cultural achievements, and initiatives.
- Supporting the creation and enhancement of culturally education programs within the work of arts organizations encourages cultural renewal and growth.
- The CRUP's guiding principles requires ongoing planning and development, and annual evaluation of its cultural activity and growth.

3. ECONOMIC IMPACT OF CULTURE

Culture provides significant contributions, both directly and indirectly, to economic development, community sustainability, and tourism in the region. The CRUP recognizes and endorses the following:

- Culture is an important pillar of a sustainable community.
- The quality of life, augmented by the community's cultural products, attracts business, industry, new residents, and consumers of cultural products. The arts community makes significant contributions to our economy.
- The real beneficiaries of cultural investment are Canadian communities.
- The tangible benefits of "cultural tourism" make significant contributions to our economy.
- Leisure travelers who include a culture/heritage activity in their trips travel longer distances, have longer stays and higher spending per trip compared to other leisure travelers.
- Canadians love culture and will travel great distances in their own country to attend certain events or experience unique parts of Canada's history or culture.

- Arts and culture are "cornerstones of the creative, knowledge-based economy". (based on *Conference Board of Canada, Valuing Culture: Measuring and Understanding Canada's Creative Economy*, August 2008).

4. REGIONAL SUPPORT AND CAPACITY BUILDING FOR ARTS AND CULTURE

The CRUP has committed to investing in Arts and Culture. The CRUP recognizes and endorses the following:

- Support of artistic and cultural activities may be represented by both financial and other resources.
- The CRUP lends groups, artists, and not-for-profit organizations credibility and accountability. This recognition raises the status of artists, projects, and organizations in the eyes of other potential supporters, funding groups, levels of government, and the private sector.
- Recognition through financial and other resources encourages capacity building of events, activities, and programs within the community.
- Public art and cultural amenities must be developed and maintained in order to enhance the quality of public spaces throughout the region.

5. ACCESS TO ARTS AND CULTURE

The CRUP recognizes the importance of making culture available to all persons and recognizes and endorses the following:

- It is important to provide cultural organizations with support and assistance in a proactive manner, for promotion, advertising, and marketing of cultural opportunities, activities, and events that are held in the region.
- Clear communication is necessary between the CRUP municipalities and the cultural organizations to ensure that the circulation of information about cultural opportunities, activities, and events offered in the region are inclusionary.
- Making culture available to all persons is valuable and important, particularly to those with barriers to overcome or limited opportunities for exposure to cultural experiences and activities. Improved access to culture fosters social inclusion and cultural diversity.
- It is necessary to assess gaps and plan to address needs.



APPENDIX D

Wider Area of Cooperation



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WIDER AREA OF COOPERATION

The Town of Fort Qu'Appelle together with the Towns of Indian Head and Wolseley, and the District of Katepwa has recently conducted community and cultural planning processes in each of their respective communities. Through the processes, community members within the District and Towns have identified other neighbouring communities as part of their wider area of cooperation. Section 3.14 of this Plan refers to opportunities identified for regional cooperation which should be further explored. The region contemplated consists of the Rural Municipalities of Chester No. 125, Montmartre No. 126, Wolseley No. 155, Indian Head No. 156, South Qu'Appelle No. 157, Abernethy No. 186, North Qu'Appelle No. 187, and Lipton No. 217; the Towns of Sintaluta and Qu'Appelle and Balcarres; the Villages of Abernethy, Glenavon, Lebret, Lipton and Montmartre; and the Resort Villages of B-Say-Tah and Fort San. Some time has been spent discussing the optimum size for the "area of cooperation". This group of RM's is a natural fit in that one can drive to any event being held in this region less than half an hour. It was felt that a problem often encountered in Saskatchewan is that we have tried to work with unmanageably large regional areas. It is proposed that the merits of focusing the area of regional cooperation of these municipalities should be investigated.

It is quite possible that the above region would be too small for optimum impact and the merits of expanding the area to include the Rural Municipalities of Lipton No. 217, South Qu'Appelle No. 157, Montmatre No. 120, and Chester No. 125 should also be investigated. This wider area includes the Towns of Fort Qu'Appelle, Indian Head, Wolseley, Sintaluta, Qu'Appelle and Balcarres; the Villages of Abernethy, Glenavon, Lebret, Lipton and Montmartre; the District of Katepwa and the Resort Villages of B-Say-Tah and Fort San. The wider area of cooperation including all of the municipalities is shown in the map in **Appendix A**.

These communities are found in south east Saskatchewan and are approximately within a 100 kilometer radius of the City of Regina and City of Yorkton. The proximity of the communities to the Trans Canada No. 1 Highway creates opportunities for trade, employment, and recreation. The central feature in this area is the Qu'Appelle Valley that runs east to west across southern Saskatchewan.⁴ This deep valley was formed about 14,000 years ago as the last ice sheet retreated northward and a series of coulee hills, shaped by the glacial deposition, now outline the valley.⁵ The winding Qu'Appelle River and underground springs shaped the four lakes in the valley that are called the Pasqua, Echo, Mission and Katepwa Lakes. Together, these lake systems form an important watershed system in southern Saskatchewan, and the streams and trails connect the communities in the Region.

⁴ Encyclopedia of Saskatchewan "Qu'Appelle Valley," http://esask.uregina.ca/entry/quappelle_valley.html.

⁵ Ibid.

Across the prairie landscape, this Region shares the physical features of the Aspen Parkland Eco-region that is characterized by rolling hills, gullies and large coulees. Vegetation on the coulee hills form a distinct pattern with Aspen trees filling the northern slopes and native fescue grasses and cacti growing on the drier southern-facing slopes. The climate of the Aspen Parkland is slightly cooler and has fewer droughts than the flat grasslands region. The Region contains rich farmland that attracted agricultural settlements in the 1880s and continues to provide farming and ranching activities today.⁶

Overtime, the Qu'Appelle Valley has served different purposes as human activities clustered around the lake.⁷ The prominent land uses include a natural habitat for hunting and fishing, an economic base for services and agricultural needs and natural amenities for outdoor recreation.

The communities currently have strong working relationships based on their commonalities and unique landscape. It was felt particularly important that the "area of cooperation" be as broad as possible and should include regional discussions regarding social, economic, cultural, and environmental concerns and opportunities.

While individual community plans are vital, it must be recognized that certain issues transcend the individual communities and can only be effectively addressed by regional action. With this in mind, it is important that the identification of the appropriate region and the desirability of creating a Regional Plan should be investigated.

⁶ Encyclopedia of Saskatchewan. "Ecozones and Ecoregions". (http://esask.uregina.ca/entry/ecozones_and_ecoregions.html).

⁷ Encyclopedia of Saskatchewan. Qu'Appelle Valley. http://esask.uregina.ca/entry/quappelle_valley.html



APPENDIX E

Town of Fort Qu'Appelle Action Table



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TOWN OF FORT QU'APPELLE ACTION TABLE

POLICY SECTION / ACTION	PERFORMANCE GOAL / AIM	POLICY SECTION	PRIORITY TIMELINE (I.E. Immediate, Mid-Term, 10+ Years)	CURRENT STATUS	REPORTING PERIOD STATUS UPDATE TYPICALLY ANNUALLY FOR MOST
General		P 13			
Community Engagement		P 16			

Community Economic Development		P 20			
Industrial Development		P 25			



Community Services		P 27		
Recreation and Tourism		P 30		

Natural Hazard and Ecological Sensitive Lands		P 33			
Ground and source Water Protection		P 38			

**Municipal and
Environmental
Reserve**

P 40

Heritage and Cultural Resources		P 42			
Public Health and Safety		P 47			

**Infrastructure:
Public Utilities**

P 49

**Transportation
Networks**

P 51

Regional and Inter-Municipal Cooperation		P 53			
Future Urban Development		P 55			

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**First Nations
Treaty
Entitlements and
Urban Reserve**

P 56

Other

