

District of Katepwa Official Community Plan



THE DISTRICT OF KATEPWA

Official Community Plan BYLAW NO. 2014-07

1. Pursuant to Section 29 and 32 of *The Planning and Development Act, 2007*, the Council of the District of Katepwa hereby adopts the Official Community Plan, identified as Schedule "A" to this bylaw.
2. The Mayor and Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
3. Bylaw No. 1-06 known as The Basic Planning Statement and all amendments thereto are hereby repealed.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 _____ day of _____ 20____

Read a second time this _____ day of _____ 20____

Read a third time and passed this _____ day of _____ 20____

MAYOR

SEAL

ADMINISTRATOR

THE DISTRICT OF KATEPWA

OFFICIAL COMMUNITY PLAN

SCHEDULE “A” to BYLAW NO. 2014-07

MAYOR

SEAL

ADMINISTRATOR

Lenore Swystun, MICP, RPP

Professional Planner

Table of Contents

Section 1: The Official Community Plan	3
1.1 Introduction	3
1.2 The District of Katepwa	3
1.3 Map of the District of Katepwa	4
1.4 Enabling Legislation	5
1.5 Beyond Legislative Authority	5
1.6 Purpose of the District of Katepwa Official Community Plan	5
1.7 Format of the Plan	6
1.8 Guiding the Future of the District of Katepwa	7
Section 2: Community Voice and Engagement	8
2.1 Community Engagement.....	8
2.2 Community Engagement Approaches Utilized	8
2.3 Foundations for Success.....	11
2.4 District of Katepwa Community Vision.....	11
2.5 Goals of the Community.....	12
2.6 Guiding Principles.....	12
Section 3: District of Katepwa – A Look Forward	13
3.1 General Policies	13
3.2 Community Engagement Policies.....	16
3.3 Residential Land Use	17
3.4 Community Economic Development	20
3.5 Community Services.....	22
3.6 Recreation	24
3.7 Natural Hazard and Ecological Sensitive Lands	26
3.8 Ground and Source Water Protection.....	31
3.9 Municipal and Environmental Reserve	33
3.10 Heritage and Cultural Resources.....	35
3.11 Public Health and Safety	38
3.12 Infrastructure: Public Utilities.....	39
3.13 Transportation Networks.....	41
3.14 Regional and Inter-Municipal Cooperation.....	43
3.15 Future Urban Development	45
Section 4: Special Planning Areas.....	47
4.1 Crown Lands	47
4.2 First Nations, Treaty Land Entitlements, and Urban Reserve	47
4.3 Katepwa Point Provincial Park	48
Section 5: Administrative Tools	49
5.1 Action Planning	49
5.2 Implementation and Monitoring.....	49

Appendices.....	55
Appendix “A” – District of Katepwa Future Land Use Map.....	56
Appendix “B” – Reference Maps.....	57
Appendix “B1” – District of Katepwa Subdivisions	57
Appendix “B2” – District of Katepwa Community, Park and Recreational Amenities	58
Appendix “B3” – District of Katepwa Natural Constraints	59
Appendix “B4” – District of Katepwa Heritage Sensitive Lands	60
Appendix “B5” – District of Katepwa First Nation Reserve and Agriculture Crown Lands	61
Appendix “B6” – District of Katepwa Proposed Conservation Area	62
Appendix “B7” – District of Katepwa Potential Annexation Boundary.....	63
Appendix “C” – Wider Area of Cooperation	64
Appendix “C1”- Regional Area of Cooperation	66
Appendix “C2” – CRUP Region Cultural, Community, Recreational & Tourism Amenities Map	67
Appendix “D” – District of Katepwa Action Plan Table	68

Section 1: The Official Community Plan

1.1 Introduction

The District of Katepwa celebrates the completion of its inaugural plan, the District of Katepwa Official Community Plan, hereinafter referred to as the OCP or the Plan. This Plan has been formed to assist the District with growth and development challenges to sustain and retain current community services and business activities which meet the economic and social needs of the current and future population.

The opportunity exists to reinforce and enhance an exceptional resort community, provide guidelines to reduce conflicts between land uses, protect sensitive environmental areas, and to develop strategies which provide services that offer the necessities for rural resort living. There is the potential to plan and provide for the best possible mix of activities, services, and land uses for the greater community.

This Plan functions as a day-to-day management guide which provides over-arching policies for the District of Katepwa. The District is encouraged to establish an open communication network throughout the area. The policies in this Plan are not “static” and several key initiatives, as outlined in the Action Plan Section, are recommended to develop a comprehensive land use plan for the District of Katepwa.

1.2 The District of Katepwa

The District of Katepwa is a thriving resort village that can be found in the Qu’Appelle Valley and includes three (3) wards (Sandy Beach, Katepwa Beach, and Katepwa South) located on Katepwa Lake. The District includes a diverse population of permanent residents, seasonal residents, and visitors who come to enjoy the lake.

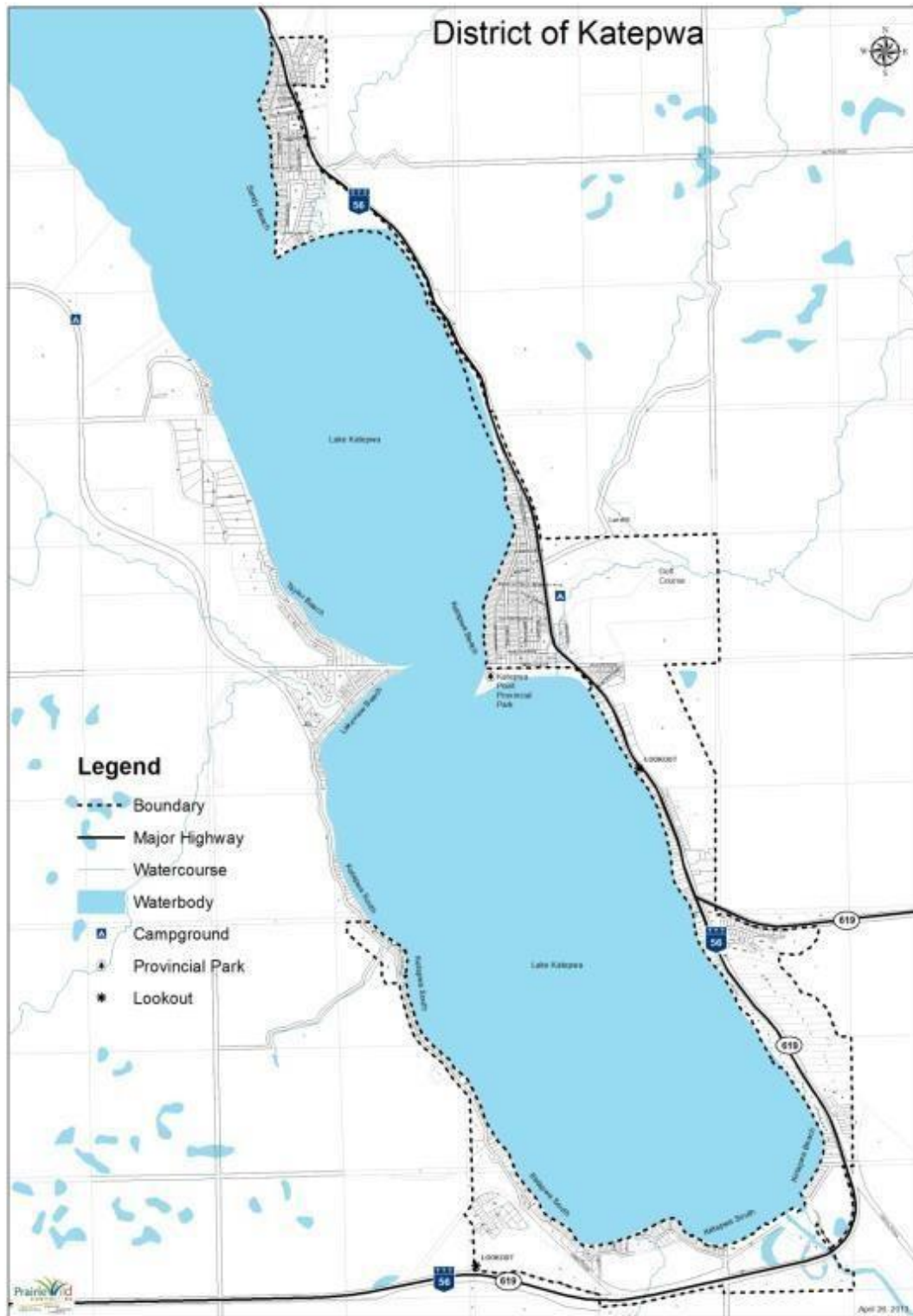
There are three Rural Municipalities that encompass the District of Katepwa: RM of Indian Head No. 156; RM of Abernethy No. 186; and, RM of North Qu’Appelle No. 187. The resort village of Katepwa is located approximately 95 kilometers north east of the City of Regina, while other parts of the Districts are similar distance.

The District offers a number of amenities to residents and tourists. Businesses within the District include a hotel, concession stand, cabin rentals, and local artists. District of Katepwa has significant recreational amenities and historical resources in the area which make it an attractive place to live and visit. One of the most unique attributes to the District of Katepwa is the Katepwa Point Provincial Park. This park is the only provincial park in Saskatchewan that does not charge a fee to enter. The Katepwa Point Provincial Park attracts a large number of visitors from all over Saskatchewan and beyond.

Throughout the District are a number of community amenities and green spaces including a golf course, trail networks, beaches, parks, recreational amenities, and more. The beautiful natural features combined with the mix of community members, residents, and visitors make the District of Katepwa a special place for everyone.

1.3 Map of the District of Katepwa

The following map identifies the boundaries of the District of Katepwa.



1.4 Enabling Legislation

The Planning and Development Act, 2007, and the *Statements of Provincial Interest (SPI)* provide the legislative framework for the preparation and adoption of an Official Community Plan. The Plan addresses such items as future land use, development and other matters of community concern. This Plan is intended to guide the District for a period of twenty to twenty-five years and beyond.

1.5 Beyond Legislative Authority

The District of Katepwa Official Community Plan is derived from a participatory process with the involvement of many residents, stakeholders, and other community members. The non-legislative authority for the Plan is the capacity-building and partnership opportunities that have been realized as a result of this process and their direct correlation to sustainable growth.

1.6 Purpose of the District of Katepwa Official Community Plan

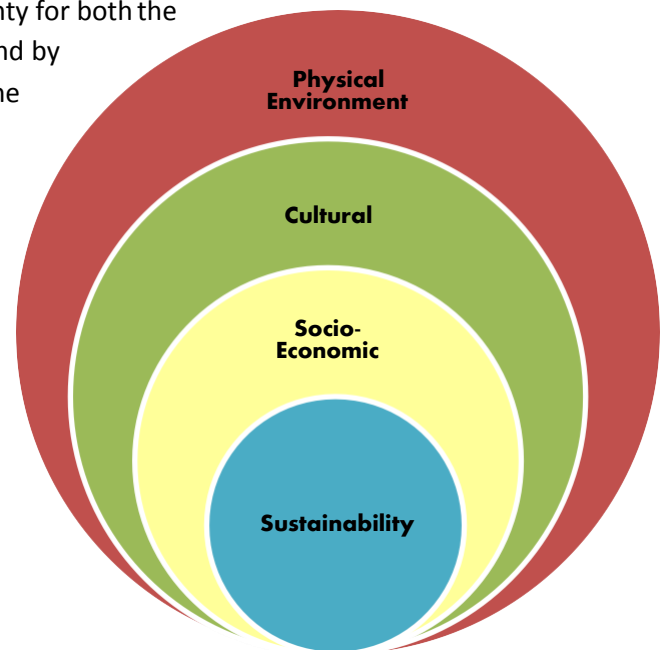
An Official Community Plan, as deemed in Saskatchewan under *The Planning and Development Act, 2007* states:

The purpose of an Official Community Plan is to provide a comprehensive policy framework to guide the physical, environmental, economic, social, and cultural development of the municipality.

The District of Katepwa Official Community Plan is intended to guide the community to promote orderly and sustainable development. This Plan 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 District.

The District shall in conjunction with the adoption of this Plan, amend in accordance with *The Planning and Development Act, 2007*, their respective Zoning Bylaw as required to be consistent to the policies and provisions of the District of Katepwa Official Community Plan. The Plan 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 District of Katepwa supports the coordination of development initiatives within the District and further to work on a region-wide basis to collaborate regionally into the future. Findings from the consultative processes, together with technical research, have focused the



Plan on the potentials and issues residents and land owners 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 planned approach to:

- Attract new residents and businesses to the wider region to support local amenities and increase tax base;
- Take advantage of the existing infrastructure, central location, community assets; and
- Showcase natural features- recreation, lakes, commercial, and industrial.

1.7 Format of the Plan

The District of Katepwa Official Community Plan is divided into four major parts:

Section 1

An Introduction to the Official Community Plan, 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. Policy directions for the District of Katepwa.

Section 4

Implementation, action planning and the administrative tools and legislative supports available for Council to administer the Official Community Plan are highlighted.

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

Future Land Use Map: One of the key aspects of the Plan is to provide an overall future land use and development concept for the District of Katepwa. 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 bylaw of the District. 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 Official Community Plan, a clear plan of action or implementation strategy is required. Action Plans for the District of Katepwa have been included in Appendix “D” to provide a checklist of the key action items that will need to be completed to help the District achieve the goals outlined in the Plan. Each action item relates to policy statements included in the Plan 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.

1.8 Guiding the Future of the District of Katepwa

Guiding future population growth to support social-economic development in the District of Katepwa is needed to assure a better future for the area. A dynamic community requires a strategy to successfully promote residential options, recreational amenities, community services, and working inter-municipally and regionally.

The District of Katepwa Official Community Plan, and corresponding Zoning Bylaw, will be utilized as tools to enhance the community while also ensuring the local way of life and natural environment will be preserved for future generations.



Section 2: Community Voice and Engagement

2.1 Community Engagement

Community engagement is an important component of the planning process and an overall contribution to the District of Katepwa Official Community Plan. Writing local policy based on local wisdom and experience is one of the most valuable sources of information.

Through the creation of this Plan, the public was invited to share their local wisdom and experience to help plan for the future of the area. A number of community members, stakeholders, and business owners from the local area have participated in various meetings and data collection. Information derived from this community engagement helped to inform the community's goals, objectives, and policies.

There were a variety of engagement sessions held in a number of forms including a camp trail lunch in the Katepwa Point Provincial Park, focus groups, community drop-ins, and informal interviews done with community members, stakeholders, and visitors to the area. These sessions informed the policies, goals, and objectives regarding key topics such as: land use potential, recreational amenities, ecologically sensitive lands, residential, transportation, infrastructure, inter-municipal relationships, and other key policy areas.

2.2 Community Engagement Approaches Utilized

The process for creating this Official Community Plan and the facilitation design utilized is based on best practices and is intended to ensure opportunity for community capacity-building and quality results to be achieved within the given time and resource parameters.

The following facilitation principles were followed:

- Every system works to some degree; seek out the positive and appreciate the “best of what is”;
- Knowledge generated by the inquiry should be applicable; look at what is possible & relevant;
- Systems are capable of becoming more than they are and they can learn how to guide their own evolution – so consider *provocative* challenges & bold dreams of “what might be”; and
- The process & outcome of the inquiry are interrelated and inseparable, so make the process a collaborative one (Cooperrider & Whitney, 1999).¹

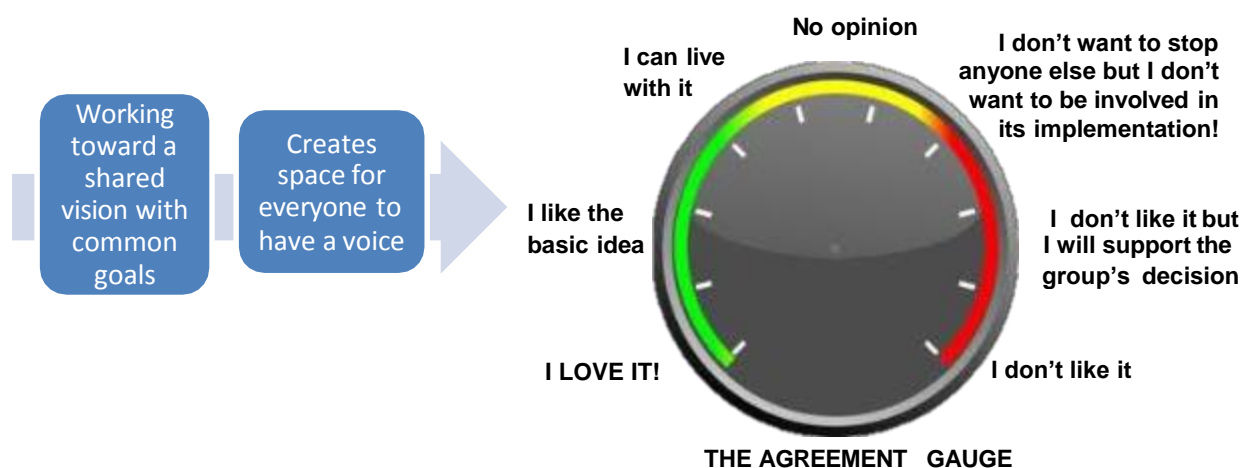
As part of the facilitative process, the following roles were outlined at each meeting and shared with participants at the beginning of the community engagements. These roles were built upon as the process moved forward.

¹ Cooperrider, D.L., & Whitney, D. (1999). *Appreciative inquiry*. San Francisco, CA: Berrett-Koehler Publishers, Inc.

Facilitative Planners	Participants
<ul style="list-style-type: none"> To prepare the process for the planning sessions and to prepare the draft plan with the community. To ensure everyone has an equal opportunity to participate. To help the planning group move through the process in a timely manner. 	<ul style="list-style-type: none"> To participate and provide input into the planning process. To keep an open mind and participate in individual and group exercises. To dialogue and provide suggestions and direction for improvements and next steps. To trust our views are important and respected as an essential part of our success.
<p>Together, for all of us to learn something new, have fun and share with others the work we are collectively doing to prepare this plan</p>	

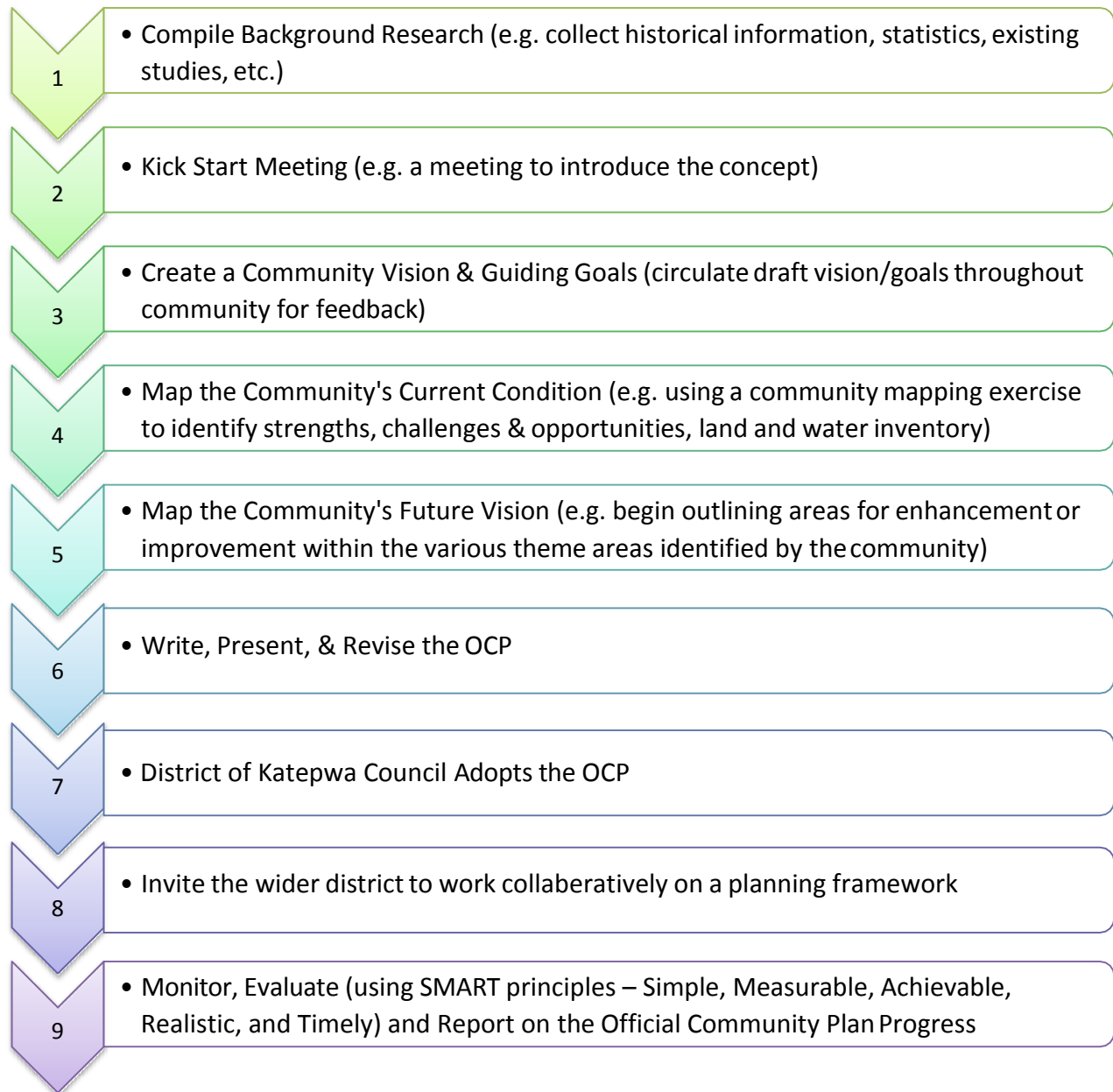
Decision Making Model

- To ensure that everyone had the ability to have a voice and participate equally, a collaborative decision-making model was utilized to make decisions throughout the process and the long term. This model is based on allowing all range of opinions to be heard, from: *I like it, I like the basic idea, I can live with it, no opinion, I don't want to stop anyone else but I don't want to be involved in its implementation, I don't like it but will support the group decision.*
- The idea is to create an open space where everyone can voice their opinions and be heard throughout the process. This model guides the community to create a shared vision that everyone can live with.



District of Katepwa Planning Process Framework

The OCP framework provides actual policies and tangible targets, measures and outcomes to drive subsequent and on-going actions, programs/services and further policy direction. The OCP was conducted through the utilization of a nine (9) step process.



2.3 Foundations for Success

Over the course of the process, the District of Katepwa came together to develop a set of guiding foundations to ensure success in making decisions collaboratively. The following values were compiled from the community focus group processes.

- Communication is important
- Discussion and listening
- Sharing ideas
- Group participation
- Laugh and have fun
- Remain open to new ideas
- Humour
- Movement and comfortable atmosphere
- Working towards a common goal
- Listening
- Creativity
- Snacks and refreshments
- Comfortable chairs
- Shifting judgement to curiosity

2.4 District of Katepwa Community Vision

In 2039...

The District of Katepwa values its natural beauty inclusive of its physical landscape, sensitive lands and waterways, and cultural heritage. This natural state of the District allows for a peaceful and quiet community where residents and visitors can enjoy the outdoor surroundings and experience.

The services and amenities provided within the District are supported and enhanced. Overall development is managed in a sustainable manner and complements the rural resort look and feel.

Katepwa is part of the larger valley and region, working with neighbouring communities to sustain the valley, lakes, and overall environmental quality.

2.5 Goals of the Community

Compatible Uses: Encouraging development of a safe, liveable community by enabling development that maximizes appropriate and efficient land use patterns, while minimizing land use conflicts.

Community Development: Creating a District that is environmentally, socially, culturally, and economically healthy and sustainable for future generations.

Environmentally Sustainable: Preserving the valley landscape, vegetation, and natural beauty of the hillsides and ravines.

Sustainable Growth: Promoting responsible development of residential, commercial, institutional, and recreational uses to enhance the viability, enjoyment and character of the District of Katepwa.

Recreation: Encouraging the retention of private and public recreational facilities within the region which service and enhance the quality of life for residents of the District.

Quality Infrastructure: Providing and working with other provincial agencies to maintain an economical and sustainable system of roads and utility infrastructure.

Collaboration and Cooperation: Working together with neighbouring communities and local agencies for the mutual improvement of service capacity, governance, and quality of life for the District.

2.6 Guiding Principles

This Official Community Plan:

- **Balances interests and flexibility** of all stakeholders and ensures development decisions are reflective and in the best interests of the community, region, and Province.
- Provides **sustainable** decisions on the management and development of the resources ensuring healthy, prosperous, livable communities.
- Encourages **Provincial and Aboriginal involvement** and collaboration on initiatives within the community and region.
- Supports **mutual respect** between stakeholders no matter their status, culture, traditions, and social and economic views and values as they all play a role in the creation of community.
- Encourages **cooperation** between multiple jurisdictions and sectors to draw from a number of resources and skillsets, a larger resource base and shared responsibility.

Section 3: District of Katepwa – A Look Forward

3.1 General Policies

In managing change, the District of Katepwa will undertake comprehensive and integrated long-term planning to ensure that developments are compatible with the landscape quality of the area, and can be sustained by service levels and meet the *Statements of Provincial Interest*.

Objectives

- ❖ To maintain and enhance the established low density resort character of the District in appreciation of its natural valley and lakeside setting.
- ❖ To ensure that future development recognizes the physical capabilities and limitations of the land including the preservation of environmentally sensitive lands and wildlife habitat.
- ❖ To ensure that future development within the District does not negatively impact of the water bodies and systems they are connected to.
- ❖ To avoid and minimize potential land use conflicts.
- ❖ To minimize the risks of flooding, erosion, instability, and other physical hazards within the District.
- ❖ To maintain public safety.

General Policies

- .1 The District of Katepwa shall have a sustainable form, mix of uses, and densities that allow for efficient use of land, infrastructure, and public facilities. This Plan will help to identify suitable lands to attract a broad range of residential, resort commercial enterprise, recreation, and community services and amenities development to meet anticipated long-term needs of the community.
- .2 Unplanned development will be avoided to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases. This Plan strengthens and maintains the rural resort character through policies and provisions.
- .3 As per the *Statements of Provincial Interest*, access to open spaces, beaches, and lakes for passive and active uses shall be provided to all.



.4 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.

.5 Development on unstable lands shall not be encouraged without positive recommendation through a geotechnical report or other professional reports.



.6 In new and redeveloped areas, as feasible, identify and implement best practices around traffic management and multi-modal transportation for the District to ensure safety of the general public and minimize environmental impacts.

.7 Development within the 1:500 year flood level or within an environmentally sensitive area shall be discouraged. Whereby the development of new buildings or additions is approved, flood-proofing to an elevation of 0.5 meters will be required. Flood prone areas in the District of Katepwa are identified on a Reference Map in Appendix "B2."



.8 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. A proposal shall be denied when it is 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.

.9 Major deviations to the Plan design and policies shall require an amendment. The Future Land Use Map in Appendix "A" shows the general designation of land use.

.10 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 and their compliance with the Plan.

.11 In managing growth and change, the District shall maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities. 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.

.12 Where services and infrastructure are not available, the services shall be provided by the developer.

.13 The District of Katepwa encourages the maintenance and aesthetic appeal of properties to ensure the enhancement and characteristics of a resort community are fulfilled.

.14 The District of Katepwa supports clear and consistent signage throughout the Resort Village. Signage will reflect the resort look and feel and will be regulated through the Zoning Bylaw.



.15 In new developed areas, a sign indicating the name of the subdivision is required by the District in a servicing agreement.

3.2 Community Engagement Policies

There are many actively engaged residents within the District of Katepwa. Stronger communications will build capacity and relationships among all citizens. Involvement of all community members, regardless of social and economic standings will continue to be a cause for celebration.

Objectives

- ❖ To promote a strong awareness of municipal events, regulations, and developments amongst residents and land owners.
- ❖ To promote communication amongst all residents through a variety of communication tools.
- ❖ To encourage and foster local stewardship and citizen participation in community committees.
- ❖ To continue to engage and encourage community members to be involved in community initiatives.

General Policies

- .1 The District will strive to enhance local communication through an open and transparent process which brings the public together with municipal officials. This includes regular reports to the community and forums allowing public input and research.
- .2 Advisory committees may be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural, and environmental issues.
- .3 The District of Katepwa shall acknowledge and celebrate work carried out by local and regional clubs, committees, and organizations.
- .4 The Official Community Plan shall be reviewed with an invitation to the community to participate in this process every five (5) years to ensure policy statements are current and reflective of the community.

3.3 Residential Land Use

The District of Katepwa provides both permanent and seasonal residences. There are 23 subdivisions (See Reference Map “B1”) within the District of Katepwa that includes low to high density residential and recreational accommodations. Maintaining the resort character of the District is important to the community including compatible land uses, positive neighbourly relations and consideration of environmentally sensitive lands.

Objectives

- ❖ To encourage redevelopment and infill of existing residential subdivisions.
- ❖ To preserve the natural landscape and foliage in residential areas within the District.
- ❖ To be environmentally conscious when considering new residential development.
- ❖ To support new residential designs that include and consider walkability, cycling, connection to existing trails, green space, and beach areas.

General Policies

- .1 The District shall support a mix of residential development that does not compromise the resort character of Katepwa. Residential development shall include a mix of all year round, seasonal, and rental to accommodate varying types of community members and visitors.
- .2 Residential development shall integrate with the existing housing and cabin stock.
- .3 Any new future residential areas will align and be consistent with the District’s long-term infrastructure plans. The Future Land Use Map for the District of Katepwa (Appendix “A”) illustrates potential areas for residential development. Specific requirements for residential development are provided in the Zoning Bylaw.
- .4 When planning new residential areas or rezoning portions of land for residential use, the proposed development shall have regard to:
 - a. Compatibility of adjacent land uses;
 - b. Avoidance of environmentally sensitive and/or hazardous areas;
 - c. The ability of the District to provide cost-effective municipal services;
 - d. The impact on financial and capital planning by the District of Katepwa;
 - e. Zoning, subdivision, design, street layout, and site planning;
 - f. The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and,
 - g. Provision of land for Municipal Reserve pursuant to *The Planning and Development Act, 2007*.

- .5 All residential lands shall be serviced by a road that meets municipal standards to ensure the free and safe flow of traffic.
- .6 Park space, trails, and other amenities shall be linked within new residential areas in order to integrate and complement the resort character.
- .7 The District shall explore opportunities to work with neighbouring communities and the Calling Lakes Planning District Commission to identify areas of potential future growth surrounding the community that is consistent with this Plan.
- .8 Any residential sleeping accommodations must be in compliance with the District Zoning and Building Bylaws.
- .9 Lakeshore and Resort Recreational Residential which includes low to medium density accommodations shall be regulated by the Zoning Bylaw.
- .10 RTM (ready-to-move) homes and modular housing units are suitable within low and medium density areas when constructed to complement neighbourhood dwellings. These newer forms of pre-fabricated dwellings are required to meet the construction standards of the *National Building Code of Canada*. Regulations pertaining to RTMs and Modular homes shall be regulated by the Zoning Bylaw.



Seasonal Residential Policies

- .11 The District of Katepwa supports guest cottages and vacation trailers within the residential areas that complement and align with the character and appearance of the neighbouring properties and comply with the regulations within the Zoning Bylaw.
- .12 Temporary seasonal residential land uses such as campgrounds, RV Parks, and Bareland Condominium shall locate in suitable areas with assurance to the municipality they are temporary.



Home-Based Business Policies

- .13 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with, and do not change the character of the surrounding residential area. The Zoning Bylaw shall specify development standards for home-based businesses.
- .14 Home-based businesses will be required to comply with the *National Building Code of Canada*.

Implementation

The Zoning Bylaw shall include the following Residential Zoning Districts:

LS – Lakeshore Residential District Low Density	To accommodate the development of low density residential uses at appropriate lakeshore locations in the District of Katepwa taking into consideration regard for flood and slump hazards, servicing, land use compatibility, and protection of the environment.
RR – Resort Recreational District	To accommodate the development of medium density resort residential uses at specific locations in the municipality. Slightly higher density is required to support the extra services and sustainable features that make the development possible, given suitable regard to the possible need for piped services, for land use compatibility, and for protection of the environment.
ER – Estate Residential District	To allow a limited variety of dispersed, large – lot residential uses on separate sites, which are larger than those sites allowed in the LS and RR Districts. These larger sites are intended to accommodate residential uses on the lower slopes and certain portions of the valley edge in the municipality. To implement the intent of this Zoning District, Council shall ensure new residences will be allowed at low density and on site which avoid slump or flood-prone land and protect the natural environment, particularly the aesthetic view of the Qu’Appelle Valley. Such proposals must not conflict with adjoining agricultural uses, or be prohibitively difficult or costly to service. Council shall refer to the OCP in assessing proposed subdivisions in this Zoning District.
HDR – High Density Residential	To accommodate development of high density residential uses at appropriate locations in the District of Katepwa. This includes uses such as the current RV Park that resides in the District.

3.4 Community Economic Development

There are few commercial enterprises within the District of Katepwa. The businesses that currently exist support the lifestyle and seasonality of the District and include a hotel, a store, boat and canoe rentals, and some home-based businesses.

Objectives

- ❖ To support existing businesses within the District of Katepwa.
- ❖ To provide services that offer necessities for rural resort living.
- ❖ To support the businesses within the wider region as the primary service centres.
- ❖ To encourage infill of existing commercial.
- ❖ To ensure new commercial development is small scale and fits the resort atmosphere.
- ❖ To explore the opportunity to develop resort marinas within the District.
- ❖ To support home-based businesses throughout the District.
- ❖ To discourage the development of large scale industrial development to preserve the natural surroundings of the area and quality of life of community members.
- ❖ To support the surrounding agricultural base and industry within the rural municipalities.

General Policies

- .1 The District recognizes entrepreneurs as an integral part for the provision of many services within the community and may encourage these types of endeavours.
- .2 The District works with businesses, non-governmental organizations, community groups, conservation authorities, education and economic development agencies, other communities, and stakeholders and other levels of government to:
 - a. Initiate inter-community cooperation to coordinate the efficient provision of services and infrastructure;
 - b. Promote environmentally and economically sustainable developments;
 - c. Stimulate population growth to support social-economic development; and
 - d. Coordinate economic and social development initiatives.



Resort Commercial Development Policies

- .3 The District of Katepwa supports existing resort commercial development. New commercial ventures may be considered where they are unique and fit the character of the District of Katepwa.

- .4 The District shall promote the maintenance of store fronts and yards of commercial businesses to ensure an aesthetically pleasing commercial area.
- .5 Outdoor and recreational storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations as identified and regulated in the Zoning Bylaw.
- .6 Due to the high volumes of boat traffic on Lake Katepwa, opportunities to explore the development of a marina may be pursued to serve the public and users of the lake. Regulations around marinas and/or developments of this nature will be provided in the Zoning Bylaw.

Industrial Development Policies

- .7 All industrial development proposals shall be discouraged within the District of Katepwa to ensure the environmental quality and quality of life of residents is not threatened or harmed. Municipally related development such as public works and infrastructure will be considered an exception.
- .8 As per the *Statements of Provincial Interest*, the District of Katepwa recognizes the agricultural land within the surrounding rural municipalities is valuable. Land for sustainable growth of agriculture activities including diversification and expansion of agricultural and value-added agribusiness development is encouraged.

Implementation

The Zoning Bylaw shall include the following commercial Zoning Districts:

RC – Resort Commercial	To recognize the existing resort and recreation commercial uses in the District of Katepwa to allow limited growth to these existing commercial uses and for new uses that serve the travelling public and the local community. All new uses proposed for this Zoning District shall meet the regulations of this Zoning Bylaw in this Zoning District.
-------------------------------	---

3.5 Community Services

The most prominent community services within the District of Katepwa include social, cultural, religious, and recreational features. The Katepwa Point Provincial Park is located in the District of Katepwa and is the only Provincial Park that is free of charge. The Park includes amenities such as a boat launch, public programming, new washroom facilities, and a picnic area.

Objectives

- ❖ To provide community services and amenities that are accessible to all and ensures public safety.
- ❖ To maintain and enhance the park space, green space, beaches, and trails throughout the District.
- ❖ To support the Katepwa Library and maintain it as an important community amenity.
- ❖ To collaborate with local organizations and committees, surrounding 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 District of Katepwa will ensure that adequate land and buildings are made available for a full range of institutional, public, and community services. 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 all.
- .3 Proposed community service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.
- .4 Community amenities and buildings, such as the Katepwa Library, shall be utilized as a community centre and gathering place for community members.
- .5 Park space, green space, beaches, and natural areas shall be maintained to an aesthetically appealing and most natural state where possible in order to prevent any long term negative effects on the lands.
- .6 Breese Park is a historical marker and provides a community service and amenity to Katepwa residents. This park shall be maintained for future generations.

- .7 There are many formal and informal trails throughout the District of Katepwa. Maintaining and enhancing the trails for community use is supported and encouraged.

- .8 The District must play a key role in respect of both operating and long term planning initiatives regarding the Katepwa Point Provincial Park. The District together with SaskParks will strengthen the relationship and work closely on an ongoing basis to coordinate the objectives of this Plan and those of SaskParks.



- .9 Arts and cultural programming and initiatives shall be supported and encouraged within the District to provide diverse and alternative programming options to residents and visitors.

- .10 The District of Katepwa encourages seasonal activities and festivals undertaken by local organizations and committees to ensure the four season utilization of its amenities.

- .11 The District of Katepwa will work with neighbouring communities and the Calling Lakes Planning District to provide facilities and services to the residents of the area where and when it is feasible.

- .12 The District will work with service delivery agencies, neighbouring communities, and other jurisdictions by:

- a. Participating in activities enhancing the delivery of services;
- b. Assisting in site planning for public service uses;
- c. Ensuring infrastructure development that supports public service uses;
- d. Supporting, as appropriate, the joint-use of community facilities as a means of providing cost efficient services to the public;
- e. Accommodating public service development in appropriate locations in the community compatible with existing land use as may be permitted by the Zoning Bylaw; and
- f. Entering into collaborative inter-municipal or inter-agency agreements.

3.6 Recreation

The District of Katepwa offers many year-round recreational and tourism opportunities and experiences e.g. boating, fishing, ice-fishing, swimming, camping, golfing, hiking and snowshoeing along Trans-Canada Trail. There are also a number of special events and programming that take place throughout the year hosted by various community-based organizations.

Encouraging a diverse range of recreational amenities and programs to residents and visitors that do not cause harm or negative impacts to the water and environment is important.

Objectives

- ❖ To maintain the existing recreational amenities while seeking opportunities to enhance them.
- ❖ To provide recreational services and programming for all ages and physical abilities.
- ❖ To encourage fair and equitable distribution of recreational and park space to meet the needs of community members.
- ❖ To ensure recreational development will not conflict with adjacent land uses.
- ❖ To explore options for year-round recreational services.
- ❖ To collaborate with neighbouring communities and the Calling Lakes Planning District to establish efforts to improve community recreational services and facilities.
- ❖ To encourage conservation and expansion of green space and buffer strips within the community.
- ❖ To maintain safe and healthy water-based recreation.

General Recreation Policies

- .1 The District of Katepwa will encourage the use of existing recreational space and amenities including the lake, beaches, and accesses as resources to be utilized in the programming of recreational and cultural activities.
- .2 Access will be provided to recreational amenities for all residents and visitors for year-round recreational pursuits.
- .3 Recreational amenities shall be considered in locations which meet the following criteria:
 - a. The additional development shall not conflict with existing land uses;
 - b. Access to the development shall meet municipal standards;
 - c. There shall be a demonstrated demand for new recreational facilities; or,
 - d. Buffer strip requirements as detailed in this Plan shall be followed.

- .4 Recreational developments and pursuits must consider the natural landscape and will not have negative impacts on the natural beauty of the valley. Protecting and preserving unique features including valley walls, major streams, coulees, wooded areas, natural shore land, and major marshland will be required.



- .5 Where a proposed recreational development arises in an environmentally sensitive area, the developer must undertake an assessment of the environmental impacts. Mitigation measures may be required to ensure the protection of land and water resources.

- .6 The District encourages the integration and linkage of parks, green space, and recreational facilities to meet the recreational needs of the community.

- .7 The Trans-Canada Trail is an important community asset and the District shall encourage maintenance of the trail to ensure it remains in the future.

Water-Based Recreation Policies

- .8 Recreation taking place in and on the water shall not have negative environmental impacts or effects on the water or surrounding land uses.

- .9 The District of Katepwa supports water-based recreation. Ensuring there is safe access to the water will be promoted.

- .10 To improve the safety of water-based recreation, the District may explore the creation of designated water zones for certain types of recreational uses including though not limited to swimming, fishing, and motorized and non-motorized boating activities. Any zones developed shall be compliant with all Provincial regulations and Water Security Agency will be consulted.



3.7 Natural Hazard and Ecological Sensitive Lands

Located in the heart of the Qu'Appelle Valley, the District of Katepwa includes many environmental sensitivities e.g. water bodies, shorelines, hillsides, natural vegetation, and areas for wildlife. These sensitivities are important considerations for the community. The District of Katepwa recognizes the importance of working with the Calling Lakes Planning District Commission to ensure the ecological health of the valley as a whole.

Objectives

- ❖ To encourage development and management practices that preserves and enhances the natural environment and minimizes the risk of contamination or damage to environmental resources.
- ❖ To protect and maintain water resources and quality.
- ❖ To minimize ecological disruption by educating community members about ecological sensitive areas.
- ❖ To extend the responsibility for sound environmental management to property owners and developers.
- ❖ To discourage development in areas with potentially hazardous conditions to the site.
- ❖ To dedicate areas that are environmentally sensitive or are hazardous in nature as Environmental Reserve.
- ❖ To encourage working with neighbouring communities and the Calling Lakes Planning District to ensure and practice sound environmental management of ecological and environmentally sensitive lands within the valley.

General Policies

- .1 The District of Katepwa will work with Provincial departments and agencies to identify significant:
 - a. Critical wildlife habitat and rare or endangered species within the municipality; and,
 - b. Wetlands and other sensitive environmental regions within the municipality.
- .2 Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:
 - a. Rare or endangered flora and fauna have received Provincial designation and protection;
 - b. Lands designated under the *Wildlife Habitat Protection Act*, and amendments;
 - c. Private lands that have been voluntarily protected by landowners;
 - d. Lands which are designated under a variety of other environmental protection legislation or policies;

- e. An aquifer is found or located, efforts to sustain the livelihood of this natural resource will be made;
 - f. The area is used for recreational purposes including bird watching or designated areas for hunting; or
 - g. Lands are designated natural prairie or grasslands.
- .3 Environmental sensitive lands and lands that are unsuitable for development within the District of Katepwa are identified in Appendix “B2.” The District of Katepwa shall work with the Calling Lakes Planning District to pursue an environmental study to identify and protect environmentally sensitive areas throughout the region.
- .4 New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and maximize water quality.
- .5 Future development shall integrate with the natural surroundings and shall complement the surrounding community design, landscape, and vegetation. Natural areas and sensitive environmental areas shall be identified and protected where human activities may create potential to stress the environment.
- .6 Environmentally sensitive lands in the District of Katepwa as identified in Appendix “B2” should be protected as Environmental Reserve in accordance with *The Planning and Development Act, 2007*, *The Environmental Assessment Act*, and *The Environmental Management and Protection Act, 2002*.
- .7 The District of Katepwa shall recognize and encourage Provincial planning initiatives contributing to ecological integrity.
- .8 Development shall not deplete or pollute the lakes and water in the District. Any development that may pose a threat of damaging the water will be restricted.
- .9 The District of Katepwa in accordance with the Calling Lakes Planning District Commission, government and non-government organizations, agencies, and other communities shall explore options to improve the water quality of the lakes.



- .10 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

- .11 Natural hazard lands include the following:
- a. Development of lands subject to flooding around main water bodies within the District shall be prohibited, including all lands which would be flooded by the 1:500 year flood event, or in any flood prone area unless the development is above the elevation representing the 1:500 year return frequency flood event; or,
 - b. Lands subject to instability or erosion; or,
 - c. Lands in areas subject to ponding based upon historical information and specific site analysis rather than mapping.
- .12 No new development shall be permitted in any potential unstable slope area without undertaking erosion and/or slope stability investigation to address the interests of the municipality and to ensure that the developer and/or property owner reasonably assess the hazards relative to the proposed development. The development standards and permitted uses for the Natural Hazard Areas will be provided in the Zoning Bylaw.
- .13 It may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas. Development shall be carefully controlled and planned to ensure that they are compatible with the risks or that the hazards have been eliminated or 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. Structures and services must be protected against flood damage and shall be fully functional during hazard conditions;
 - d. Activities which alter existing slopes and may accelerate or promote erosion or bank instability shall be prohibited, unless appropriate mitigation measures are taken to minimize the potential of such erosion or bank instability; and,
 - e. Existing tree and vegetation cover shall be preserved where appropriate to reduce erosion and maintain bank stability.



Surface Water and Drainage Policies

- .14 Adequate surface water drainage will be required throughout the District of Katepwa on new development sites to avoid flooding, erosion, and pollution. Consideration shall be given to the ecological, wildlife habitat, and drainage effects of development, including the upstream and downstream implications.
- .15 Where an area has been previously or exhibits potential for poor drainage due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible.
- .16 Unauthorized drainage of surface water runoff from any land throughout the District shall be prohibited. Water courses shall not be filled or altered without the prior approval of the Water Security Agency, Ministry of the Environment and the District of Katepwa. The District encourages the preparation of a local and regional drainage plan.

Unstable Slope Area Policies

- .17 Slope steepness shall guide development within the District of Katepwa and the larger Calling Lakes Planning District. Slopes greater than 15% are unsuitable for development and development within areas shall be discouraged. Slope stability investigations carried out by a professional engineer shall be undertaken where necessary.
- .18 Developers and property owners shall commission sufficient, professional engineering investigations to reasonably assess erosion and slope failure potential and to understand that they also share in and accept all residual risks and liabilities associated with development where hazard slopes exist.
- .19 All development on the hillsides within the District of Katepwa shall have an elevation no greater than 530 metres above sea level in order to maintain the natural aesthetics the valley provides.
- .20 The District of Katepwa, 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 the future owner; and,

- 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

- .21 Development below the 1:500 flood elevation or in the floodway will be prohibited 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, and park and open space recreational uses.
- .22 All structures and developments that are proposed in the 1:500 year flood fringe shall be discouraged but may be permitted upon completion of the appropriate studies and with proper flood proofing measures. Flood-proofing to an elevation of at least 0.5 meters above the 1:500 year flood will be required or as recommended by the Water Security Agency or any other qualified professional. Flood prone areas in the District of Katepwa are identified on a Reference Map in Appendix "B2."
- .23 The Water Security Agency or other appropriate government or private sector consultants can be utilized as a source of technical advice regarding flood levels and flood proofing techniques. Development proposals in flood plain areas can be referred to the Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of a proposed development.

Wildfire Hazard Area Policies

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

Implementation

The Zoning Bylaw shall include the following residential Zoning Districts:

ES – Environmentally Sensitive Overlay District	To provide environmentally sensitive land from unsuitable development. There are certain areas near wetlands, slump, or flood prone areas, for example which should not be developed due to those natural hazards.
--	--

3.8 Ground and Source Water Protection

Water as a natural resource is an important aspect within the District of Katepwa and throughout the Qu'Appelle Valley. Water needs to be protected and managed to ensure an adequate supply for existing and future users.

Objectives

- ❖ To protect and maintain water resources and quality.
- ❖ To give consideration to ground and source water in areas of new development and redevelopment.
- ❖ To work with the Water Security Agency, neighbouring communities and the Calling Lakes Planning District Commission to create regional strategies to preserve and protect the water within the valley.
- ❖ To manage ground 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 activities within the Hatfield Valley Aquifer areas are not impacted by pollution or contamination.

General Policies

- .1 Development shall not deplete or pollute groundwater resources within the District. 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 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.
- .3 The District of Katepwa shall explore opportunities to work with neighbouring communities and government agencies to investigate and improve the quality of water in the District.
- .4 All development near water bodies will be complementary to the natural features of the valley. All development shall be in accordance with the 25 Year Water Security Plan.

Aquifer Policies

- .5 The District of Katepwa is located in the Hatfield Valley Aquifer area. Care must be taken in the storage, handling, manufacturing, and use of products on sites within the aquifer area to avoid contamination of the underlying aquifer.
- .6 All applications for development in an aquifer protection area 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.
- .7 The District of Katepwa shall work co-operatively 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 the Water Security Agency demonstrating:
 - a. The development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources; and,
 - b. The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources.

3.9 Municipal and Environmental Reserve

The District of Katepwa 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 District such as the valley, lakes and natural areas. The dedication of lands will ensure these amenities are preserved for future generations.

Objectives

- ❖ To ensure the dedication of lands as Municipal and Environmental Reserve in cases where the land meets requirements set in provincial legislation.
- ❖ To prohibit encroachments on Environmental or Municipal Reserve lands, except those permitted under *The Dedicated Land Regulations*.
- ❖ To encourage a partnership between the Katepwa Point Provincial Park and neighbouring land owners for the purposes of establishing a conservation district capable of providing recreational, educational, and interpretative activities.

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*. In some instances the municipality may consider conservation easements in place of Environmental Reserves.
- .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; and,
 - b. Wildlife habitat of areas that:
 - i. Are environmentally sensitive; or,
 - ii. Contain historical features or significant natural features.
- .4 Where development is proposed adjacent to a watercourse, the District 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.

Conservation Easement Area Policies

- .5 The District encourages the formation of a partnership between land owners, SaskParks and other stakeholders to discuss the potential Conservation Easement Area as identified in Appendix “B5.” The purpose of this partnership would be to:
 - a. Investigate best practices employed by other jurisdictions in implementing conservation areas;
 - b. Determine what financial support and expert assistance is available to help with this project;
 - c. Develop proposed contractual arrangements required to implement the Conservation Easement Area; and,
 - d. Make recommendations to Council about action required for implementation.
- .6 The District should actively participate as a member of this partnership and owner of public reserve land within the Conservation Easement Area.

3.10 Heritage and Cultural Resources

There are many cultural and heritage resources in and around the District of Katepwa. District of Katepwa residents, both seasonal and permanent, want to encourage the preservation of heritage and cultural resources and want to expand art and cultural programming. A Heritage Sensitive Lands Map is included in Appendix “B4.” The “Heritage Sensitive Lands” data is from Information Services Corporation. It is a product of the Heritage Conservation Branch (HCB) of Saskatchewan Ministry of Parks, Culture, and Sport. “Heritage Sensitive means HCB has determined there is potential for undisturbed archaeological sites on these lands. This is based on the nature of the landscape, whether the land has existing archaeological sites, or whether the land has unbroken native prairie. “Heritage Sensitivity” does not necessarily mean archaeological sites are present; in most cases, it simply means a closer look is warranted.

Objectives

- ❖ To recognize the value of local and regional heritage resources.
- ❖ To protect the historical significance and scenic value of the Qu’Appelle Valley.
- ❖ To identify the Red River Cart Trail and other trails as part of the District of Katepwa’s historical background.
- ❖ To strengthen Metis and First Nation relationships and to encourage relationships with other cultural backgrounds.
- ❖ To encourage opportunities for community members and visitors to be engaged in heritage and cultural events, initiatives, and programming.
- ❖ To promote and market the District of Katepwa’s historical and cultural background.

General Policies

- .1 The District will collaborate with community stakeholders to identify and assess the significance of historic and cultural sites, and special areas within the District of Katepwa.
- .2 The District of Katepwa will encourage collaboration with neighbouring communities to identify regional heritage and cultural resources in order to protect, maintain, and promote these important resources.
- .3 The District, in cooperation with neighbouring communities, encourages the creation of a regional heritage and cultural commission to assist and implement heritage and cultural initiatives.



- .4 The District of Katepwa encourages the creation of consistent signage to identify and link regional heritage and cultural assets in the Qu'Appelle Valley.
- .5 The District of Katepwa shall promote its seasonality through planned and informal events and programming to attract visitors throughout the year.

Heritage Policies

- .6 The District of Katepwa together with the Provincial Heritage Resources Branch and other agencies encourages the development of a catalogue and criteria for local heritage buildings, sites, landmarks, and districts in order to protect District heritage resources.
- .7 The District will utilize the *Parks Canada Historic Guidelines and Standards for the Historic Places in Canada* to guide conservation projects for historic places which are owned, regulated, funded, or guided by the municipality.

- .8 Sensitive areas that have a historical background and contribute to the natural heritage of the District of Katepwa shall be preserved. Other opportunities to preserve and protect natural heritage shall be explored including working with Heritage Canada, Nature Conservancy of Canada, and other agencies.



- .9 The District of Katepwa encourages the designation of respective building and sites either municipally, provincially, nationally, and internationally, where it is applicable.

- .10 The District of Katepwa will demonstrate the appropriate use and treatment of properties designated through *The Heritage Property Act*.

- .11 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.



- .12 The District of Katepwa will encourage opportunities for the reuse, rehabilitation, preservation, or restoration of historic buildings.

- .13 There is a significant amount of First Nations and Metis heritage in and neighbouring the District of Katepwa. The District encourages and is open to working with First Nation and Metis communities to identify, protect, and recognize heritage and cultural resources in the District.

- .14 The District of Katepwa together with the Provincial government, local committees and other stakeholders, encourages the revitalization of the Interpretive Centre in the Provincial Park to ensure the historic story of the Katepwa Point Provincial Park and the Qu'Appelle Valley are shared.
- .15 The District of Katepwa encourages the redevelopment of the Red River Cart Trail system, and when feasible to assist in the revitalization this significant historical amenity.

Cultural Policies

- .16 The District encourages community initiated projects and events that enhance the sense of community and increase the local cultural atmosphere.

- .17 The District of Katepwa will ensure development enhances the cultural well-being of residents through continuous support for art and cultural programs.

- .18 The District encourages partnerships amongst community interest groups and businesses to promote Katepwa's cultural assets throughout the region and Province.



- .19 The Qu'Appelle Valley, District of Katepwa and the Calling Lakes are cultural and recreational resources that bring people together. The District encourages the creation of informational and promotional materials to promote regional cultural resources.



- .20 The District of Katepwa in collaboration with the Calling Lakes Planning District and neighbouring communities should explore options to create a Regional Tourism Plan that will showcase tourism opportunities related to cultural, recreational, and heritage resources.
- .21 The preservation and diversification of cultures and traditions through festivals, dances, and other events shall be encouraged. Community events shall be expanded and enhanced when it is feasible.

3.11 Public Health and Safety

Public health and safety is important to the District of Katepwa. Katepwa has mutual aid agreements with neighbouring fire departments. Due to the nature and characteristics of the District of Katepwa, there is risk of flooding in and around the community. The District of Katepwa wants to be prepared when an emergency occurs and has developed an Emergency Response Plan.

Objectives

- ❖ To maintain on-going health and emergency services within the District.
- ❖ To ensure public safety of residents and visitors.
- ❖ To update the Emergency Response Plan on a regular basis.
- ❖ To coordinate health and emergency services with neighbouring communities, and the Calling Lake Planning District.

General Policies

- .1 The District shall ensure local Emergency Response Plans are current and reflect changes in land use or activities to ensure the safety of residents and visitors.
- .2 All firefighting requirements will be considered as a part of every re-zoning application, subdivision review, and servicing agreement to ensure safe access and egress in the District.
- .3 The District of Katepwa will encourage all developments to be safe, accessible to all, and conducive to social interaction by encouraging barrier free access design and locational considerations.
- .4 The District will work collaboratively with neighbouring communities and the Calling Lakes Planning District Commission to ensure emergency service delivery is available to the local area and region.
- .5 The District will coordinate the planning and integration of a Regional Emergency Response Plan which is mutually supportive, contains some necessary redundancies for multiple events, though reduces unnecessary duplication of resources. This expanded Plan will draw upon a wider geography and include a greater range of skill sets to draw upon.
- .6 The District of Katepwa shall maintain Inter-Municipal Fire Agreements with neighbouring municipalities and review the Agreements on a regular basis to ensure they are up-to-date with the requirements and needs of the community and larger region.
- .7 The District encourages options to adopt FireSmart² principles for subdivisions planned within and adjacent to potential fire hazard areas.

² FireSmart principles and resources can be found at the following website: <https://www.firesmartcanada.ca/>

3.12 Infrastructure: Public Utilities

The District of Katepwa provides waste management to community members through a landfill. Residents have holding tanks whereby the waste is hauled to the lagoon. Working with the wider region, regional infrastructure service delivery and cost sharing may be a future opportunity for the District to pursue.

Objectives

- ❖ To provide for orderly development of municipal and Provincial utility infrastructure in conformance with local land use policies and environmental regulations.
- ❖ To maintain appropriate service level of all utilities in order to ensure that the potential for infill or new development is not adversely affected.
- ❖ To encourage development of infrastructure, utilities and services that are not detrimental to the environment.
- ❖ To explore the creation of a dark sky policy for the District.
- ❖ To work with the Department of Highways, Crown Corporations, the Regina-Qu'Appelle Health Region, and neighbouring communities to plan and coordinate the efficient delivery of roads and public utilities.

General Policies

- .1 The District shall ensure proper maintenance and upkeep of public works, streets, maintenance yards and other public utilities.
- .2 All Provincial requirements for solid and liquid waste disposal facilities shall be met including location, setback, and servicing requirements.
- .3 In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with policies from the Official Community Plan and District Plan to ensure the effective and efficient control of development and public spending.
- .4 The District of Katepwa shall explore dark sky policy options that can be adopted within the community to reduce light pollution and emphasize energy conservation.

Water and Sewer Policies

- .5 Planning for waste management services shall ensure that:
 - a. Current systems are provided in a manner that can be sustained by the water resources;
 - b. Financially viable and compliant with all regulatory requirements; and,
 - c. Protect the public health and the natural environment.

- .6 The planning, phasing, and development of 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 District of Katepwa;
 - d. The logical extension of existing services; and,
 - e. Growth trends.
- .7 Residents will be responsible for servicing and maintaining the safety of their own water supply by following recommendations provided by the Regina Qu'Appelle Health Region and the Public Health Department.

Utility Policies

- .8 For infill and development of new subdivisions the proponent will be responsible for all costs associated with providing municipal utility services that will be negotiated through a servicing agreement.
- .9 In newly developed areas within the District, district renewable energy systems are encouraged in place of standard utility connections to increase efficiency and delivery of utilities.

Waste Management Policies

- .10 Waste management options shall be explored by the District together with neighbouring communities and the Calling Lakes Planning District Commission to provide cost sharing options and efficiency of waste services.
- .11 The District of Katepwa shall support recycling and compost options to reduce the amount of waste in the landfill.

3.13 Transportation Networks

Katepwa is located along Highway 56 which is the main transportation route through the District. This route also travels north west to the Village of Lebret and the Town of Fort Qu'Appelle and south to the Town of Indian Head.

There are also a number of local road networks throughout the District of Katepwa that are maintained by the municipality. In addition, there are a number of informal and formal trail networks for walking, biking and recreational motorized vehicles. The safety of the public, the control of noise nuisance, and environmental damage is most important to the District.

Objectives

- ❖ To establish safe, efficient, and convenient transportation facilities and services for all users.
- ❖ To ensure District road networks are well-maintained and prioritized for improvements.
- ❖ To ensure road design permits safe and convenient vehicle and pedestrian circulation.
- ❖ To promote a mix of multi-use, all season trails for local community members and visitors.
- ❖ To ensure provisions are made for parking requirements in all types of subdivisions and land uses.
- ❖ To acknowledge Highways 56 and 619 as a key road network into the District of Katepwa and work with the Department of Highways, the Area Transportation Committee, other government agencies, and neighbouring communities along to ensure it is maintained.
- ❖ To be consistent with Provincial transportation plans.

Roadway and Highway Policies

- .1 The District of Katepwa will encourage developments that will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on municipal roads or roads adjacent to the highway.
- .2 Classification of local streets should be established in order to promote orderly and efficient street systems. Development and management of access points and services roads may be required in some instances.
- .3 Infill, redevelopment, and new subdivisions shall be required to enter into a subdivision servicing agreement and all road construction must meet requirements. In the case of the District adopting a concept plan, any future subdivision will provide for the general placement of road networks.



- .4 Where a proposed development is adjacent to a Provincial highway system, the development will be referred to the Department of Highways and Infrastructure. The District shall ensure local transportation plans align with Provincial transportation plans.
- .5 The District of Katepwa and the Calling Lakes Planning Commission encourages working with the Area Transportation Planning Committee to:
 - a. Make appropriate transportation plans and strategies that will accommodate future growth in the region; and,
 - b. Identify specific upgrades needed to the highways in the region.
- .6 The District shall work in collaboration with the Ministry of Highways and Infrastructure to identify, maintain and build up road networks including Highways 56 and 619.

Trail Policies

- .7 Natural areas, linkages, and pathways are strongly encouraged to be maintained, to the greatest extent possible, as an environmental resource when feasible.
- .8 The District may create a trail inventory or plan that clearly identifies the formal and informal trail networks within the District. The inventory or plan may also identify the use of the trail (i.e. multi-modal, pedestrian only, recreational motorized vehicles, etc.).
- .9 The Trans-Canada Trail is an important community asset and the District shall encourage maintenance of the trail to ensure it remains in the future.

Sand and Gravel Policies

- .10 As per the *Statements of Provincial interest*, the District of Katepwa shall ensure sand and gravel development:
 - a. Is compatible with existing and planned land uses;
 - b. Is operated with minimal disturbance to the environment and aquifers;
 - c. Requires that future reclamation of the sand and gravel development be addressed during the development approval stage; and,
 - d. Includes sand and gravel development as a permitted or discretionary land use within the District and in surrounding rural municipalities.

3.14 Regional and Inter-Municipal Cooperation

The District of Katepwa recognizes the importance of neighbourly relations with adjacent communities. Katepwa is involved in the Calling Lakes Planning District Commission which includes the communities of RM of North Qu'Appelle No. 187, Town of Fort Qu'Appelle, Village of Lebreton and the Resort Villages of B-Say-Tah and Fort San. Together, they have created the Calling Lakes District Plan. The Plan is intended to encourage a stronger, creative, and more cohesive wider District that can, through improved regional links, manage change towards a desired future by increasing regional capacity.

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

Objectives

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

General Policies

- .1 The District shall continue to work in partnership with other jurisdictions, the adjacent communities, Calling Lake Planning District Commission and agencies as a means of providing, sharing and funding community services effectively and efficiently.
- .2 The District of Katepwa 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 District may pursue inter-municipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated, and comprehensive approach shall be encouraged 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; and,
 - f. Population, housing, and employment projections based on regional market areas.
- .4 The District shall encourage promotion of regional amenities and services by working in partnership with other jurisdictions, adjacent communities, and the Calling Lakes Planning District Commission to increase economic benefits for the region.

3.15 Future Urban Development

There is available land within the boundaries of the District of Katepwa for future urban development. The District of Katepwa may acquire land in the future when it is necessary to do so, based on overall growth trends and demand.

Objectives

- ❖ To plan for the possibility of urban expansion with regards to infrastructure, future land use and other services.
- ❖ To ensure development occurs in a manageable and sustainable manner.
- ❖ To work with surrounding Rural Municipalities on land use planning and future annexation opportunities.

General Policies

- .1 Future urban development areas may include:
 - a. Lands which are capable of 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.
- .2 The District of Katepwa will consult with the adjacent Rural Municipalities on the use of land in future development priority areas identified by the District, and work toward complementary annexation resolutions, should the addition of these lands be beneficial to the District of Katepwa and region's needs. Future potential annexation lands have been identified in Appendix "B5."
- .3 The District and neighbouring Rural Municipalities will work together to ensure that potential developers are aware of their responsibilities with respect to development and infrastructure service costs.
- .4 Referrals from a Rural Municipality respecting development proposals nearby rural municipal lands will be evaluated based on the following guidelines:
 - a. The potential for land use conflict and compatibility with adjacent municipal development or planned development;
 - b. The impact on future land use and the effect on municipal services and inter-municipal agreements for services to the rural area;
 - c. The ability for either municipality to serve the area with adequate infrastructure at the time and in the future; and,

- d. The willingness of the developer to work with both municipalities to address the development impacts.
- .5 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.

Implementation

The Zoning Bylaw shall include the following Urban Holding Zoning District:

UH – Urban Holding	To hold unsubdivided and/or undeveloped land within the municipality for future development while allowing certain uses which would not limit the potential expansion of residential development in the municipality. Rezoning land from UH to another zone shall only be considered when the change in land use allows for orderly land use or secures the municipality’s long term land use needs. Council shall also consider the conformity of all rezoning proposals to the Goals, Objectives and Policies of the Calling Lakes District Plan and the District of Katepwa’s Official Community Plan.
---------------------------	---

Section 4: Special Planning Areas

The District will undertake consultation and coordination with Federal and Provincial Departments and First Nation and Metis communities with regard to matters that may have an impact on lands outside of these jurisdictions. This section is intended to identify the varying government jurisdictions and any areas where cooperation may be established.

4.1 Crown Lands

- .1 Crown Lands are defined in the Province Lands Act and Regulations. Crown Lands include agricultural lands and environmentally sensitive lands including waters, or watercourses, easements, resources such as mines and minerals.
- .2 The administration of Crown Land is the responsibility of both Saskatchewan Agriculture and Saskatchewan Environment. Ministry of Agriculture provides services for lease administration, oil and gas development, gravel exploration and extraction, Crown lease management assistance and the sale of Crown Land.
- .3 Crown Lands just as deeded lands (those with title to an individual), are subject to *The Planning and Development Act, 2007*, and municipal bylaws, except in the specific designations such as Provincial Forest, Provincial and Regional Parks and Crown Lands. Municipalities work with the Ministries to develop complementary planning on these lands and several integrated resource management plans have been incorporated into municipal bylaws.

4.2 First Nations, Treaty Land Entitlements, and Urban Reserve

- .1 The District of Katepwa encourages relationships with First Nation and Metis communities to investigate and discuss areas of mutual interest.
- .2 The District shall encourage compatible development where land has been purchased by a First Nations Band and it is pursuing “reserve” status through either the Treaty Land Entitlement Framework Agreement process (TLEFA) or the Specific Claims process. Council, shall in good faith, meet with the Band Council of the First Nation proposing the reserve to discuss and/or negotiate shared services, compatible bylaws, and other matters of mutual interest.



- .3 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.

4.3 Katepwa Point Provincial Park

- .1 The District of Katepwa encourages working with the Province and other agencies to enhance the services and amenities delivered within the Katepwa Point Provincial Park.
- .2 The District will ensure that land use development and activities adjacent to the Provincial Park, open space, and recreational lands are compatible and will not limit or reduce the enjoyment of these lands for recreation or experience purposes.
- .3 Low impact development on surrounding lands to the Provincial Park, open space, and recreational lands shall be encouraged.



Section 5: Administrative Tools

5.1 Action Planning

Successful implementation of this Plan 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. 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 for the District of Katepwa's use as the District 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 Plan 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 Plan Guides Action

As a statutory document for guiding development and land use in the District, the Plan gives direction to Council on their day-to-day decision making. The Plan'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 District is to move closer to the future envisioned by the Plan, the Plan must guide other related decisions of Council. *The Planning and Development Act, 2007* requires that:

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

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 District of Katepwa, together with the Calling Lakes Planning District and other surrounding communities can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in environmental stewardship, economic development, community service provision, population growth, social planning, and the overall lifestyle available in Katepwa.

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 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 District of Katepwa Zoning Bylaw shall apply to this Official Community Plan and the Calling Lakes District Plan and are not contradictory to the Plans. Any amendments to the Zoning Bylaw definitions shall ensure they do not conflict with other participating municipality's Zoning Bylaw, Official Community Plan, and District Plan.

Adoption of the Official Community Plan

Adoption of this Official Community Plan by the District of Katepwa 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 District of Katepwa when 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 of this Plan to ensure that the goals for the future development of the municipality will be achieved.

The application of the Official Community Plan policies are 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 District. 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 Calling Lakes District Plan

The Calling Lakes Planning District has adopted the Calling Lakes District Plan as per *The Planning and Development Act, 2007*. The District Plan will be utilized in conjunction with the District of Katepwa Official Community Plan to guide land use development decisions at the District level over the next 25+ years.

In support of the Calling Lakes District Plan, the municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan. The Calling Lakes District Planning Commission Agreement sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and others as per *The Planning and Development Act, 2007*.

Adoption of the Municipal Zoning Bylaw

Following the adoption of the Official Community Plan, the District of Katepwa 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, the Calling Lakes District Plan and future land use and development shall be consistent with the goals and objectives of this 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 roads, parking, water, sewers, waste disposal, and open space;
- ✓ The objectives and policies in the Official Community Plan, and the 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 Plan 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 District 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 District. The Zoning District Map illustrates each respective Zoning District within the District of Katepwa.

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 Plan. In considering a Zoning Bylaw or an amendment, the municipality should refer to the policies contained in the 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 re-zoning for unique development situations, Council may consider entering into re-zoning agreements, pursuant to provisions of *The Planning and Development Act, 2007*. The person applying 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 setting out:

- 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; and

- 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 re-zoning of the land, none of the land or buildings shall be development 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 re-zoning 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 re-zoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being re-zoned;
- ✓ The development or redevelopment 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 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; and,
- ✓ 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, industrial purposes, or Intensive Livestock Operation 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); and,
- ✓ 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

Council may establish a separate fee Bylaw for the collection of subdivision servicing charges that would be applied in a servicing agreement at the time of subdivision in accordance with Section 172 of *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision.

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 service agreements may vary depending upon service needs.

Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the District of Katepwa 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 District of Katepwa to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan shall be revised to meet these changes. The Plan shall be reviewed after five years, and before ten years, from the date of its adoption by Council to evaluate the Plan's relevance regarding 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 real development issues facing the District of Katepwa 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 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 Plan and the future development of the District 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 the Plan will allow the Plan to continue to serve as an effective guide for Council to make decisions on the future development of the municipality.

Appendices

Appendix “A” – District of Katepwa Future Land Use Map

Appendix “B” – Reference Maps

Appendix “B1” – District of Katepwa Subdivisions

Appendix “B2” – District of Katepwa Community, Park and Recreational Amenities

Appendix “B3” – District of Katepwa Natural Constraints

Appendix “B4” – District of Katepwa Heritage Sensitive Lands

Appendix “B5” – District of Katepwa First Nation Reserve and Agricultural Crown Lands

Appendix “B6” – District of Katepwa Proposed Conservation Area

Appendix “B7” – District of Katepwa Potential Annexation Boundary

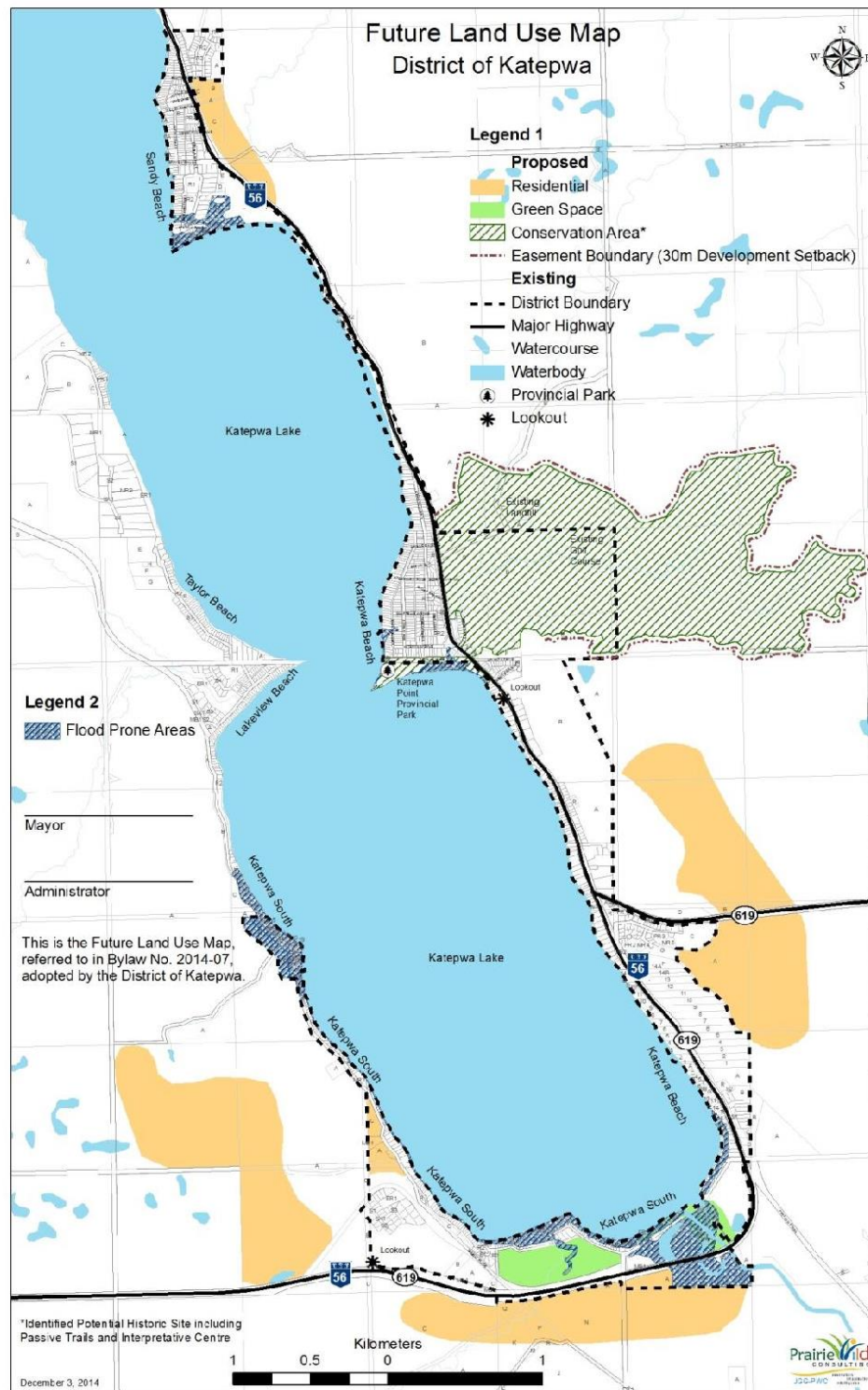
Appendix “C” – Wider Area of Cooperation

Appendix “C1” – CRUP Regional Map

Appendix “C2” – CRUP Region Cultural, Community, Recreational & Tourism Amenities Map

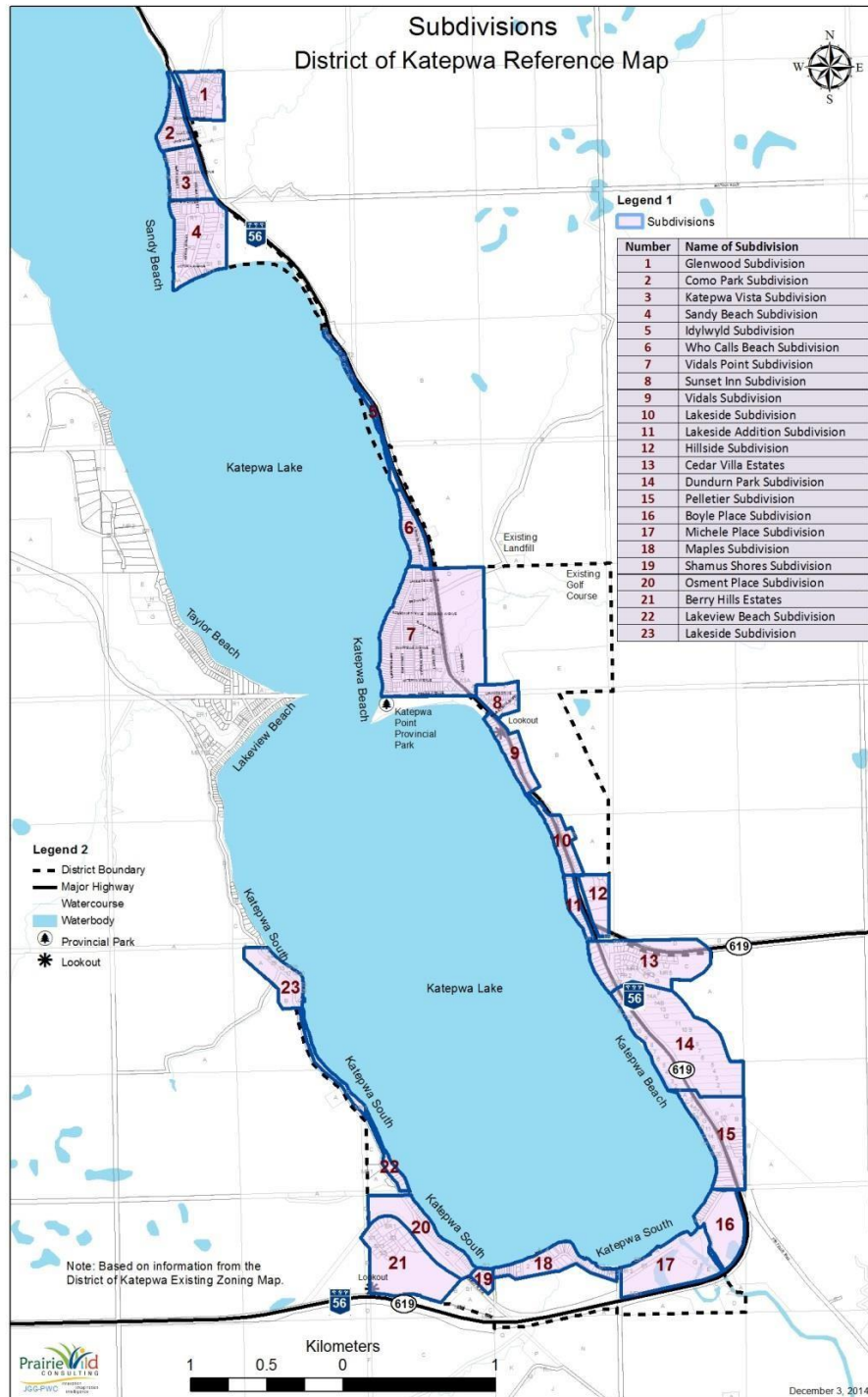
Appendix “D” – District of Katepwa Action Plan Table

Appendix “A” – District of Katepwa Future Land Use Map

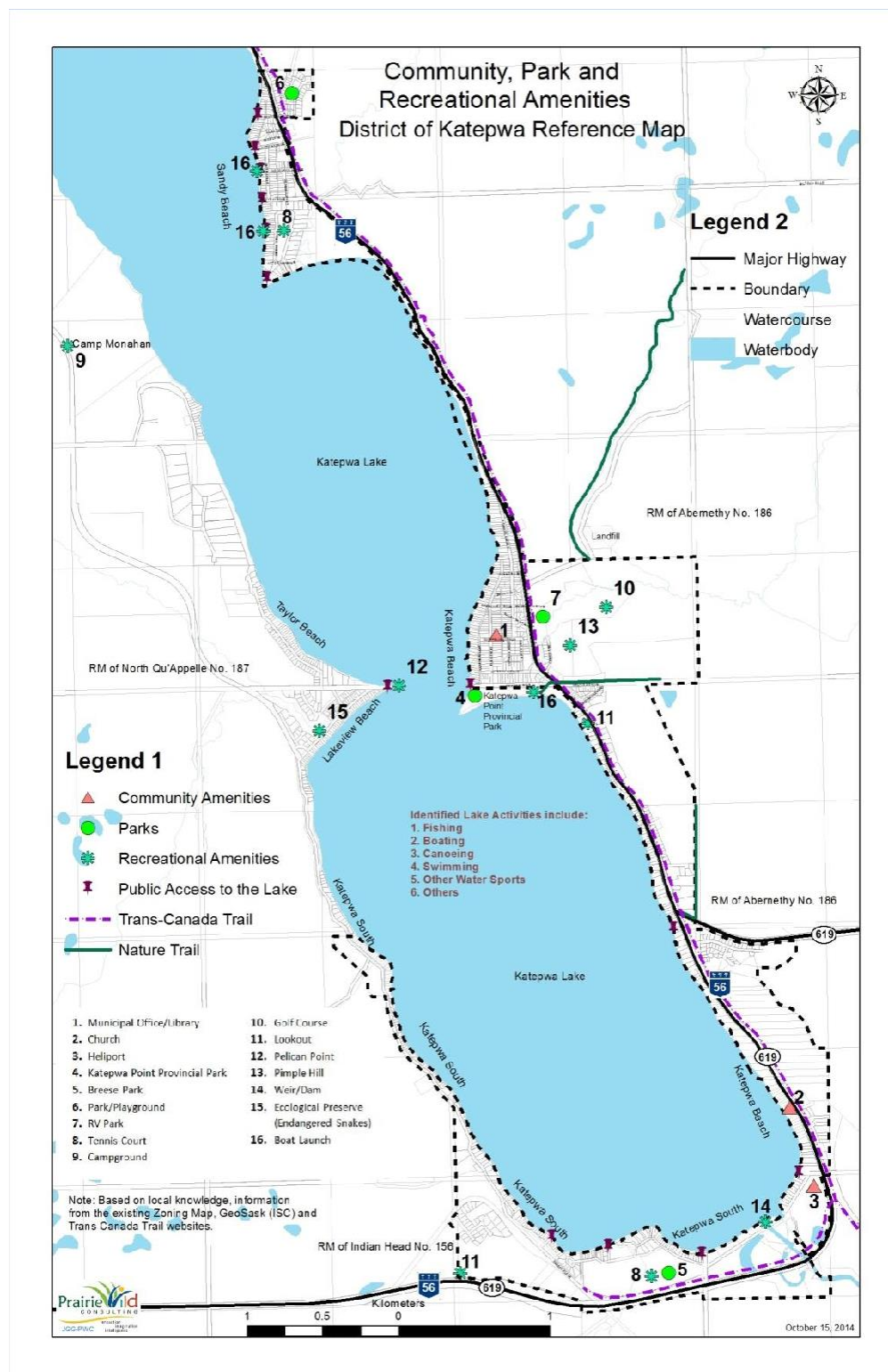


Appendix “B” – Reference Maps

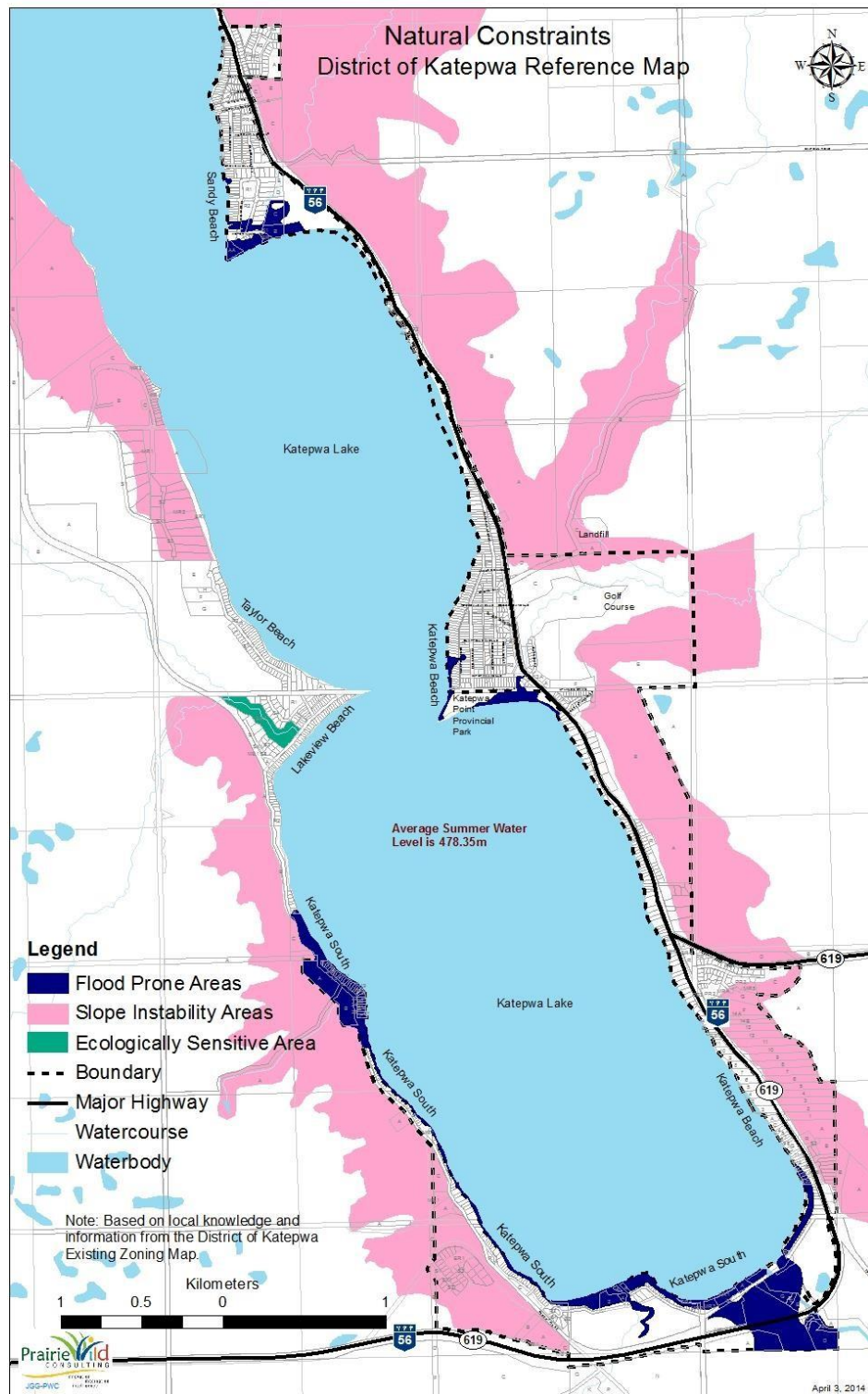
Appendix “B1” – District of Katepwa Subdivisions



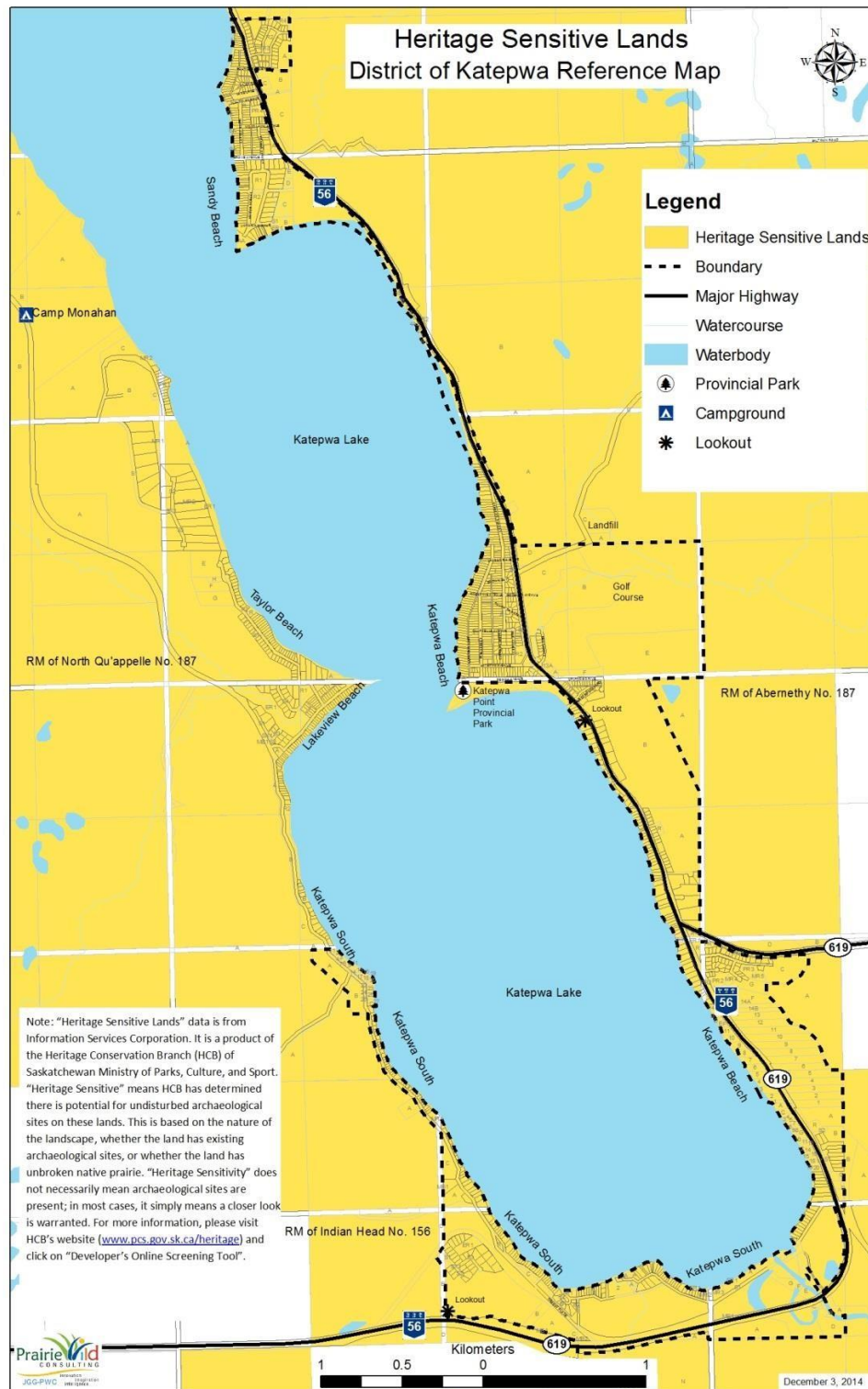
Appendix “B2” – District of Katepwa Community, Park and Recreational Amenities



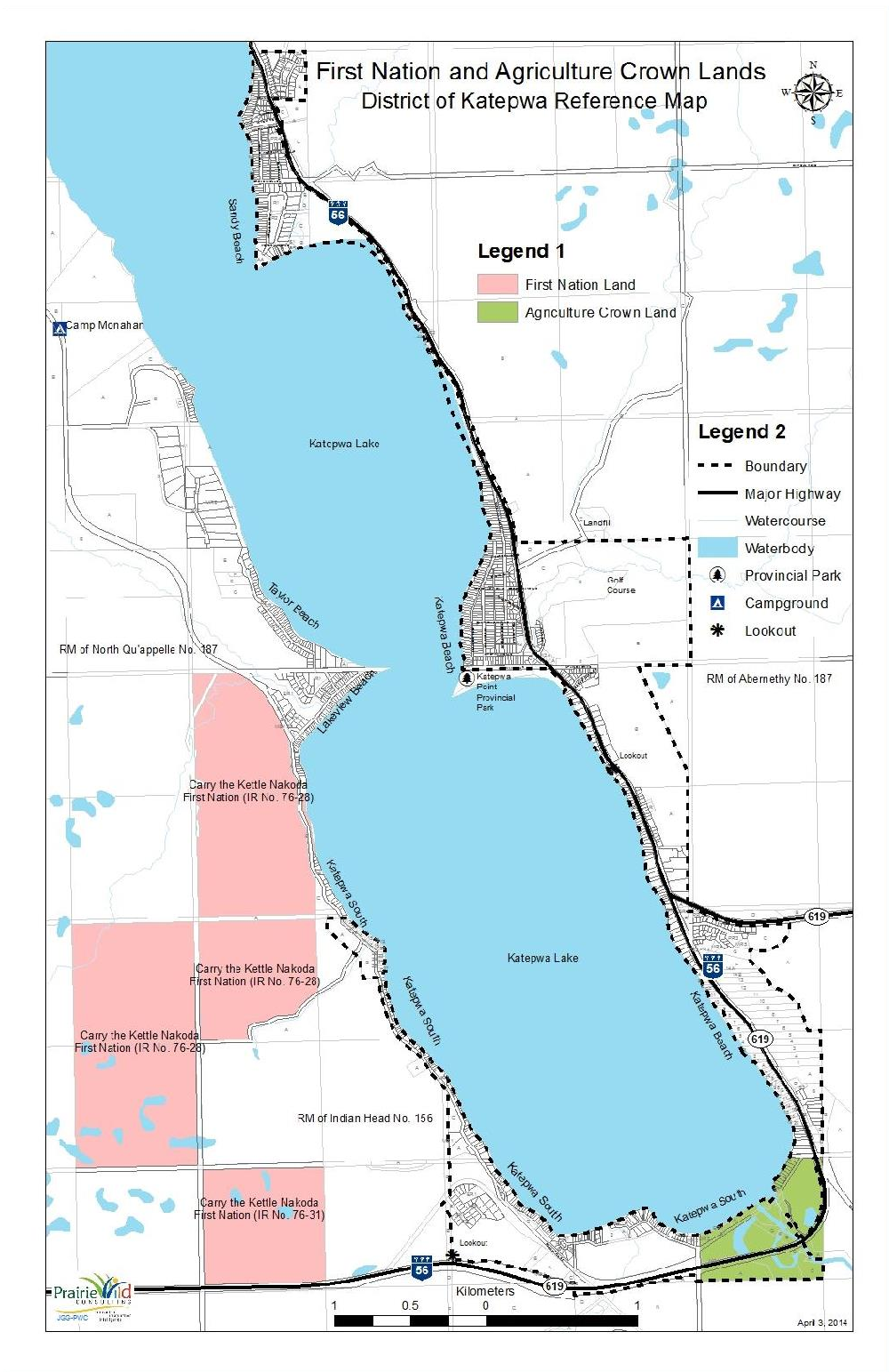
Appendix "B3" – District of Katepwa Natural Constraints



Appendix "B4" – District of Katepwa Heritage Sensitive Lands



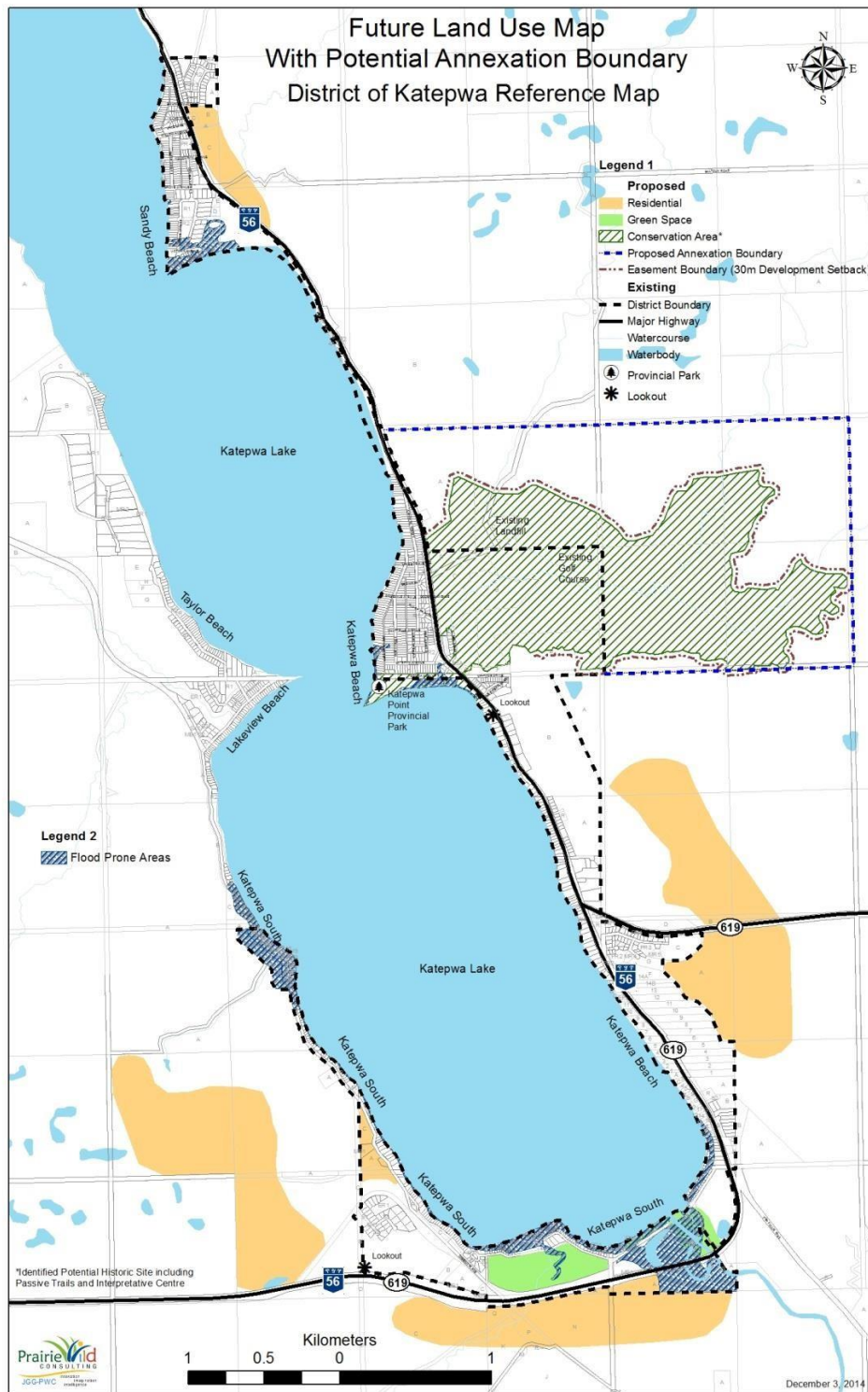
Appendix “B5” – District of Katepwa First Nation Reserve and Agriculture Crown Lands



Appendix "B6" – District of Katepwa Proposed Conservation Area



Appendix "B7" – District of Katepwa Potential Annexation Boundary



Appendix “C” – Wider Area of Cooperation

The District of Katepwa together with the Towns of Indian Head, Wolseley, and Fort Qu’Appelle 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, Montmartre 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 “C1.”

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.³ 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.⁴ 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.

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

³ Encyclopedia of Saskatchewan, “Qu’Appelle Valley,” http://esask.uregina.ca/entry/quappelle_valley.html.

⁴ Ibid.

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.⁵

Overtime, the Qu'Appelle Valley has served different purposes as human activities clustered around the lake.⁶ 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.

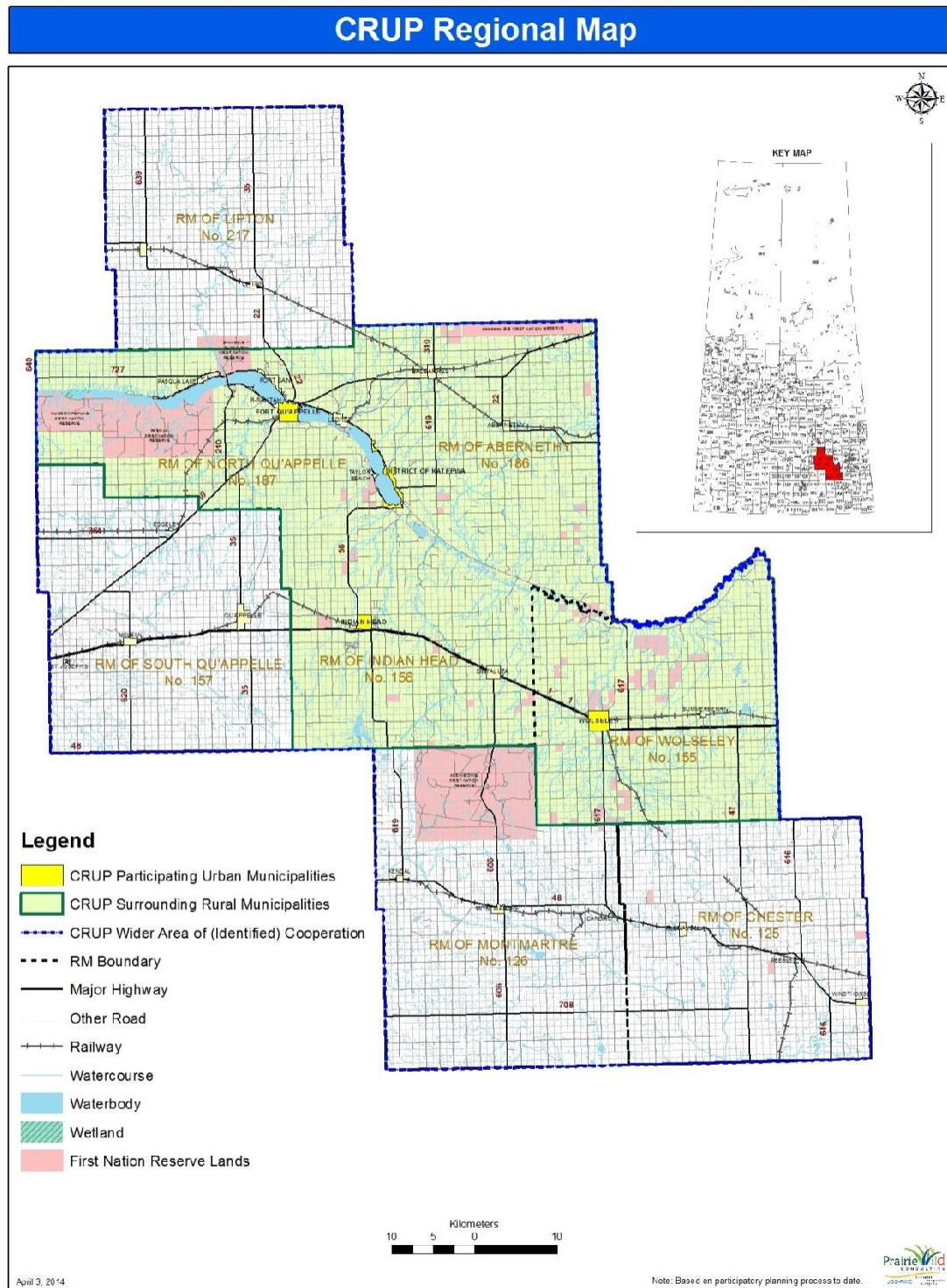
The communities currently have strong working relationships based on their commonalities and unique landscape. It was felt particularly important that the "area of cooperation" be as broad as possible and include regionally discussions regarding social, economic, cultural, and environmental concerns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

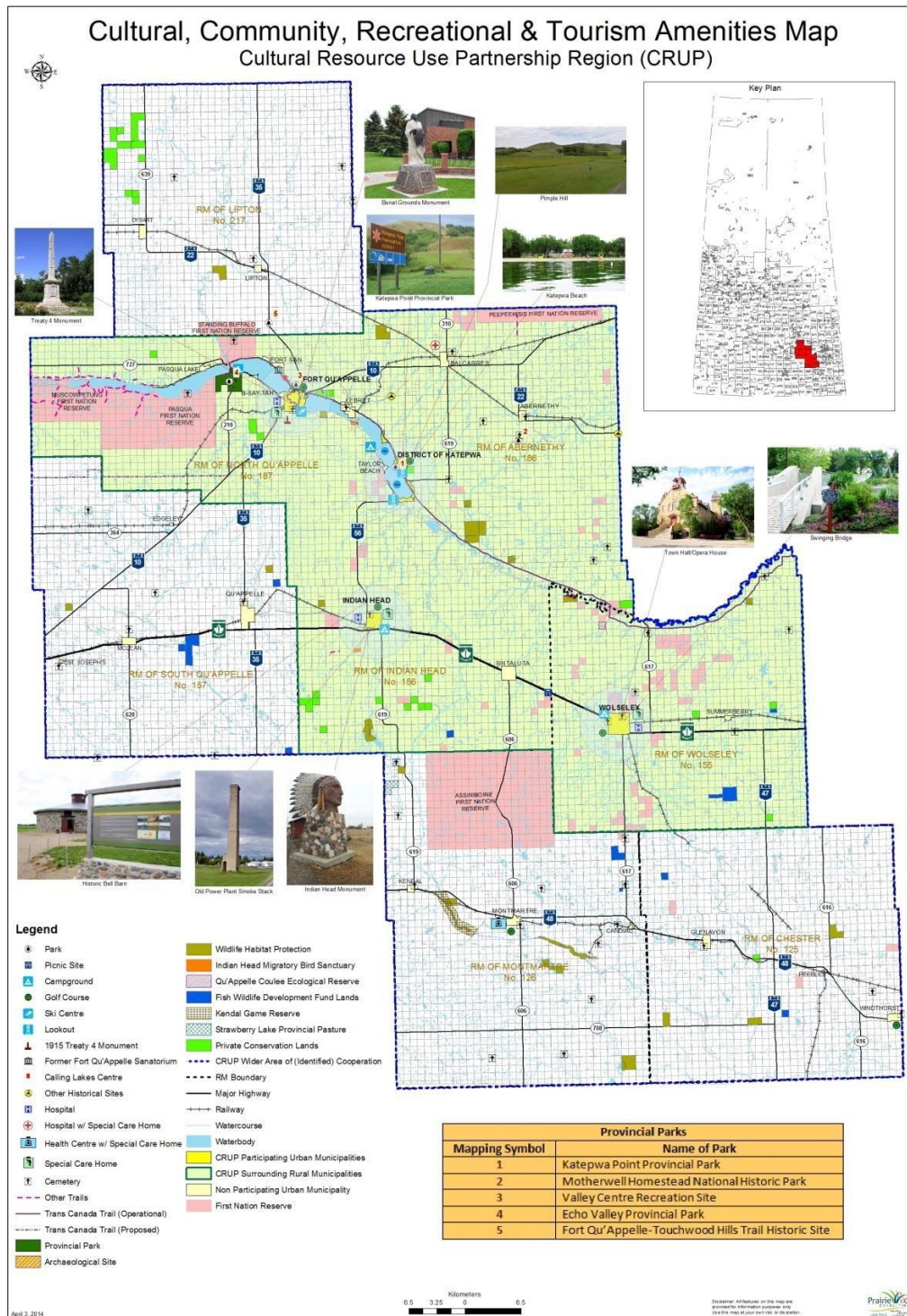
⁵ Encyclopedia of Saskatchewan. "Ecozones and Ecoregions". http://esask.uregina.ca/entry/ecozones_and_ecoregions.html).

⁶ Encyclopedia of Saskatchewan. Qu'Appelle Valley. http://esask.uregina.ca/entry/quappelle_valley.html

Appendix "C1"- Regional Area of Cooperation



Appendix "C2" – CRUP Region Cultural, Community, Recreational & Tourism Amenities Map



Appendix “D” – District of Katepwa Action Plan 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 17			
Community Engagement		P 20			
✓ Summer Festival	To continue to engage community and district members in a summer festival with the intention that such an event will occur annually.	P 23 - 3.5.10			

Residential Land Use		P 21			
Community Economic Developmen		P 24			

Community Services		P 26			
✓ Walking Trails	To implement/expand on walking trails throughout the District as identified by the community.	P 23 – 3.5.7 P 42 – 3.13.7, 3.13.8, 3.13.9			
Recreation		P 28			
✓ Recreation Director	To hire a recreation director to coordinate and manage the recreational amenities and programming within Katepwa.				

Natural Hazard and Ecological Sensitive Lands		P 30			
✓ Hill Preservation	To develop a plan for the management of sustainable hill ecosystem.	P 12 – Environmentally Sustainable Goal			
✓ Maintain Water Quality	To contract an Engineering firm to undertake a study of current water quality of the Lake.	P 27 – 3.7.9			
Ground and Source Water Protection		P 35			
✓ Lake Traffic Report	To develop a report with regards to traffic and usage of the Katepwa Lake.				

Municipal and Environmental Reserve		P 37			
✓ Conservation Easement	To pursue the designation of a Conservation Easement with the Nature Conservancy of Canada or other appropriate agency for the areas identified in the reference maps.	P 34 – 3.9.5, 3.9.6			
Heritage and Cultural Resources		P 39			

Public Health and Safety		P 42			
Infrastructure: Public Utilities		P 43			

Transportation Networks		P 45			

Regional and Inter-Municipal Cooperation		P 47			
✓ District Planning with surrounding municipalities	To engage larger surrounding District in the development of a District Plan.				
Future Urban Development		P 49			

Crown Lands		P 51			
First Nations Treaty Entitlements and Urban Reserve		P 51			

Katepwa Point Provincial Park		P 52			
✓ Park Plan	To develop a Plan that will identify users of the park and peak usage times.				

