

The Rosetown Hub and Spoke District Plan



Acknowledgements

Through a dynamic and collaborative based process, the residents and neighbours in the communities of the Rural Municipalities of St. Andrew's No. 287, Pleasant Valley No. 288, Harris No. 316, Marriott No. 317 and Mountain View No. 318; the Town of Rosetown; and, Village of Harris, together with their Council, Administrators and staff (past and present) can take pride in the development of this document known as the Rosetown Hub and Spoke District Plan.

For legislative purposes, the Rosetown Hub and Spoke District Plan looks, feels, and acts in every sense as the region's Official Community Plan (OCP). For functional purposes, the District Plan is a living, breathing comprehensive planning 'tool' that works to frame and guide the community's development over the next 25 years and beyond.

Overall, the Rosetown Hub and Spoke District Plan is intended to showcase, inform, and guide the community on a sustainable course of development. With the District's leadership in creating the District Plan, the Plan will provide local direction as part of this wider complementary regional process and initiative.

In developing the District Plan, numerous participants added their voice to: identify key issues for the RMs, Town and Village area; develop a shared community vision; and outline a number of key objectives and actions that have become the policies and guidelines contained in this Plan.

Thank you to all who contributed to this process from the group of local champions, philosophers, dreamers, zealous nuts and 'tell it like it is' working group members who volunteered their time, wisdom and knowledge. Included as part of this effort was the planning team from Prairie Wild Consulting Co., who provided the technical skills to see this Plan through to completion. This is truly a Plan that is alive with the hearts, minds and soul of the community deeply embedded within and throughout.

As well, the Rosetown Hub and Spoke District Plan was produced with the financial assistance of the Planning for Growth Fund and the moral support of the formerly known West Central Enterprise Region as an initiative to help the Rosetown District grow and prosper into the future.



Table of Contents

Acknowledgements	1
Section 1: Welcome to the Rosetown Hub and Spoke Planning District	5
1.1 Introduction.....	5
1.2 Area Covered by the Plan	5
1.3 Regional Map	6
1.4 Enabling Legislation.....	7
1.5 Beyond Legislative Authority	7
1.6 Purpose of the District Plan	7
1.7 Rosetown Hub and Spoke District Profile.....	8
1.8 Guiding Growth in the Rosetown Hub and Spoke Planning District	9
1.9 Format of the Plan	10
Section 2: Community Voice, Vision, and Goals.....	11
2.1 Community Engagement.....	11
2.2 Community Engagement Approaches Utilized	11
2.3 Rosetown Hub and Spoke Process Framework	12
2.4 Foundations for Success.....	13
2.5 Community Engagement Meetings	14
2.6 District Vision.....	14
2.7 District Goals	15
Section 3: General Land Use and Development Policies	16
3.1 General Land Use Policies for New Development	16
3.2 Community Engagement Policies	19
3.3 Heritage and Sensitive Environment	20
3.4 Municipal and Environmental Reserve	23
3.5 Ground and Source Water Protection	23
3.6 Community Economic Development and Tourism	26
3.7 Recreation	31
3.8 Community Services.....	33
3.9 Social and Cultural Well-Being.....	35
3.10 Public Health and Safety	37
3.11 Public Utilities and Facilities	39
3.12 Transportation Networks	42
Section 4: The Rural Municipalities: Rural Objectives and Policies	47
Introduction	47

4.1 Agricultural	47
4.2 Intensive Livestock Operations	50
4.3 Natural Resources (Aggregate, Oil & Gas).....	52
4.4 Country Residential Development	56
4.5 The Hamlets of the District.....	60
4.6 Natural Hazard Lands.....	63
4.7 Crown Lands	67
4.8 Treaty Land Entitlements and Specific Claims	68
Section 5: The Village of Harris	69
5.1 Residential Development	70
5.2 Commercial and Industrial Development	71
5.3 Municipal Reserve and Green Space	72
5.4 Heritage Conservation	72
5.5 Community Economic Development and Tourism	72
5.6 Community Services and Recreational Amenities	73
5.7 Accessibility	74
5.8 Infrastructure: Public Utilities and Facilities.....	74
Section 6: The Town of Rosetown Official Community Plan	75
Section 7: Making Things Happen	76
7.1 Implementation and Action Plans	76
7.2 The Plan Guides Action	76
7.3 The Future is a Shared Responsibility	76
Section 8: Inter-Jurisdictional Co-operation	77
8.1 Inter-Municipal Co-operation and Agreements	77
8.2 Co-Management Area.....	78
8.3 Revenue Sharing	79
8.4 Boundary Alternation / Annexation.....	79
Section 9: Implementation and Administration.....	81
9.1 Planning Tools.....	81
9.2 Adoption of this District Plan.....	81
9.3 Rosetown Hub and Spoke District Planning Commission	81
9.4 Adding or Removing Municipalities to the Planning District.....	83
9.5 Adoption of Municipal Zoning Bylaws	83
9.6 Definitions	84
9.7 Existing and Non-Conforming Uses	84

9.8 Contract Zoning	84
9.10 Concept Plans	85
9.11 Comprehensive Development Review	85
9.12 Special Studies	86
9.13 Public Works	86
9.14 Design Standards and Guidelines	86
9.14 Development Levies and Agreements	87
9.15 Servicing Agreements	87
9.16 Subdivision Process	87
9.17 Dispute Resolution	88
9.18 Monitoring Progress	88
Appendix “A” Future Land Use Maps	90
Appendix “A1” – Rosetown Hub and Spoke Planning District Future Land Use Map	90
Appendix “A2” Town of Rosetown Future Land Use Map	91
Appendix “A3” Village of Harris Future Land Use Map	92
Appendix “A4” RM of St. Andrews No. 287 Future Land Use Map	93
Appendix “A5” RM of Pleasant Valley No. 288 Future Land Use Map	94
Appendix “A6” RM of Harris No. 316 Future Land Use Map	95
Appendix “A7” RM of Marriott No. 317 Future Land Use Map	96
Appendix “A8” RM of Mountain View No. 318 Future Land Use Map	97
Appendix “B” Reference Maps	98
Appendix “C” Urban Infrastructure Capacities	103
Appendix “D” Rosetown Hub and Spoke District Planning Agreement	104
Appendix “E” Action Plan Template for the District	114
Appendix “F” Rosetown Hub and Spoke Regional Profile	118

Section 1: Welcome to the Rosetown Hub and Spoke Planning District

1.1 Introduction

This District Plan, hereinafter referred to as the Plan, was created in conjunction with the Rural Municipalities of St. Andrews No. 287, Pleasant Valley No. 288, Harris No. 316, Marriott No. 317 and Mountain View No. 318; the Town of Rosetown; the Village of Harris; and the Hamlets of Herschel, Stranraer, Fiske and Sovereign.

The Rosetown Hub and Spoke District is located in west central Saskatchewan along the major highways 7 and 4. The largest urban centre, Rosetown, is located an hour away from the City of Saskatoon with other Towns and Villages surrounding it. Section 1.7 and Attachment “F” includes more information about the District.

These municipalities have come together voluntarily to work through the district planning process. Through this process, it was identified that these municipalities resemble a hub and spoke, Rosetown acts as the hub and the surrounding municipalities act as the spokes. As a result, the Rosetown Hub and Spoke Planning District was formed. Together they have created a shared vision, goals and policies to provide guidance for future growth and development within the District inasmuch to sustain and retain current services and to meet the needs of the current population and economic activities. The opportunity exists to promote and address the need to:

- ❖ Continue stimulating economic development;
- ❖ Provide guidelines to reduce conflicts between land uses;
- ❖ protect sensitive environmental areas; and,
- ❖ To develop strategies to support community revitalization and population growth.

There is an opportunity to work collaboratively to ensure there is the best possible mix of activities, services and land uses for the greater District.

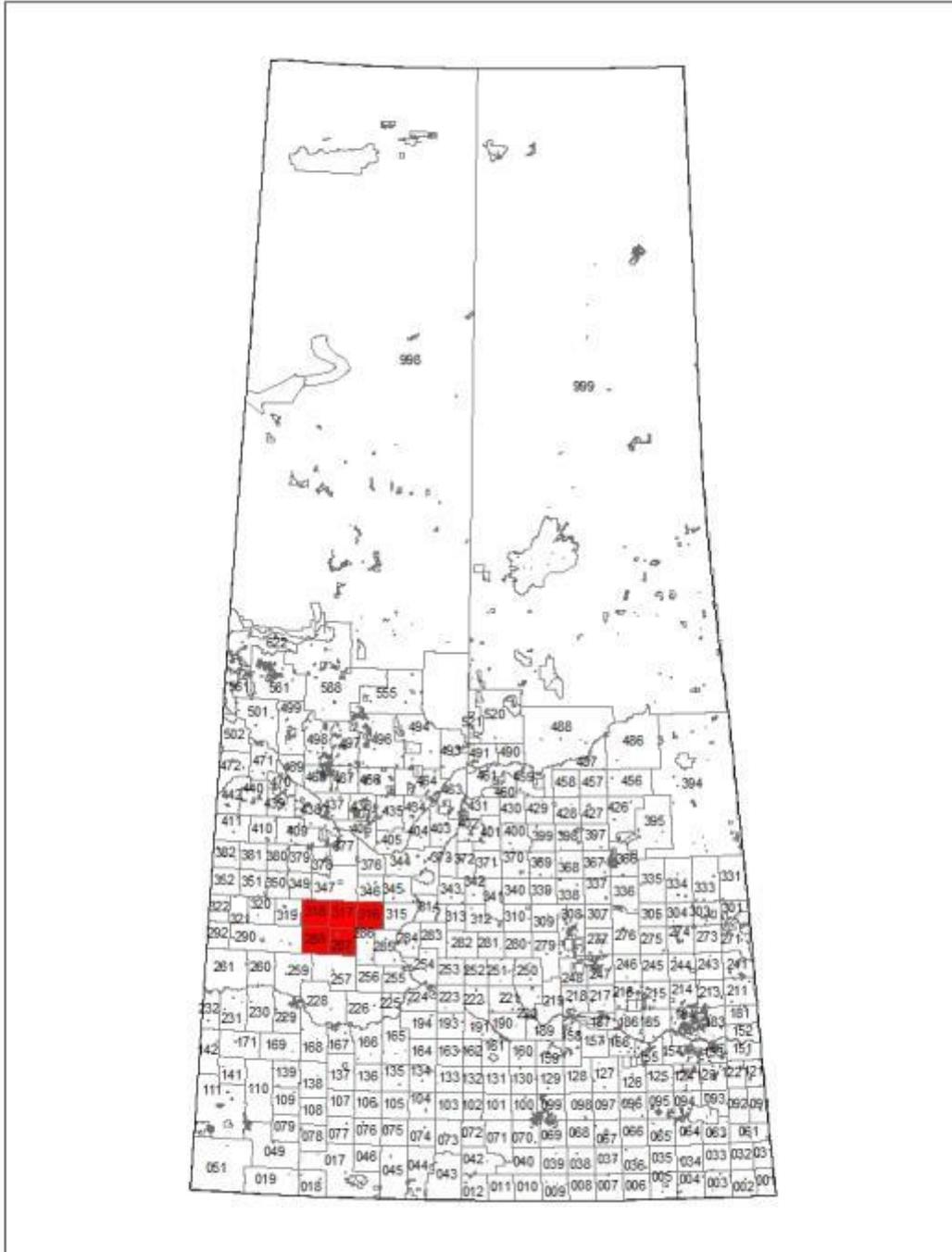
This District Plan functions as the day-to-day management guide with over-arching policies for the District. The policies in this Plan are not “static” and several key initiatives as outlined in the “Action” Plan Section are recommended to develop more comprehensive inter-municipal co-operation and regional land use planning for the Planning District.

1.2 Area Covered by the Plan

This District Plan applies to the Rosetown Hub and Spoke Planning District. The Plan enables growth and change through policies that will guide the District with its development-related decisions to ensure the area develops as intended by the Plan under an established decision-making process. This Plan will encourage a stronger, creative and more cohesive District that can, through improved regional links, manage change towards a desired future by increasing regional capacity.

1.3 Regional Map

The shaded area shown on the Provincial map below outlines the Rosetown Hub and Spoke Planning District.



1.4 Enabling Legislation

The Planning and Development Act, 2007, provides the legislative framework for the preparation and adoption of a District Plan. District Plans address future land use, development and other matters of community concern affecting lands within the Plan boundaries.

This document is the “Official Community Plan” for the Rosetown Hub and Spoke Planning District to assist and guide land use and development in the District for a period of twenty to twenty-five years. It also is the Official Community Plan for the Rural Municipalities and the Village of Harris. Each participating municipality shall, in conjunction with the adoption of this Plan, amend, in accordance with *The Planning and Development Act, 2007 and the Statements of Provincial Interest*. The Town of Rosetown will adopt a separate Official Community Plan as per Section 102 of *The Planning and Development Act, 2007*. Each municipality will also adopt a Zoning Bylaw that is required to be consistent with the policies and provisions of this District Plan.

1.5 Beyond Legislative Authority

The Rosetown Hub and Spoke District Plan is derived from a participatory process with the involvement of many residents, stakeholders and other community members. The non-legislative authority for the District Plan is the capacity-building and partnership opportunities that have been realized as a result of this process and its direct correlation to sustainable growth which is considered a priority by the municipalities within the District.

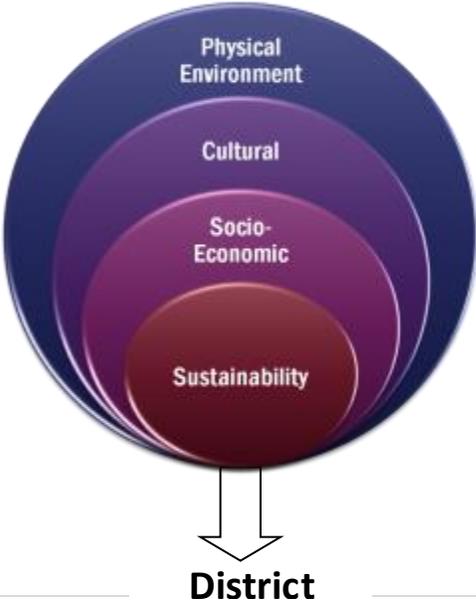
1.6 Purpose of the District Plan

The purpose of a **District Plan** is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the District. **A District Plan addresses future land use, development and other matters of inter-municipal and regional concern affecting lands within the plan boundaries as agreed to by the participating municipalities.**

The District Plan responds to the requirements of the Act by providing policies based upon “District Goals.” The day-to-day decisions of the municipal councils will be based upon these goals, objectives

and the policies in this Plan to promote orderly and sustainable development throughout the District. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting well-managed development.

The District Planning Commission is a formal though voluntary advisory body created through the district planning process to assist municipalities locally and regionally to prepare for future growth and development. Development proposals and land use challenges or opportunities within the District and possibly other areas will come to the District Planning Commission for them to provide recommendations to Councils.



1.7 Rosetown Hub and Spoke District Profile

Agriculture and a defined rural 'way of life' define and characterize this District. The District has a 'high' agricultural productivity rating with a number of grain and organic based farms, and livestock operations located in the area. There are several sections of Provincial Crown land and PFRA lands. There is some oil and gas activity to the west of the Rural Municipalities of Mountain View No. 318 and Pleasant Valley No. 288 and some south of the RM of St. Andrews No. 287.

The Rosetown Hub and Spoke District includes six (6) municipalities; the Rural Municipalities of St. Andrews No.287, Pleasant Valley No. 288, Harris No. 316, Marriott No. 317 and Mountain View No. 318; the Town of Rosetown; and, the Village of Harris. This District covers an area of 4144 square kilometers with a total of 4386 people as of 2011¹.

This District is unique due to its physical attributes. The Town of Rosetown is the largest urban centre within the District. Each of the surrounding municipalities utilize the Town of Rosetown for many of its services including shopping, health care, schools, extracurricular and many more. The Rosetown Hub and Spoke District is a major traffic corridor in two ways; an east west corridor from Saskatoon to Calgary and a north corridor to North Battleford or south to Swift Current. There are approximately 5000 cars a day that pass through the intersection where the two highways meet which resides in the Town of Rosetown.

Some key features of this District include Eagle Creek, the former regional park, Ancient Echoes Interpretive Centre and the Crystal Beach Wildlife Preserve. These areas include many critical wildlife species and habitat.

There are many resources within the District including the accessibility to good quality drinking water as well as non-potable water. In addition to water resources, there are a number of gravel depositories in the District which has the potential to provide for the area for approximately 20 years. While some municipalities have gravel and others do not, the municipalities have identified working together and sharing resources is important.



The municipalities in this District have strong relationships with each other as illustrated by a number of servicing agreements, joint emergency planning measures, supporting recreation programs and facilities and each other's community events. Together the Rural Municipalities, the Town of Rosetown and the Village of Harris support the coordination of development initiatives on a district-wide basis to work regionally into the future. Findings from the consultative processes, together with technical research, have focused the Plan on the issues residents and land owners identified as of prime importance for the future of the District, notably the need for collaborative planning and greater certainty when it comes to land uses. These communities have the opportunity to take an inter-municipal approach to:

¹ Census of Canada (2011). *Community Profiles*. Ottawa, Ontario. Accessed July 20, 2012 from (<http://www12.statcan.gc.ca/census-recensement/2011/dp-pd/prof/index.cfm?Lang=E>)

- ❖ Attract new residents and businesses to the District to support local amenities and increase tax base;
- ❖ Take advantage of the existing infrastructure, central location, community assets;
- ❖ Market economic opportunities - recreational, commercial and industrial; and
- ❖ Share the taxation benefits among the Rural Municipalities, Town and Village.

This will be the first District Plan that has been adopted by the Rosetown Hub and Spoke District. The Plan has been developed using a collaborative based method and community engagement principles. The Rural Municipalities, Town of Rosetown and Village of Harris along with stakeholders and community members have created this Plan to guide development and showcase opportunities by highlighting land use potentials that exist in the District as shown in Appendix “A”.

1.8 Guiding Growth in the Rosetown Hub and Spoke Planning District

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

The Rural Municipalities of St. Andrews No.287, Pleasant Valley No. 288, Harris No. 316, Marriott No. 317 and Mountain View No. 318; the Town of Rosetown; and, the Village of Harris hope to provide for the effective, efficient, high quality delivery and distribution of regional services, goods and community amenities that fulfill their shared District vision. The focus of each participating municipality is based on the premise that ‘we are better together’ working for the improvement of our shared lands, resources and amenities rather than working in isolation.

Each participating municipality recognizes and respects each other’s need for local autonomy where it makes sense with the understanding that municipal boundaries are only a means by which good neighbourly relations are established that benefits each municipality and the region as a whole. Drawing on the strengths of its existing infrastructure and central location, the District will market appropriately planned and located economic opportunities – agricultural diversification, recreational/tourism, commercial and related industrial development to share the benefits among the Rural Municipalities, Town and Village.

1.9 Format of the Plan

The District Plan is divided into nine major parts:

1	An Introduction to the District Plan, providing some general background information and guidance.
2	The vision and goals of the District.
3	General Development Policies will guide the overall use, planning and development of land in the District.
4	Policy directions are provided for the rural areas of the District. Sections include: Agricultural and Natural Resources, Country Residential, Hamlet Areas, Ground and Source Water Resources, and Natural Hazard Lands.
5	Policy directions are provided for the Village of Harris.
6	The Town of Rosetown Official Community Plan is introduced and an explanation provided about the link to the District Plan.
7	Introduction to Action Planning as a means of implementing the District Plan.
8	Inter-Jurisdictional Cooperation.
9	The Administrative tools and legislative supports available for Councils to administer the District 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 Maps: One of the key aspects of the Plan is to provide an overall future land use and development map for the municipalities in the District. The “Future Land Use Map (Appendix “A”) illustrate 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: The series of reference maps attached in Appendix “B” provide supplementary information. These maps may be updated periodically by resolution of the District Planning Commission. All Reference Maps are conceptual only and should not be used to make site specific decision.

Action Plans: To achieve the goals set out in the Rosetown Hub and Spoke District Plan, a clear plan of action or implementation strategy is required. An Action Plan template for the District have been included in Appendix “E” to provide a checklist of the key action items that will need to be completed to help the District achieve its goals outlined in the Plan.

Section 2: Community Voice, Vision, and Goals

2.1 Community Engagement

Community engagement has been vital in the development of the Rosetown Hub and Spoke District Plan. Gathering and collecting information through local wisdom and experience is considered the most valuable source. A number of community members, stakeholders and business owners from this District as well as outside the District boundaries participated in various meetings, community events and data collection.

2.2 Community Engagement Approaches Utilized

The process for the generation of this District Plan and the facilitation design utilized is based on best practices intended to ensure time for community capacity-building and quality results 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).²

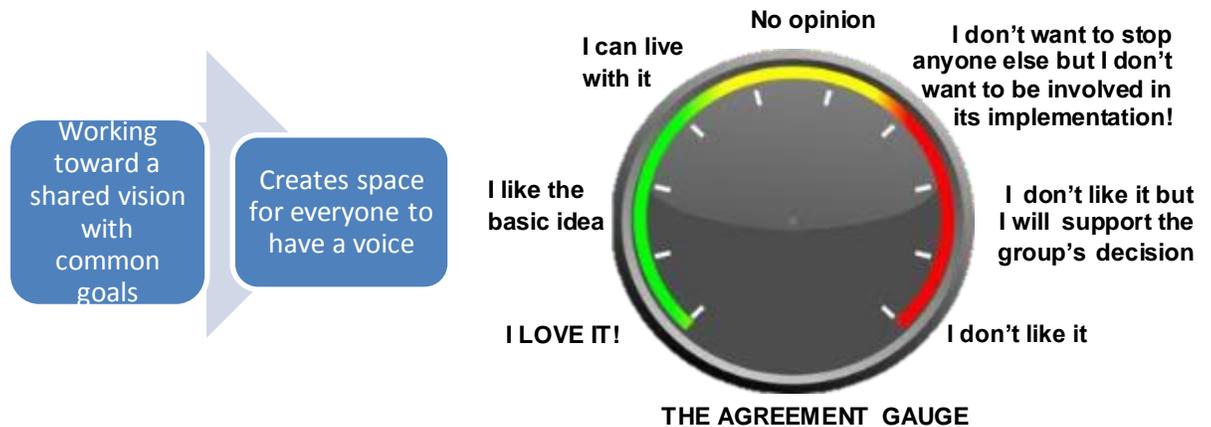
As part of the facilitative process, the following roles were outlined at each meeting and shared with participants at the beginning of the Rosetown Hub and Spoke District Plan development.

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 District 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>	

Collaborative Decision-Making Model

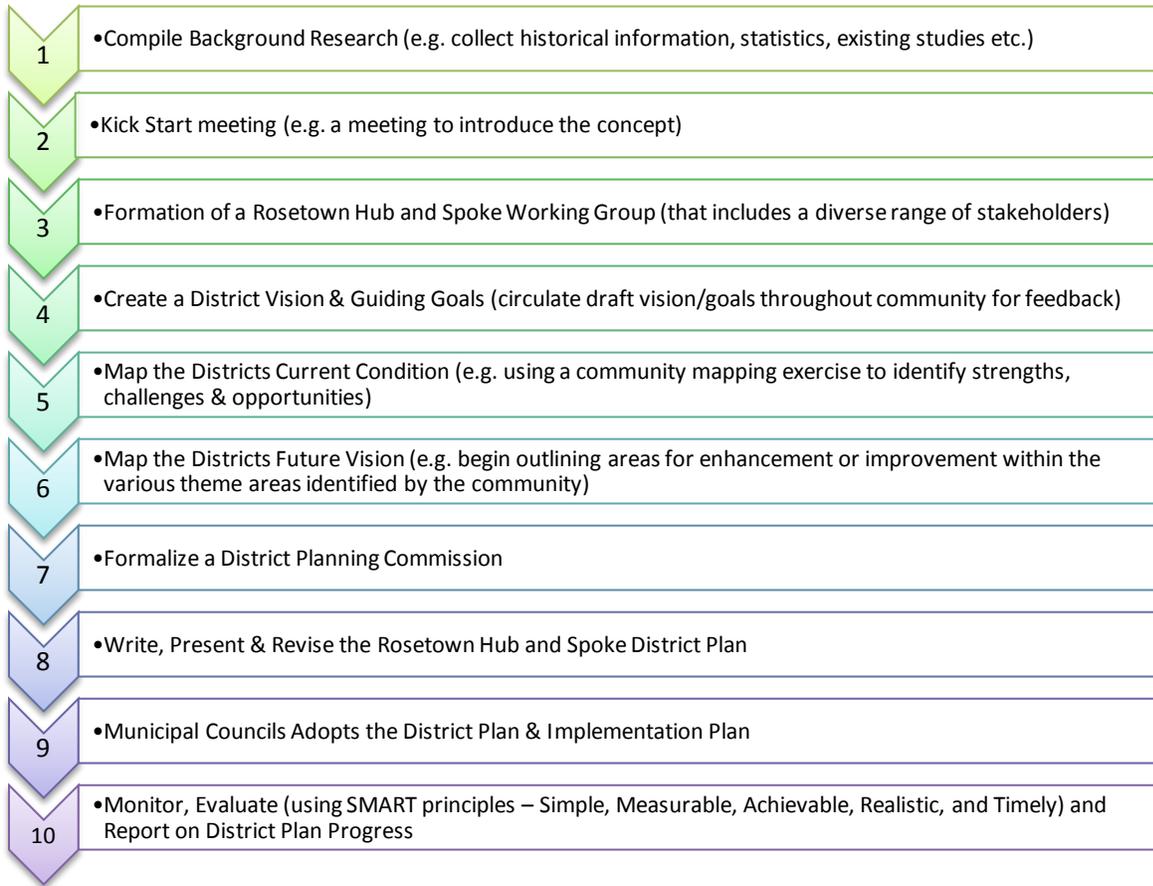
² Cooperrider, D. L., & Whitney, D. (1999). *Appreciative inquiry*. San Francisco, CA: Berrett-Koehler Publishers, Inc.

- ❖ To ensure that everyone has the ability to have a voice and participate equally, a collaborative decision-making model is 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.



2.3 Rosetown Hub and Spoke Process Framework

The Rosetown Hub and Spoke District Planning framework provides actual policies and tangible targets, measures and outcomes to drive subsequent and on-going actions, programs, services and further policy directions. The Rosetown Hub and Spoke district planning process was conducted through the utilization of a 10-step process which is outlined below.



2.4 Foundations for Success

The Rosetown Hub and Spoke process includes the creation of a list of Foundations for Success; statements of values to ensure successful and productive meetings and time well spent for both participants and facilitators.

- *Steps towards solidified partnerships*
- *Tools to use for planning*
- *Food and refreshments*
- *An understanding of what is going on in our region*
- *All ideas are good*
- *Opportunity to participate and share*
- *The whole is greater than the sum*
- *Think long term and the steps to get there participation*



2.5 Community Engagement Meetings

Through the creation of the Rosetown Hub and Spoke District Plan, members of the communities were invited to participate in all phases of the process. The District held specific community meetings where the public shared their opinions and what they envision for their communities and the District in the future. The community members were engaged in participatory planning exercises that included creating their vision, policies, goals and mapping future land use potentials.

2.6 District Vision

The Vision for the Rosetown Hub and Spoke District was created by municipal representatives and community members. The vision is based on the goals and aspirations of the present and is intended to guide future growth and development for the next twenty-five years.

In 2039....

The Rosetown Hub and Spoke District is a progressive, vibrant district known for our attraction and retention of community minded people, work and amenities that serve the District and beyond.

We have an inspired and dynamic labour pool that is nurtured and stimulated by a diverse and sustainable blend of industrial, agricultural production and natural resources base.

The Rosetown Hub and Spoke provides excellent health and education services along with a complement of recreational, ecological and heritage sensitive amenities and programs to meet the needs of people throughout their personal and family lifecycles.

2.7 District Goals

The Rosetown Hub and Spoke District Plan responds to the requirements of *The Planning and Development Act, 2007* and *Statements of Provincial Interest*, by providing policies based upon “Community goals” for the conservation and use of municipal resources. The day-to-day decisions of the municipal councils will be based upon these goals.

Community Development

The District is a place for all ages with a variety of services and amenities that accommodate residents and visitors.

Inter-Municipal Cooperation

Working collaboratively on regional initiatives with a positive attitude to ensure the District’s future progression while respecting each municipality for its own unique characteristics and attributes.

Agriculture

Agricultural land and natural resource are respected as the dominant activity within the District. The Natural Resource sector has an increasing presence which is respective of the natural environment.

Residential

A continuum of housing types to accommodate all demographics and their specific needs and to welcome new residents to the District.

Economic

Community services and amenities are an essential part of the economic viability of the District which will be promoted and supported. Where new businesses and other economic opportunities are welcomed and embraced.

Environmental Management

Protection and maintenance of the ecosystems within the District to ensure the District acts environmentally responsibly.

Heritage and Cultural Resource

A commitment to protecting and promoting existing and newly identified cultural and heritage resources that represent the District’s past and present.

Sustainable Servicing

Municipal services are provided in a sustainable and efficient manner and regional service delivery is promoted where it is attainable.

Section 3: General Land Use and Development Policies

Introduction

The policies outlined in this section address issues which may arise throughout the Rosetown Hub and Spoke District. In managing change, the District will undertake comprehensive, integrated and long-term planning to ensure that developments are compatible with the landscape quality of the area, can be sustained by service levels, and meet Provincial Interests.

3.1 General Land Use Policies for New Development

- .1 The Rosetown Hub and Spoke Planning District will strive, through this District Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the District.

- .2 The District shall have a sustainable form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The Plan will help to identify suitable lands to attract a broad range of residential, business enterprise, recreation, institutional, and industrial development to meet anticipated long-term needs for the area.



- .3 Rural areas shall continue to be differentiated from urban areas by less dense development and generous larger land parcels, where agricultural activities are the dominant land use within the District. The Town and Village shall continue to provide serviced land for development whereas the Rural Municipalities should continue to provide un-serviced land for developments.

- .4 The District will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases. This Plan will strengthen and maintain the rural and small town character and the livelihood of District residents.



- .5 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.

.6 The municipalities in the District will work with the District Planning Commission to ensure complementary and compatible policies are adopted throughout the District.

.7 Future development shall integrate into the natural surroundings and shall complement the surrounding community design, landscape and vegetation. Planned development will help to increase land values, not be wasteful of the land resource, optimize public expenditure in services provision, and will recognize significant natural features and systems.



.8 The District shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, tourism, recreational, commercial, industrial, and institutional uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.

.9 Efficient settlement patterns that support community development shall develop in cluster or corridor form or adjacent to existing built-up areas and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities.



.10 Non-residential developments such as commercial developments along the Highway Corridors that are intended to provide services to the community and the surrounding population shall be permitted. Those uses or activities shall be located so as to be compatible with other existing or proposed uses subject to compliance with commercial policies contained herein.

.11 In managing growth and change, the individual municipalities 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 Major deviations to the Plan design and policies shall require an amendment. The Future Land Use Maps provided in Appendix "A" shows the general designation of land use. 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.

.13 Land development may be guided by a Comprehensive Development Review, depending on the scale, proposed use and geographic location. These plans or reviews, may serve to promote orderly, efficient and environmentally safe land use. Planned development can minimize public expenditure in service provision, identify environmental constraints and coordinate access points on Provincial roads and highways.

.14 Servicing agreements may be required 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. Subdivision Fees or Development Levies that recover the costs of extending/upgrading services to the new developments shall be required in accordance with *The Planning and Development Act, 2007*.

.15 Land development shall also be evaluated on the degree of prematurity including the consideration of the number of unsold and undeveloped sites in previous phases of the area being subdivided/re-zoned or similar site in adjoining developments.



.16 All developments shall be required to have access to an all-season municipal road or highway. The addition of municipal roadway mileage will be limited to make the most efficient use of existing roadway facilities. Development will be encouraged to locate adjacent to roads which have been designed and constructed to accommodate their activities.

.17 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with Plan policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.

3.2 Community Engagement Policies

The Rosetown Hub and Spoke District is committed to an open and transparent process, in order to recognize the needs and wants of the District as a whole. Improving upon communications will be vital in promoting a stronger relationship among all citizens. Involvement of all community members, organizations, regardless of social and economic standing, shall be encouraged or fostered in the District.

Through this process, the Rosetown Hub and Spoke District has engaged the community members on a number of accounts through meetings and a community survey. In addition, there is a strong community and wider district volunteerism that came together to put on events and other initiatives.

Objectives

- ❖ *To promote communication between all residents within the District, agencies and other orders of government.*
- ❖ *To continue to engage the community in District initiatives.*
- ❖ *To encourage and foster local stewardship and citizen participation in District planning and development initiatives.*
- ❖ *To promote a strong awareness of municipal happenings and events, new regulations among residents, businesses and other land owners.*

- .1 The District will regularly communicate with the community through mediums that connect the public together with municipal officials including though not limited to print, web-based, radio and open forums allowing public participation.
- .2 Advisory committees may be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural and environmental issues.
- .3 Residents of the District shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.
- .4 The District will strive to enhance local communication through an open and inviting process that brings the public together with municipal officials including regular reports to the community and forums allowing public participation in research debates.

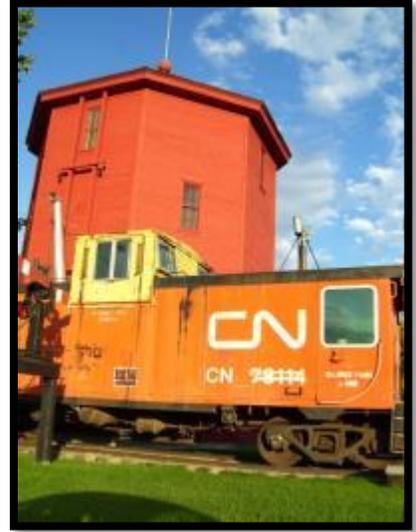


3.3 Heritage and Sensitive Environment

Within the District there are multiple heritage sites and environmental areas. These sites are often prime areas for development and it is important that the District identifies and protects these locations.

There are two museums in the District that are active, one in Rosetown and one in Harris. They showcase artifacts and historical documents of the area. Harris is also home to one of four old style water towers that are left standing in Saskatchewan. In addition to the heritage sites, there are many environmental areas including: Duck Unlimited lands, Saskatchewan Wildlife lands, a variety of lakes, Eagle Creek, Crystal Beach Game Preserve, Ancient Echoes – Herschel area and Stranraer Hills (which encompasses native grasslands).

Heritage sites are part of the overall culture and history of the District. These sites add to the character of the District and are recognized as strengths by the community. The Rosetown Hub and Spoke District shall work collaboratively to protect these areas from harmful development or negative uses.



Objectives

- ❖ *To ensure heritage resources within the Rosetown Hub and Spoke District are identified and considered for heritage designation.*
- ❖ *To encourage partnerships amongst urban and rural municipalities to promote the cultural and natural assets of the District.*
- ❖ *To prioritize projects that promote local interest and public appreciation of the District's heritage attributes.*
- ❖ *To protect sensitive environmental areas by limiting development in identified areas.*
- ❖ *To ensure development does not affect endangered wildlife habitat.*

General Policies

- .1 The Rosetown Hub and Spoke District will work with Provincial departments and agencies to identify significant:
 - a. Heritage Resources;
 - b. Critical Wildlife Habitat and rare or endangered species; and
 - c. Wetlands and sensitive environment.

Heritage Policies

- .2 Highly sensitive environment areas or sites with potential for significant heritage resources shall be identified (See Reference Map in Appendix “B”) to ensure the protection of these resources when these lands may be affected by development. When development is proposed in these areas an assessment of the potential impact on natural and human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.
- .3 Surveys of landscapes, soils, vegetation, wildlife and heritage resources shall be reviewed. If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. When reviewing a development proposal, an attempt shall be made to:
 - a. Provide for minimum loss of habitat by retaining natural vegetation and watercourses;
 - b. Provide continuous wildlife corridors;
 - c. Conserve habitat for rare and endangered species; and
 - d. In providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.
- .4 The District shall work with community stakeholders to identify and assess the importance of built and natural, heritage sites and areas within the District. At the request of owners and in accordance with *The Heritage Property Act*, significant historic sites and architectural features shall be designate and suitably recognized.
- .5 The District shall support the creation of a succession plan in order to ensure Ancient Echoes Interpretive Centre will remain open and will continue to thrive.
- .6 The District shall work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites and landmarks.



- .7 Where a proposed land development is located in a Heritage Sensitive Area, the District will refer the proposal to the Heritage Resources Unit to determine if a Heritage Resource Impact Assessment (HRIA) is required pursuant to *The Heritage Property Act*.
- .8 The District shall encourage opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings.

Sensitive Environment Policies

- .9 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 may be designated under a variety of other environmental protection legislation or policy;
 - e. An aquifer is found or located in attempt to sustain the livelihood of the natural resource;
 - f. It is an area that is used for recreational purposes including bird watching or designated areas for hunting; or
 - g. Lands are designated natural prairie or grasslands.
- .10 Consideration of the ecological value, integrity and management of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands will be considered upon development approval.
- .11 Developments shall be located and designed to conserve and complement natural areas, contribute to a high quality built and natural environment, and provide welcome benefits to the District.
- .12 The District shall recognize and support provincial planning initiatives contributing to ecological integrity.



3.4 Municipal and Environmental Reserve

The Rosetown Hub and Spoke District is committed to dedicating lands for Municipal and Environmental Reserve. The District will develop and maintain these lands in a sustainable manner, involving the community to build on local and district capacity and relationship building.

Objectives

- ❖ *To ensure the dedication of lands as Environmental Reserve in cases where the land meets requirements set in provincial legislation.*
- ❖ *To prohibit any encroachment on environmental or municipal reserve lands, except those permitted under The Dedicated Land Regulations.*
- ❖ *To dedicate any municipally owned land considered suitable as Municipal Reserve as set forth in provincial legislation.*

General Policies

- .1 Subdivision applicants will be required to dedicate the full amount of municipal reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .2 Subdivision applicants will be required to dedicate, as environmental reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007*.
- .3 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.
- .4 The Rural Municipalities will require the dedication of Municipal Reserve or will use the provisions of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.
- .5 Critical or threatened habitat and environmentally sensitive areas shall be designated as environmental reserve within the District.

3.5 Ground and Source Water Protection

Water is a valuable source for many reasons and is important to the municipalities that they can accommodate the needs of residents, business and industry. Currently, the municipalities within the

District use groundwater wells as their source for drinking. The Town of Rosetown has a water treatment facility. The District has explored the option of a water pipeline, though, other measures were taken. In the future, the municipalities should work collaboratively on a water pipeline initiative.

Objectives

- ❖ *To give consideration to ground and source water in new development and redevelopment.*
- ❖ *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 provide adequate distance between developments.*
- ❖ *To ensure activities within the Aquifer Protection Area are not harmful by causing 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. Water Security Agency will be utilized as a source for technical advice.
- .2 Development should avoid any alteration to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts. Detailed analysis by a qualified Engineer shall include studies for water quantity and quality, septic services, shoreline erosion and any works required to support the proposed development.
- .3 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.
- .4 The District shall collaborate with the Water Security Agency to monitor development to ensure there is no negative impact on ground or source water resources and watercourses and other bodies of water.



- .5 Buffer strips should be maintained adjacent to watercourses and water bodies to allow for shoreline protection measures against erosion and flood hazards. Wetlands shall be preserved, whenever possible, for the benefit they serve as catchment basins for drainage and ecological aspects.
- .6 The Rosetown Hub and Spoke Planning District will seek opportunities to work with other municipalities and government agencies to investigate and improve the quality of water in the District.
- .7 Development along Eagle Creek shall be undertaken in a manner that is aesthetically pleasing, non-intrusive and compliments the natural features of the creek and shall be in accordance with the respective Saskatchewan Watershed Plan.

Aquifer Policies

- .8 The Rosetown Hub and Spoke falls within the following bedrock aquifers: Judith and Tertiary and a major drift aquifer called the Tyner Valley. Care must be taken in the storage, handling, manufacturing, and use of products on sites within these areas to avoid contamination of the underlying aquifer.
- .9 All applications for development in areas where aquifers are present 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.
- .10 The District shall work co-operatively with Water Security Agency (WSA) 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 WSA 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;
 - b. The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources; and
 - c. Innovative operational procedures and best practices will be encouraged for all intensive livestock operations.

3.6 Community Economic Development and Tourism

The District has a vibrant business core and is especially strong in the agriculture sector. Residents strive to promote their local economy by purchasing local goods and services from businesses in the District. Attracting and retaining labourers is a challenge.

New residents locating in the District are welcomed. In order to attract new labourers, the District will provide a diverse range of employment opportunities. This will assist the Rosetown Hub and Spoke District in maintaining and enhancing their competitiveness as a rural service area.

Objectives

- ❖ *To create and implement a regional business strategy to attract and retain local businesses.*
- ❖ *To showcase existing businesses and services in the District.*
- ❖ *To support a “shop local campaign” for the Rosetown Hub and Spoke District.*
- ❖ *To improve regional linkages to promote tourism in the area.*
- ❖ *To attract a major industry to act as an anchor to enhance business, employment and housing opportunities.*
- ❖ *To develop appropriate signage along highway corridors and high traffic areas.*
- ❖ *To provide an adequate supply of land suitable for industrial or commercial activities in rural and urban locations.*
- ❖ *To minimize or eliminate conflicts between commercial, industrial and other land uses.*
- ❖ *To work with the Planning District, economic development agencies and other organizations.*

General Policies

- .1 The Rosetown Hub and Spoke Planning District shall promote economic development and competitiveness by providing for an appropriate mix and range of employment opportunities including agricultural, tourism, recreational, commercial, industrial, and institutional uses to meet long-term needs by ensuring the necessary infrastructure is provided to support current and projected needs.
- .2 The District shall promote regional development and work with economic development organizations to promote the Town of Rosetown as the regional retail and service commercial centre.
- .3 The municipalities shall work together to highlight rural and urban cultural and heritage assets including open landscapes that shall be promoted through the creation of a District Tourism Initiative.

.4 Opportunities for a diversified economic base include maintaining a range and choice of suitable sites for employment opportunities which support a wide range of economic activities and ancillary uses.

.5 The District shall take into account the needs of existing and future businesses and ensure the necessary infrastructure is provided to support current and projected needs.

.6 The communities in the District shall utilize their communication networks to encourage residents to be involved and volunteer in culture, tourism and sport within and around the District.



.7 The District shall work with business, agriculture and industry, non-governmental organizations, community groups, conservation authorities, educational and economic development agencies, other municipalities and First Nations, and representatives of other levels of government to:

- a. Initiate inter-community cooperation to coordinate the efficient provision of services & infrastructure;
- b. Promote environmentally & economically sustainable developments; and
- c. Stimulate population growth to support social-economic development.

Residential Policies

.8 Residential developments will be encouraged to locate in proximity to regional and complementary public uses (e.g. recreation facilities, parks, and libraries), institutional uses (e.g. schools) and commercial uses.

.9 Varying types of residential dwellings shall be encouraged to be phased in to ensure growth does not exceed the infrastructure capacity of any given area.

.10 The District shall support affordable and attainable housing by;

- a. Integrating opportunities for such development within existing and proposed residential areas;
- b. Assisting in the development review process; and,
- c. Participating in affordable housing projects where appropriate and within financial capabilities.

Commercial policies

.11 Commercial developments should be encouraged to locate at appropriate locations where it is possible to consolidate access to major roadways and Provincial highways via the municipal road system. The Future Land Use Maps provided in "Appendix A" indicate areas with commercial development potential.

.12 The Plan encourages a variety of well-planned Highway Commercial development for occupancy by highway commercial uses which serve the regional economy.

.13 Highway commercial services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services.

.14 Commercial uses which primarily serve the traveling public shall be encouraged to locate where there is access available from major roadways, including Provincial roads and Provincial highways if appropriate. Commercial developments shall be subject to the transportation policies in Section 3.12.



.15 Upon expansion of the oil and gas sector into the District, related developments shall be located in suitable areas where land uses are not compromised or incompatible. Administrative offices and activities shall be encouraged to locate in the urban centres separated from heavy industrial uses.



.16 Commercial developments shall provide structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.

.17 Commercial developments may be permitted in rural areas only when no suitable urban location exists or where their activities or nature is more suitable for a rural location, such as certain types of agriculturally related commercial enterprises (e.g. anhydrous fertilizer and fuel depots).

.18 The Zoning Bylaw may establish procedures and conditions to ensure commercial development is compatible with surrounding uses, the natural environment and has access to the primary rural transportation network.

.19 Home-based occupations shall be encouraged throughout the District as a valuable contribution to the District economy when the use is clearly secondary to the residential unit.



Industrial Policies

.20 Industrial areas shall permit a variety of industrial uses including, though not limited to, manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing.

The Future Land Use Map (Appendix “A”) indicates areas with potential for industrial development.

.21 Industrial development shall be concentrated in a minimal number of separate locations or nodes where transportation infrastructure and servicing provision is sufficient for the projected use/intensity and these nodes may provide market benefits by locating an industrial activity adjacent to other complementary enterprises.

.22 All Industrial Parks and intensive industrial proposals may be referred to the District Planning Commission for their review. The review shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development. Industrial developments shall be subject to the transportation policies in Section 3.12.



.23 Care shall be taken in the siting of industrial and intensive agricultural or natural resource uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas.

.24 Industrial lot sizes shall permit effective functioning of waste disposal systems, provide separation in order to minimize hazards such as fire and provide an adequate protective buffer to neighbouring uses.

.25 To minimize the encroachment of incompatible lands near landfills, waste management facilities, airports, transportation corridors, rail yards, industrial activities and intensive livestock operations, adjacent lands shall be setback from these existing facilities and any planned future expansion.

.26 Industrial uses exhibiting high potential for conflict with adjacent lands and necessitating distance separation as the sole means of mitigating these conflicts shall be located in isolated areas as required by Provincial regulations. The District will direct the development of such industries to specific locations within the District. These industries include though are not limited to landfill sites, sewage lagoons, ethanol plants, transformer stations, and anhydrous ammonia storage and distribution centres.

.27 The Zoning Bylaw may establish procedures and conditions to ensure industrial development is compatible with surrounding uses, the natural environment and has access to the primary rural transportation network.

Hazardous Uses Policies

- .28 Hazardous industries shall be required to locate in, or adjacent to, areas of concentrated industrial use or in new industrial parks. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with *The Saskatchewan Fire Code*, *The Environmental Management and Protection Act*, *The Dangerous Goods Transportation Act*, *The Fire Prevention Act*, *the National Building Code*, and other applicable codes and standards.
- .29 The District shall identify potential hazard lands and address their management to ensure safety of residents. Development shall be limited on hazard lands to minimize the risk to public or private infrastructure.
- .30 Facilities or developments, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:
- a. Facilities shall not be located closer to dwellings than permitted or recommended by Saskatchewan Environment;
 - b. Anhydrous ammonia facilities shall be located a minimum of 100 meters (328 ft) from Provincial highways and municipal roadways;
 - c. Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and
 - d. In instances where the risk is severe, development may be directed to a more suitable rural location.



3.7 Recreation

The Rosetown Hub and Spoke District has a large amount of recreational opportunities that the communities take pride in. Inter-municipal cooperation efforts have been made to create a regional park which includes a golf course, a ski hill, Ancient Echoes Interpretive Centre, campgrounds, and walking trails. The District may work towards revitalizing the regional park to provide recreational amenities and services to residents and attract others to the region.

Hockey and curling are recreational activities the District is well known for. Most communities in the District have rinks which are well utilized for sports and community events. It is important to the District to maintain and promote the recreational facilities they currently have while striving for their future goals of expanding on the facilities and programming. With a vast amount of opportunity, the District is hopeful to market this area as regional destination.

Objectives

- ❖ *To promote recreational potential within the Rosetown Hub and Spoke District.*
- ❖ *To revitalize the Regional Park and encourage expansion of parks and campgrounds in the area.*
- ❖ *To encourage walking and biking trails that extends through rural and urban areas.*
- ❖ *To promote and expand recreational and cultural opportunities that are available for all ages and lifestyles for local and regional residents.*
- ❖ *To encourage passive recreational development such as parks, bird watching and trails.*
- ❖ *The Rosetown Hub and Spoke District will work cooperatively on joint district events and promotions for the benefit of the region.*

General Policies

- .1 The Rosetown Hub and Spoke District will work with private sector developers and provincial agencies to encourage and facilitate the development of new, or the intensification of existing recreational facilities and parks to broaden the recreational activities available for residents and visitors to the District.
- .2 Sites designated recreational should be compatible with the existing and adjacent land uses. Land uses and activities adjacent to parks, recreation or conservation areas shall be limited to those which would not detract or degrade the public enjoyment of the recreational activity.



- .3 The District may consider establishing jointly-administered cash-in-lieu of municipal reserve fund into which reserve proceeds would be placed for the purposes of assembling and developing regional recreational land and facilities within the District.
- .4 The District may work together to explore opportunities to re-open or revitalize the Regional Park to promote and encourage recreational activities offered within the District. The Regional Park shall include recreational programs and activities for all ages.

.5 The District shall continue to promote the use of existing recreation facilities. Where the facilities are being shared by more than one municipality, the municipalities may create a cost sharing agreement to equalize operating costs of the building and recreational programs.



- .6 Areas with high recreational capability, interesting and rare natural features shall be conserved for outdoor recreation and related uses.
- .7 Existing outdoor recreational uses and areas shall be protected from incompatible or potentially incompatible land uses, which may threaten their integrity or operation.
- .8 Utilization of existing campgrounds shall be promoted. The District may explore new opportunities for campground development as shown on the Future Land Use Map (Appendix "A").

.9 Proposed recreational developments will be encouraged to carefully match the activity and its intensity to the capability of the land and its ability to sustain the use over an extended period. Proposed recreational development shall not preclude access to, and use of public resources (e.g. lakes and streams).



.10 Sites designated recreational shall be compatible with the existing and adjacent land uses. Land uses and activities adjacent to parks or recreation areas shall be limited to those which would not detract or degrade the primary function from public enjoyment.

3.8 Community Services

There are a variety of community services offered in the Rosetown Hub and Spoke District that the residents are proud of. These include though are not limited to, health care, emergency response, recreational programs, amenities and parks.

This District is within the Heartland Health Region which covers an area of 41,770 square kilometers in west central Saskatchewan. The central office is located in Rosetown. The closest hospital for this Rosetown Hub and Spoke District is in Rosetown. Residents are fortunate to have such amenities in the area with multiple services offered. The municipalities in the District work together on doctor recruitment initiatives and to ensure they maintain the hospital and can provide health care services for residents. Schools within the Rosetown Hub and Spoke District include the Walter Aseltine elementary school (K-6), the Rosetown Central High school and the Harris School (K-9).

There are many opportunities for recreational and social programming in this District. There are five rinks that are used every year, a number of community halls where exercise programs, events and many clubs to join and participate in occur. The Rosetown Hub and Spoke District is able to offer services for people of all ages and will ensure these services and amenities are around in the future with hopes to diversify them.

Objectives

- ❖ *To provide a variety of community services that addresses the needs of residents and ensure those services are readily available to everyone within the District.*
- ❖ *To encourage “Regional” cooperation and continue to build stronger partnerships amongst communities and organizations.*
- ❖ *To maintain and expand educational offerings in the District.*
- ❖ *To work collaboratively with educational organizations including Great Plains Regional College to increase training and education opportunities throughout the District.*
- ❖ *To provide a safe environment for residents, families and workers.*

General Policies

- .1 The District will strive to recognize and respond to the need of a growing community and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.
- .2 The District shall advocate for the planning and provision of services, programs and facilities on a cooperative basis, involving appropriate agencies, groups and individuals to ensure accessible,

appropriate, and flexible service provision for all residents irrespective of their physical, economic, social or cultural characteristics.

- .3 The District shall recognize and assess the impact future adjacent land uses may have on Community Service activities. Each rezoning proposal will be evaluated based on individual merit and their compatibility with surrounding land uses.



- .4 The Rural Municipalities, the Town of Rosetown and the Village of Harris shall collaborate with other organizations and jurisdictions to provide services that assist with training or educational opportunities to attract employees to provide quality employment opportunities in the District.

- .5 The District will explore training and post-secondary education opportunities in order to attract and retain residents. Through the use of technology, programs and courses can be expanded in order to provide education in a variety of locations throughout the District.

- .6 The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.



3.9 Social and Cultural Well-Being

The Rosetown Hub and Spoke District has residents that are in various stages of their life cycle. It is important to the District to provide a variety of services and amenities for users of all ages. The residents in the District recognize the role Rosetown and Harris play in providing services and support it. Simultaneously, Rosetown and Harris would like to continue to provide the services and amenities residents currently have. Promoting the use of existing services and amenities is important to the District. The District understands they must work together and support one another for the well-being of all those who reside in the District.

The District welcomes new residents as this area provides a safe environment in which to live, work, and play in and a good place to raise a family. There are family services available such as Rosetown Kid Care, Walter Asepline Elementary School, Rosetown Central High School and the Harris School.

Objectives

- ❖ *To encourage “Regional” community pride by inviting the community to participate in District initiatives.*
- ❖ *To provide community services at a District level and ensure they are accessible to all residents.*
- ❖ *To continue promoting cultural events and promotional opportunities.*
- ❖ *To promote the Town of Rosetown as a regional hub for services and amenities.*
- ❖ *To work collaboratively with educational organizations including Great Plains Regional College to increase training and education opportunities throughout the District.*

General Policies

- .1 This District Plan will ensure development enhances the physical, social, and cultural well-being of all District residents through support for the arts, culture, recreation, library, fire, police, education, social programs and health services to meet present and future needs.
- .2 The Rosetown Hub and Spoke District will advocate for the integrated planning and provision of services, programs and facilities on a cooperative basis. This will include the involvement of appropriate agencies, groups and individuals to achieve accessible and appropriate service provision for all residents irrespective of their physical, economic, social or cultural characteristics.
- .3 The Rural Municipalities, the Town of Rosetown and the Village of Harris shall collaborate with other organizations and jurisdictions to provide services that assist with training or educational opportunities to attract employees to provide quality employment opportunities in the District.
- .4 Residents shall be given the opportunity to pursue community building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.

- .5 The District will ensure all developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and locational considerations.
- .6 Public streets, sidewalks, walkways and other public areas shall provide reasonable accessibility to all persons, regardless of their physical abilities.
- .7 The Rosetown Hub and Spoke Planning District will identify social needs and plan service delivery by working with government departments, non-profit agencies, or by forming partnerships to address social needs on an on-going basis to:
 - a. Identify and pursue the programming needs for youth, seniors and families through community input; and
 - b. Promote social inclusion which requires that housing affordability and choice are made a priority in order to stabilize family and community life.
- .8 The Rosetown Hub and Spoke District may establish adhoc advisory committees to solicit input on social, cultural, economic, and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.

3.10 Public Health and Safety

The Rosetown Hub and Spoke District is highly dedicated to providing health care and emergency response services to its communities. The safety of residents is of high priority to the District which has a low crime rate and they are hopeful it will remain this way.

The Town of Rosetown has a hospital that provides many services. There is a challenge with doctor retention in the District though the municipalities work collaboratively to recruit and retain doctors through the use of a doctor recruitment committee. In addition, the committee is dedicated to working together to maintain current health facilities and services in the District with plans of expanding and building a new health centre in Rosetown.

Objectives

- ❖ *To investigate the joint-use of services and equipment and the sharing of regional safety, police and fire services.*
- ❖ *To develop an Emergency Response Plan for the District.*
- ❖ *To ensure protective services are efficient and adequate for the Rosetown Hub and Spoke District.*
- ❖ *To continue to work as a District on maintaining, enhancing health facilities and services and recruiting health care personnel.*
- ❖ *To work with Heartland Health Region on health and medical related initiatives.*
- ❖ *To retain existing health care facilities and to provide essential health care services for the well-being of District residents.*

Emergency Service Policies

- .1 Public safety and health requirements shall guide all development. The District shall ensure that Emergency and Response Plans are current and reflect changes in land use or activities.
- .2 The District will work together to provide health care and emergency response services including ambulance, police and fire. The District shall create an emergency response agreement to provide for the safety and security of residents.
- .3 Firefighting requirements will be considered as a part of every development permit application, re-zoning application, and servicing agreement.
- .4 The municipalities within the District are encouraged to utilize FireSmart³ principles for subdivisions planned within and adjacent to potential fire hazard areas.



³ FireSmart principles and resources can be found at the following website:
<http://www.environment.gov.sk.ca/firesmart>

- .5 An Emergency Response Plan for the District will be coordinated with all federal and provincial programs and policies and supportive of other urban and rural municipalities outside the Rosetown Hub and Spoke District.
- .6 Emergency service and evacuation plans shall be reviewed annually to ensure the most up to date information is provided within the document.
- .7 The District shall ensure the Emergency Measures Organization services and facilities are maintained and that there is enough staff and volunteers available within the RCMP detachment and fire department to adequately serve the population.
- .8 Emergency planning needs to be undertaken before an event to identify risk and to research risk reduction measures that lower the probability of an event even occurring. An understood and practiced plan needs to be maintained.
- .9 The Rosetown Hub and Spoke District will follow the lead of the existing emergency planning and response agencies in the District. The objective will be to 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.

Shared Medical Services Policies

- .10 The District shall promote health amenities on behalf of the local and regional residents by working together with other municipalities and health care facilities and providers in adjacent urban centres.
- .11 Incorporation of wellness programs may be explored by the District on behalf of the community members. Programming, as an output of this initiative, shall incorporate all ages to ensure a healthy and vibrant community is encouraged within the District.
- .12 The District may explore the opportunity to provide joint transportation services for patrons needing treatment at health care facilities in other Districts.



3.11 Public Utilities and Facilities

Provision of public utilities is essential to a community. The Rosetown Hub and Spoke District is committed to supplying its residents with properly maintained utilities and services with opportunity to optimize their efficiencies.

As technology continues to change it is often difficult in rural areas to keep up with the advancements due to costs and limited resources. Together, as the Rosetown Hub and Spoke District, the municipalities are able to supply a variety of utilities for residents. The Districts' goals are to continuously supply sufficient water and waste management systems and to upgrade IT infrastructure so it is adequate for users. These goals do not solely focus on individual communities though on a broader scale for the entire District.

Reduce, reuse and recycle is an important aspect the District's sustainable practices. The regional recycling facility illustrates their commitment to playing a role in environmental preservation. In addition, the District would like to reduce the number of landfill sites into one concentrated regional waste management area.

Objectives

- ❖ *To ensure the correct levels of utilities are provided for the health and well-being of the residents, businesses and institutions in the District.*
- ❖ *To cooperate with other agencies and participating with the Rosetown Hub and Spoke Planning District in planning for regional utility facilities in the District.*
- ❖ *To protect existing public and private utilities, including pipeline corridors, from land uses which may adversely affect their operation.*
- ❖ *To extend municipal services in an efficient manner at the cost of the developer.*
- ❖ *To ensure inter-municipal infrastructure is adequately and efficiently constructed and managed.*
- ❖ *To provide recycling, solid waste collection and disposal within the District that is cost-effective and environmentally progressive.*
- ❖ *To increase public awareness and support recycling programs, energy conservation, and water conservation to reduce waste and extend the service capacity of municipally owned infrastructure.*
- ❖ *To investigate the potential of renewable energy systems.*

General Policies

- .1 The District will encourage cooperation with Sask Power, Sask Energy, Trans Gas and SaskTel and other similar utilities to ensure the provision of their services in the most economical and efficient manner possible.
- .2 The use of existing municipal infrastructure shall be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities. Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.

- .3 Prior to the installation of major utility systems, such as electrical transmission lines, wind energy systems and communication lines or towers, the utility companies are encouraged to consult with the Planning District, the municipality and the community at large on matters such as route selection and potential impact on local road networks. The physical and economic ability to extend services to specific areas within the District should be logical, reasonable and cost effective.
- .4 Lands adjacent to other municipalities, where infrastructure capacities exist, may be the subject to Inter-Municipal servicing agreements. Where it is appropriate, necessary or desirable, further to this Plan, the municipalities will endeavor to enter into agreements respecting municipal servicing for lands that are suited for future servicing with municipal water and sewer by virtue of their proximity, access, topography and soil characteristics. When an Urban Municipality and a Rural Municipality enter into such an agreement to service land, the agreement shall address any future boundary alteration impacts.
- .5 Separation distances from existing public works facilities shall conform to Provincial regulations. Any planned future expansion shall minimize the encroachment of incompatible lands near landfills, waste management facilities, airstrips, transportation corridors, rail yards, and industrial activities.
- .6 The District shall continue to work with other agencies in the region to:
 - a. Pursue a comprehensive waste management plan for solid waste management;
 - b. Adopt consistent waste water disposal requirements;
 - c. Collectively approach and plan for future water utility provisioning where possible; and
 - d. Regional energy production and public works.
- .7 As part of an efficient waste management strategy, the District will further explore the areas identified as suitable locations for a regional landfill site as illustrated in the Future Land Use Map, Appendix "A". The regional landfill should be developed by taking the most suitable approach fulfilling requirements of *The Environmental Assessment Act*, to ensure it does not put residents or wildlife at risk.
- .8 The District may form a committee to pursue a cost-benefit analysis detailing suitable locations for a regional land fill and to seek if such a development will further the District's waste management efficiencies.
- .9 All development which requires water shall be adequately serviced with a potable and sufficient water supply, on-site depending on the nature and intensity of use.



- .10 Central Water Pipelines owned and operated by public utility boards other than ones that the municipality has ownership in, shall be allowed on road allowances subject to any terms and conditions that the municipality may impose, though shall not be owned or maintained by the municipality.
- .11 All development requiring sewage facilities shall be adequately serviced with an approved, on-site or central sewage system in accordance with Provincial and Municipal requirements.
- .12 The District will support the Wheatland Regional Recycling Centre to ensure it continues to be used to its full potential. Promotion of the Centre shall be encouraged to remind residents to contribute to sustainable practices and reduce their environmental footprints.
- .13 Essential activities of government and public and private utilities including alternate energy generating systems such as wind energy generating systems shall be permitted in any land use designation subject to requirements in the Zoning Bylaw. Such uses shall be located and developed in a manner which is sensitive to and will minimize any incompatibility with neighbouring land uses.
- .14 New pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in areas of tame pasture or cultivation. Pipeline rights-of-way may be identified as passive open space that could be used for pathways, subject to all easement rights and other conditions that would maintain the safety and integrity of the pipeline facilities. The National Energy Board (NEB) process addresses pipeline development and it is the approval authority. The District will ensure that any municipal development standards are consistent with Federal and Provincial requirements.

3.12 Transportation Networks

The Rosetown Hub and Spoke District has three major Provincial highways that run through it; #4, # 7 and #15. The highway most utilized is Highway 7, which is a corridor from Saskatoon to Calgary, Alberta. With increasing traffic patterns, the District is hoping to work with Saskatchewan Highways and Infrastructure to determine whether Highway 7 should become a double lane highway or if passing lanes can be incorporated along the Highway to increase safety and enhance traffic flow.

There are also a number of key grid roads that link throughout the District. Some of these roads have been deemed “Primary Weight” classification through a Saskatchewan program called “Clearing the Path”.

Agriculture is a key sector in this District and the need for rail is critical. The District does have active rail lines which are heavily utilized though some have been abandoned and could be used to create trails.

Objectives

- ❖ *To establish safe, efficient and convenient transportation facilities and services for all users.*
- ❖ *To provide a network of municipal roads to accommodate anticipated traffic movements along the highway corridors to provide an effective linkage to the Provincial highway system.*
- ❖ *To establish a road upgrade/maintenance program to ensure the viability of the transportation networks in the future.*
- ❖ *To sustain and enhance the Rosetown Airport as a service used by the entire District for health care and industry purposes.*
- ❖ *To work with the Saskatchewan Ministry of Highways and Infrastructure to improve the functionality and safety of Highway 7 in Rosetown.*
- ❖ *To maintain and promote use and access of railways for hauling services for agriculture related industries.*
- ❖ *To promote the use of STC bus services in the District and explore alternative methods of passenger transportation.*

General Policies

- .1 Transportation networks and land use considerations shall be integrated at all stages of the planning process. A land use pattern, density and mix of uses should be promoted that minimizes the length and number of roads to make efficient use of existing and planned infrastructure. Connectivity within and among transportation systems should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.
- .2 The District will work to create an attractive, functional traffic corridor along Highways # 4, #7 and #15. Developments adjacent to primary highways, secondary roads, and railways should be located in such a manner as to achieve safe and efficient access.

- .3 The District will continue to work with the Area Transportation Committee to plan, advocate and designate transportation network priorities and needs and will endeavor to enter into agreements to develop future municipal roads, strategically in the area in an economically and efficient manner.
- .4 Through the use of this Plan and working in collaboration with Ministry of Highways and Infrastructure and Railway departments, the District shall identify, maintain and build up road and rail networks that are heavily used for agriculture purposes.
- .5 Transportation facilities, which include such facilities as primary highways, secondary roads, airports and railways, should be protected from land uses which affect the safe and efficient operation of these facilities. To minimize the encroachment of incompatible lands near airports, transportation corridors and rail yards, adjacent lands shall be set back from these existing facilities and any planned future expansion.
- .6 The Rosetown Hub and Spoke District supports the STC bus service as a cost-effective and safe mode of transportation for residents.
- .7 The Regional Airport shall be cooperatively supported by the municipalities within the District. The District may choose to create an agreement to financially support and maintain the Airport for the benefit of the District. Use and services of the Airport shall be explored and further enhanced for health care services, industry and passengers.
- .8 Transportation facilities and rights-of-way should be planned and constructed in a manner that would minimize their negative impacts on existing and future proposed adjacent and surrounding land uses.
- .9 Where an area of development is bordered on one side by a major transportation corridor, such as a highway or rail line, new development should, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor.
- .10 Proposed developments which may be adversely affected by noise, dust and fumes from roadways and railways should be encouraged to locate where there is adequate separation from these corridors and to incorporate sound barriers or landscaped buffers to mitigate these impacts.

Road Policies

- .11 New developments shall have access to an existing all-weather road unless the proponent enters into an agreement with the respective municipality to upgrade an existing road or develop new road access to a standard agreed upon by the Municipality. The development of such a road must be on a prioritized Municipal road system. The proponent shall be responsible for all of the costs of the new or up-graded roadway construction.

.12 Land uses which generate significant amounts of regional vehicular traffic or significant truck traffic shall be encouraged to locate in proximity to major municipal roadways, Provincial roads and Provincial highways.



.13 The municipalities in the District shall create a road maintenance program to ensure the upkeep and general maintenance of road networks within the District. Identification system of key roads which are a priority for maintenance shall be established and worked upon on a yearly basis.

.14 The District shall work with the Department of Highways to explore opportunities to either twin or create passing lanes along Highway 7 in order to improve the safety of motorists on this corridor.

.15 Where there are existing or anticipated high volumes of truck traffic, the municipality with in cooperation with the District, may designate certain roadways as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors with adjacent communities.

.16 Commercial or industrial developments that require large land area or are hazardous in nature may be located adjacent to Provincial roads or highways subject to all policies in this Section. Strip development, where each relies on direct access, shall have consolidated access at major points of intersections of Provincial highways and Municipal roadways.

.17 All developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating:

- a. On service roads adjacent to highways;
- b. On municipal grid roads adjacent to hamlets; or
- c. At existing intersections along range and township roads; and shall
- d. Be in conformity with all Municipal, Provincial and Federal transportation regulations, including though not limited to building and sign regulations as well as any control radii regulations.



.18 Development along Provincial highways shall:

- a. Be encouraged to consolidate access at major points in order to provide a high standard of safety;
- b. Require access permits from the Saskatchewan Ministry of Highways and Infrastructure;

- c. Provide road systems where possible which integrate with existing road networks and which satisfy current and future needs; and
 - d. Not be permitted where strip development is created with frontage with individual direct access to the highway. Exceptions will be considered where adjacent development has already occurred.
- .19 All proposals which create new building sites and any development of a structure or access that is to occur within the control areas of Provincial highways under provincial authority will be subject to review approval by the Saskatchewan Ministry of Highways and Infrastructure prior to the issuance of an access or a Development Permit.
- .20 Building setback standards shall be applied to new development along municipal roads, in order to provide a measure of safety for the traveling public, to provide a measure of buffering of buildings from roadway nuisances, such as noise and dust, and to reduce snow drifting problems along rural roads.
- .21 Municipal road allowances shall be maintained for public access. Any proposals for clearing, cultivation or cropping of unimproved road allowances shall be subject to review and approval by the Municipal Council.

Railway Policies

- .22 The District, through this Plan, shall provide for efficient and effective land use and transportation planning. This includes consultation with neighbouring property owners, including railways, in order to reduce the potential for future land use conflicts and provide adequate protection for rail infrastructure. The primary situations include:
- a. New land development or redevelopment in proximity to existing rail operations;
 - b. New or significantly expanded rail facilities in proximity to existing residential uses; and
 - c. Road/rail crossing issues.
- .23 The District shall be pro-active in identifying, planning and protecting rail corridors and yards for their optimal use together with the Railways. The District shall coordinate development approvals with the Railways that also require rail regulatory approvals to increase awareness regarding the railway legislation, regulatory and operating environment.
- .24 The District shall explore the possibility of re-using abandoned infrastructure to create a “rails to trails” pathway for pedestrians, cross country skiers, snow mobiles and all-terrain vehicles (ATVs). Such multi-use path would provide other options of modes of transportation opportunities and networks throughout the District.
- .25 The District shall approach the Railways to explore the opportunity of a commuter rail line from Saskatoon to Calgary in order to support alternative public transit methods.

.26 Safety at road/highway and railway crossings is a concern and planning is necessary to consider alternatives to creating new grade crossings, including upgrading and improving safety at existing crossings and grade-separated crossings.

.27 Consultation with the Railways may be required when a potential development is proposed for a:

- a. Development or redevelopment proposals in proximity to rail facilities or for proposals for rail-serviced industrial parks;
- b. Road and utility Infrastructure works which may affect a rail facility;
- c. Transportation plans that incorporate freight transportation issues; and
- d. All new, expanded or modified rail facilities.



.28 Sensitive land uses proposed adjacent to railway corridors shall be buffered or separated through setbacks, fencing, site grading, berms and landscaping to prevent adverse effects from noise, vibration, odour, fumes, and to promote safety (i.e. site access and crossing reviews, setbacks, sightlines). Building setbacks and berms are intended to provide protective buffers and barriers to reduce the risks from a train derailment or other incidents and also to provide some noise and vibration attenuation.

.29 The District, together with the Railways, shall strive to improve information-sharing regarding existing and future planning effort through early consultations in advance of proposed land use or transportation changes, projects or works. The District shall request notification from the Railways, to assist landowners and other stakeholders with implementing appropriate mitigation measure when a new proposal for new rail facilities, or significant expansions to existing facilities, are located in proximity to existing sensitive development.

Section 4: The Rural Municipalities: Rural Objectives and Policies

Introduction

The Rural Municipalities in the Rosetown Hub and Spoke District provide the land base for a variety of agricultural activities including grain, mixed farming operations, grazing coops, intensive livestock operations, agricultural processing and aggregate resource extraction. Current land designations may continue under the same land use designation as exists at the time of Plan approval. New proposals for development or re-zoning shall be approved in accordance with the District Plan policies.

Note: The policies contained within Section 4: The Rural Municipalities: Rural Objectives and Policies are to be utilized in conjunction with the overarching District policies found within Section 3: General District Policies for the Rosetown Hub and Spoke District.

4.1 Agricultural

The Rural Municipalities within this District are predominately reliant on agricultural activity including crop and pasture lands. Within the Rosetown Hub and Spoke District, the main source of employment is in the agriculture industry which employs over half of the population in the area. Main crops grown include Lentils, Spring Wheat and Canola.

Having three major highways passing through the District assists local farmers in providing easy and quick access to grain terminals. There is vehicle access and also a number of rail lines that run through the District which caters to the agricultural industry.

Agriculture is part of the District's culture and is very important to them to ensure it is around in the future. In doing this, the District would like to explore opportunities that will assist in capitalizing their agricultural production. This includes opportunities in Agri-business and value added.

Objectives

- ❖ *To support the diversification and specialization of agricultural operations.*
- ❖ *To identify and protect prime agricultural and ranching lands.*
- ❖ *To provide properly maintained road and rail network systems to provide for convenient and efficient truck routes.*
- ❖ *To protect lands used for agriculture practices from incompatible uses and developments.*
- ❖ *To explore other Agri-business opportunities for the District in order to build on the District's competitive advantage.*
- ❖ *To build on value added opportunities and development of organic food products and goods.*
- ❖ *To encourage Agri-tourism activities throughout the District.*

General Policies

- .1 Protecting the role of agriculture and promoting a full range of agricultural activities shall be accomplished in ways compatible with the environment and adjacent land uses where needed.
- .2 Highly productive prime agricultural lands shall not be developed for non-agricultural uses, unless there is no suitable alternate site with equal attributes capable of serving the proposed use, or if the development at the selected location meets important public need.
- .3 The Rural Municipalities shall recognize the value of agricultural land for sustainable growth in agricultural activities.
- .4 The development and operation of farms and farmsteads for field crops, pastures and livestock operations shall be encouraged to continue in the District. Innovative agricultural production methods shall be supported to enable producers the ability to diversify, process and potentially provide for the direct sale of locally produced commodities.
- .5 Intensification of agricultural activities shall be planned and sited recognizing their full potential. Intensified land use changes within the District shall be located in a manner that requires minimal improvement to municipal servicing.
- .6 The Rural Municipalities shall ensure year round accessibility to grain, oil seed and pulse processing facilities and terminals as an essential service to Agricultural producers.
- .7 Crop spraying, intensive farming, livestock and poultry production including manure spreading, are legitimate operations should be restricted only by public health regulations and environmental protection measures, unless otherwise stated herein.
- .8 Existing agricultural enterprises which operate within normally accepted practices of farm management and in conformance with *The Agricultural Operations Act, 1995* shall be protected from new development which might unduly interfere with their continued operation.
- .9 Small land holdings for small-scale or specialized agricultural operations may be considered for approval, provided that such proposals are compatible with other existing agricultural operations, and that the size of the proposed parcel is appropriate for the intended use.
- .10 The Rural Municipalities and District shall ensure the use and disposal of grain bags is done in an efficient and sustainable manner that has no impact that is harmful to the environment.
- .11 The use of grain bags shall be accommodated as temporary storage structures and shall meet the setback requirements provided in the Zoning Bylaw. Access to these storage locations during the winter season shall be negotiated with the Rural Municipality. Proper disposal of grain bags

is mandatory and the burning of bags is prohibited under Provincial legislation of the *Clean Air Act*.

- .12 As agriculture markets change, the Rural Municipalities and District shall continue to diversify production, processing and Agri-business in order to remain competitive globally.
- .13 The District encourages and has experience with value-added agricultural enterprises. In building on diversification of agricultural activity, the District shall explore other value-added opportunities with market potential including pasta plants, flour mills, feed processing and greenhouses.
- .14 Agri-industrial developments which directly serve farming activities, and either process or store agricultural produce or products shall be allowed in agricultural areas. When possible, preference shall be given to locations on lower quality land.
- .15 Rural and Agri-Tourism ventures shall be encouraged throughout the District including:
 - a. Passive and active recreation such as bird watching and walking trails;
 - b. Farm, crop and rural tours including the Harris Orchards and any areas with natural prairie or grassland characteristics;
 - c. Farmers markets.
- .16 The District shall ensure hunting provisions in *The Wildlife Act* and *The Wildlife Regulations Act* comply with the District to ensure the safety of all residents.
- .17 Private owners may place signs along property boundaries advising that hunting or trespassing is not permitted. If land is posted, the hunter must first obtain permission from the owner or lessee to access the land. If the land is not posted the hunter as the right to access and to hunt on the land. (All hunters shall be encouraged to first obtain permission).
- .18 New developments in rural areas should be located to be compatible with existing agricultural operations. The establishment of urban-like uses in rural areas, which would compete with urban areas, or have the potential to create land use conflicts should be discouraged.
- .19 New residential developments shall occur along existing all weather road allowances where road construction and improvement are not required.
- .20 Separation areas, landscape buffers or shelterbelts, shall be encouraged to separate agricultural land use from country residential acreages or recreation areas.

4.2 Intensive Livestock Operations

The Rosetown Hub and Spoke District supports agriculturally related industries, though, would prefer intensive livestock operations to be located in certain identified areas. Areas with Intensive Livestock Operation potential will be identified and required to comply with the Agricultural Operations Act.

Objectives

- ❖ *To ensure intensive livestock operations are respectful of ecological areas.*
- ❖ *To provide adequate separation intensive livestock operations from residential or country residential development, urban centres and environmentally sensitive lands.*
- ❖ *To ensure all intensive livestock operations comply with their licensing requirement.*
- ❖ *To work with intensive livestock operations and similar enterprise to develop agreements for the servicing and maintenance of infrastructure.*

General Policies

- .1 New intensive livestock operations, or applications for the expansion of existing operations, shall be encouraged to locate in areas of the District where land conditions support this activity. The Future Land Use Maps in Appendix “A” indicates general areas which may be suitable for intensive livestock development. Specific studies will be required to select locations within these areas.
- .2 The encroachment of development near intensive livestock operations shall be minimized and adjacent lands shall be required to setback from these existing facilities to ensure the intensive activities are allowed to continue their operations.
- .3 Livestock production operations will be characterized by the total number of animal units and animal type. Intensive livestock production operations will be required to locate where they provide an appropriate land base size to support their operation and where they have sufficient land for manure application.
- .4 Where possible, these activities shall be concentrated in a minimal number of separate locations or nodes where transportation infrastructure is sufficient for the projected use and intensity and are well-removed from residential areas with some form of buffering land use providing separation.



- .5 The development, application and environmental monitoring of livestock operations shall be undertaken in consultation with Saskatchewan Ministry of Agriculture to ensure the land use decisions and agricultural operating practices regulated by the province are coordinated with the District.
- .6 The RMs and District shall work co-operatively with Water Security Agency (WSA) to monitor ground water resources and aquifers.
- .7 The municipality may require the submission of a Concept Plan along with the application for development. A comprehensive development proposal shall be completed by any person proposing to re-zone, subdivide, or re-subdivide land for commercial development prior to consideration of an application by Council. The proposal shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.
- .8 To minimize the encroachment of incompatible lands near landfills, waste management facilities, airports, transportation corridors, rail yards, industrial activities and intensive livestock operations, adjacent lands shall be setback from these existing facilities and any planned future expansion.
- .9 The Zoning Bylaw shall provide for mutual separation distances or buffers between new and expanding livestock operations and other land areas to minimize environmental and socio-economic impacts.
- .10 Any other like enterprise with an intensive livestock operation shall comply with the policies as pursuant to this section.

4.3 Natural Resources (Aggregate, Oil & Gas)

Natural resource production is starting to develop on the west side of the District. It is important to the District that the agricultural lands and the activities on them are respected. While they are welcoming of other natural resource exploration, the District is supportive of sustainable natural resource development.

Objectives

- ❖ *To promote natural resource development for the benefit of the municipalities in the District.*
- ❖ *To protect natural resource activities from unsuitable development and encroachment.*
- ❖ *To ensure there is a sufficient amount of gravel resources in the area to support the need of the local municipalities.*
- ❖ *To utilize efficient technologies in mineral and resource extraction to cause minimal disturbance on natural areas.*
- ❖ *To encourage sustainable mineral resource, petroleum and natural gas development.*
- ❖ *To ensure that natural resource exploration and development minimizes community disruption and environmental impact.*
- ❖ *To encourage orderly oil and gas development throughout the District.*
- ❖ *To promote the District as a suitable area to locate related services and head offices.*

General Policies

.1 Natural resource development that benefits the District will be encouraged throughout the District according to their respective locational requirements, separated from incompatible activities, with minimal community and environmental disruption.

.2 The District will ensure petroleum, gas and mineral development is undertaken in an environmentally sustainable manner and that the activity is complementary to other land uses in the municipality. Proposals for these activities shall be referred to the appropriate government agencies for their review.

.3 Land identified in the “Active Oil and Gas Wells” Reference map includes the development of mineral resource extraction, oil and gas pipeline corridors and related resource refining/processing activities. Proposals for these activities shall be referred to the appropriate government agencies for their review.



- .4 Disturbance shall be minimized by using the best available techniques and practices to reduce the overall footprint of activity during all phases of construction, operation, reclamation and abandonment. Consideration shall be given to the ability of natural landscapes to sustainably support reclamation efforts.
- .5 Buffer strips should be established around existing and potential aggregate resource sites in order to protect the aggregate and quarry deposits from incompatible adjacent land uses. The buffer strip should be determined in consultation with the Saskatchewan Ministry of Energy and Resources.
- .6 Any exploration and development proposals in environmentally or Heritage Sensitive Areas of the District will be subject to prior review through the review process of Saskatchewan Environment. Any proposal which satisfies any of the criteria of a development as defined under The Environmental Assessment Act will be required to undergo an EIA and to obtain Ministerial Approval to proceed.
- .7 Saskatchewan Environment, the Water Security Agency (WSA), other agencies, and developers should ensure cumulative impact data is assembled to ensure more accurate measurement of long-term effects on the District's aquifers.
- .8 The Zoning Bylaw will provide separation distances between natural resource extraction activities, including oil and gas operations, and surrounding land use activities and activities to minimize land use conflicts and disturbances. Where the minimum separation distance would not be sufficient, though the potential land use conflict would be reduced to acceptable levels, or eliminated, a greater separation distance may be required to mitigate conflict between existing or future operations and developments as shown in the Future Land Use Map in Appendix "A".



Sand and Gravel Policies

- .9 The municipalities shall work together to ensure there is an adequate amount of gravel resources in the District for the needs of the municipality. The District shall explore gravel resource options and opportunities together including agreements to share and haul sand and gravel in and out of the municipalities.
- .10 Sand and gravel development shall be compatible with existing and planned land uses and such development is operated with minimal disturbance to the environment and aquifers.

- .11 The Reference map shall indicate the location of resources with “medium to high” sand and gravel extraction potential to assist with the management and protection of these resources from other developments which may conflict with their operation.

Oil and Gas Policies

- .12 Oil and gas potential will be identified on the Reference Map to assist with the management and protection of lands and other developments to ensure land use compatibility.
- .13 Upon new oil and gas exploration within the District, municipalities will ensure oil companies comply with *The Oil and Gas Conservation Act, 1985* and the regulations in this Plan. The municipality affected may enter into an agreement with the oil company for the construction, upgrading or maintenance of roadways.
- .14 Petroleum and gas developers will be required to co-operate with the District and other land users in preparing fire prevention and control plans.

Pipeline Policies

- .15 Any exploration and development proposals in environmentally sensitive areas of the municipality will be subject to prior review through the review process of Saskatchewan Environment. Any proposal which satisfies any of the criteria of a development as defined under *The Environmental Assessment Act* will be required to obtain Ministerial Approval to proceed.
- .16 Where Saskatchewan Environment determines that an Environmental Protection Plan is required, the Rural Municipality will await its preparation and approval prior to providing its recommendations or approvals for any proposed development.
- .17 Access and pipeline right-of-way should follow the existing trail network whenever possible, and should use a common right-of-way. New right-of-ways should be used only where existing routes are not available and where use of existing trails would increase overall environmental impact.
- .18 Provisions for development agreements and bonds are provided for under the implementing bylaws and will be applied in a consistent and equitable manner to ensure environmentally-safe and orderly development and mitigation.
- .19 New pipelines should be preferentially routed through areas causing the least environmental impact either paralleling through existing disturbed lands, on rights-of-way or in areas of tame



pasture or cultivation. Pipeline rights-of way may be identified as passive open space that could be used for pathways, subject to all easement rights and other conditions that would maintain the safety and integrity of the pipeline facilities.

.20 The National Energy Board (NEB) process addresses pipeline development and is the approval authority. The municipality will ensure that any municipal development standards are consistent with Federal and Provincial requirements.

.21 Petroleum extraction development including wells, pipelines, compressor stations and storage facilities will be addressed in the Zoning Bylaw. Related processing and service related development (contaminated soil, oil storage batteries, etc.) will be accommodated as a permitted use, if such uses are already regulated by Provincial or National Departments or Agencies. Other related processing and service related development will be accommodated as discretionary uses.

Mineral Extraction Policies

.22 Existing extraction operations and lands containing a valid mineral disposition shall be protected from incompatible and potentially incompatible land uses, in nearby areas. In areas with known aggregate resources, or areas having high discovery potential for these resources, uses shall be limited to non-intensive agriculture (i.e. livestock grazing, cropping,) temporary uses or other uses that will permit continued access to the mineral resource.

.23 The exploration, development, production and termination of all aggregate and mineral resources shall be undertaken in a manner that is environmentally safe, stable and compatible with adjoining land. The District shall pursue a comprehensive aggregate resource extraction and reclamation policy as part of the continued direction towards more sustainable management of the resource.

4.4 Country Residential Development

As the Province's population continues to grow, people begin to choose a variety of living styles and qualities of life. Country residential allows people to have rural living though in close proximity to urban centres.

There are many locations within the Rosetown Hub and Spoke District that are suitable for country residential development. The District would prefer to see these developments clustered in a way that makes servicing easier for both the land owner and the municipality. The District supports country residential development that does not hamper the growth of the Town of Rosetown or Village of Harris.



Objectives

- ❖ *To locate country residential development in areas where the future or continued operation of the agriculture industry will be least affected or restricted.*
- ❖ *To identify locations for country residential acreages which do not require a full range of municipal services and which are suited to rural locations.*
- ❖ *To reduce or eliminate land use conflicts between residential and other land uses.*

General Policies

- .1 Alternative rural residential lifestyle options shall be provided through an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the District.
- .2 Country Residential development shall be encouraged to maintain the country-living environment which retains its land value, where land use conflicts are avoided and where efficient cost effective municipal services can be provided.
- .3 The District shall promote the utilization of existing farm yard sites for proposed country residential development to effectively use infrastructure that is already in place.
- .4 The subdivision of land for Country Residential purposes shall meet all requisite government department requirements including though not limited to Saskatchewan Ministry of Environment, the Heartland Health Region and Water Security Agency.
- .5 All Country Residential developments, regardless of the level of development, shall have access to an existing all-weather road and the proponent may be responsible to enter into an

agreement with the municipality to upgrade an existing road or develop a new road access to the municipal standard. The proponent shall be solely responsible for all of the costs of the new or upgraded roadway construction which will be addressed through a Development or Servicing Agreement.

- .6 Country Residential developments shall be required to provide adequate physical separation through the implementation of design buffering techniques, transitioning land uses, shelterbelts or landscape buffering from adjacent agricultural operations.
- .7 Residential developments shall seek to minimize the loss of habitat and wildlife corridors by retaining and incorporating natural vegetation and watercourses within their location and design.
- .8 Where a subdivision is proposed adjacent to a watercourse, the municipality will identify and designate the channel, adjacent floodplain, and significant natural habitat as Environmental Reserve to protect sensitive areas and preserve the potential for public access. This will be done through consultation with relevant agencies and adjacent municipalities.
- .9 Country Residential subdivisions shall not be permitted:
 - a. Within 1 kilometer of a hazardous industry except in instances where transition and buffering can mitigate concerns;
 - b. Within 1 kilometer of a rural industrial site except in instances where transition and buffering can mitigate concerns;
 - c. Within 457 meters (1499 ft) of a sewage lagoon site;
 - d. Within the required separation distances from intensive livestock operations as provided within the Zoning Bylaw; or
 - e. Within 457 meters (1499 ft) of a solid waste disposal site.
- .10 Residential subdivisions may be planned and located in order that:
 - a. Services such as school bussing, snow removal and protection services can be provided with reasonable efficiency and without undue cost to the Rural Municipality;
 - b. Increased assessments associated with residential development are confined and upward pressure on taxation and limitation of uses of agricultural or resource land is minimized;
 - c. Normal agricultural activities will minimally affect the quiet enjoyment of the non-farm residential area.
- .11 The District shall work co-operatively with Water Security Agency (WSA) to monitor ground water resources and aquifers.
- .12 Country Residential acreage development along Provincial Highways shall meet all requisite highway regulations pertaining to access and location of structures.

- .13 On-site wastewater disposal systems must receive approval from the Heartland Health Region prior to installation. The location and size of building lots shall reflect the capability of local soils to adequately support an approved on-site wastewater management system.

Single Parcel Country Residential Policies

- .14 Single Parcel residential development shall be required to provide for all onsite services as is deemed necessary by the municipality, at the expense of the developer, including though not limited to, upgrading municipal roads to an all-weather standard as a condition of approval.

- .15 Single Parcel residential development shall not be permitted in areas subject to flooding, erosion, or bank instability, unless detailed analysis of the specific site, prepared by a qualified engineer can prove the development to be safe from the aforementioned hazards. **Natural hazard and ecologically sensitive areas are provided in the reference map (Appendix "B").**

Multi-Parcel Country Residential Policies

- .16 All **multi-parcel country residential development** proposals should be guided by Comprehensive Development Reviews which shall address the following:
- a. Future major roads;
 - b. Drainage systems and improvements required to meet non-agricultural drainage requirements;
 - c. Major open space (including unique physical) areas;
 - d. Cultural and archaeological significant areas;
 - e. Areas requiring protection through buffering or other means;
 - f. Major hazards such as flooding, areas of high water table, and slope lands;
 - g. Staging of development and future development of or expansion into adjacent land; and
 - h. Adjacent municipalities planning and future growth needs.
- .17 A comprehensive development proposal shall be completed by any person proposing to re-zone, subdivide, or re-subdivide land for multi-parcel country residential development prior to consideration of an application by Council. The review shall be undertaken according to the standards provided in the Zoning Bylaw and shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.
- .18 All multi-parcel country residential subdivisions may be referred to the District Planning Commission for their review.
- .19 The District will strive to accommodate residential growth in rural areas through lands which are designated and available for multi-parcel country residential development. The "Future Land Use Map" (Appendix "A") indicates areas with potential for country residential development.

.20 Where a multi-parcel country residential subdivision is proposed on lands abutting an existing urban area, Council shall recommend to the approving authority that the proposed development complement the existing development including measures such as visual buffering, lot site separation, complementary lot sizing or any other measures necessary to achieve compatible land use and development. The development will need to address drainage and servicing impact on not only the immediate development but also on adjacent lands.

.21 Development of country residential lands adjacent to the Town of Rosetown or Village of Harris will be examined on a case-by-case basis and with consultation between affected municipalities. Country Residential developments within 1.6 kilometers of the Town of Rosetown or Village of Harris require the preparation of a Comprehensive Development Review to illustrate how the proposed development will be integrated with the existing urban municipality. Preference will be given to well-planned clustered residential development.



.22 The developer shall ensure, to the satisfaction of the municipality that alteration to drainage, landscape, or other natural conditions occurs in a way that avoids or mitigates on and off-site impacts.

.23 Multi-parcel country residential subdivisions may be required to enter into servicing agreements as provided in Section 9.15 of this Plan, including any considerations the municipality deems necessary in accordance with *The Planning and Development Act, 2007*.

.24 Appropriate development standards for country residential subdivisions including site area, frontage, boundary and roadway setbacks, and all other relevant standards shall be applied through the Zoning Bylaw.

4.5 The Hamlets of the District

There are four hamlets within the Rosetown Hub and Spoke including Herschel and Stranraer which are in the RM of Mountain View No. 318; Fiske located in the RM of Marriott No. 317; and Sovereign which is located in the RM of St. Andrews No. 287. Each of these hamlets have activity going on and strong cultural aspects where individuals have decided to call these places home. A description of each hamlet and the policies that will guide their future growth is provided below.

Herschel is an unorganized hamlet located in the RM of Mountain View No. 318. The hamlet hosts the RM office and shop, Canada Post, a former hotel, Ancient Echoes Interpretive Centre, two retreat houses, a church, Memorial Hall, Memorial Rink, artificial curling rink and two parks. There is great recreational potential for walking trails around the Hamlet and through the Coal Mine Ravine. There are approximately 16 homes in Herschel with a population of approximately 22.

First Nations heritage has been explored and preserved through the development of Ancient Echoes Interpretive Centre. The Interpretive Centre showcases the historical background on Herschel with an educational component regarding native flora and fauna including a tea house and the story about the journey of the buffalo. School and private tours of the Petroglyph and buffalo jumps are available. In addition, businesses, students, families, couples and individuals from around the world come to Herschel to stay in one of the retreat centres.

- .1 Proposed developments shall take into account the health, safety and general welfare of the residents, and the viability and character of the settlement area. No land use or activity that is detrimental to the residents or the community shall be permitted.
- .2 Growth of the existing hamlets within the District will be encouraged where physically possible. All residential developments shall be required to comply with the Country Residential policies provided in Section 4.4.
- .3 The infilling of vacant lots within the hamlets shall be encouraged in order to promote efficient use of space within the community, to revitalize existing areas, to accommodate new development and to establish a greater sense of a community.
- .4 Where suitable vacant land is not available, new development shall be encouraged to locate adjacent to built-up areas where public services, including roads, water and sewer services, power lines and other services can be efficiently and economically expanded.
- .5 New industrial and commercial developments shall be encouraged to locate along the highway corridor.



.6 The Hamlet encourages full time and seasonal residential. The Rural Municipality of Mountain View No. 318 shall continue to service the residential streets.

.7 The RM and staff of Ancient Echoes Interpretive Centre shall seek assistance to develop a Succession Plan for Ancient Echoes in order to assure it remains open for residents and visitors of future generations. Ancient Echoes serves as a historical and cultural marker for Herschel and area.



.8 The cultural diversity in and around Herschel shall be promoted as a destination hub that provides cultural, educational and recreational opportunities. The area shall be kept as part of the Regional Park.

Stranraer is also an unorganized hamlet located in the RM of Mountain View No. 318. It has a population of approximately 14. There is a Canada Post office, a beach volleyball site and picnic grounds, a heritage site and an old school site that has had the exterior restored. Just outside of Stranraer, is the former Ski Hill that was also part of the Regional Park. The District is hopeful the Regional Park will be revitalized and they are able to re-offer other recreational opportunities within the District.

.1 The Hamlets shall encourage a variety of housing types. The Rural Municipality of Mountain View No. 318 shall continue to service the residential streets.

.2 The District shall promote Stranraer as cultural hub for culture, educational and recreational opportunities.

Fiske is an organized hamlet located in the RM of Marriott No. 317 just off Highway 7 towards Kindersley. There are approximately 120 people living in Fiske which is organized by a local Hamlet Board. Within Fiske there is a church, a hall, a skating and curling rink, and a hotel and ball diamonds. The skating and curling rink are well utilized and it is important to the Hamlet residents and Board to maintain them.



.1 The Hamlet encourages infill of housing developments and the Hamlet shall explore further areas for development. Country Residential development around the Hamlet of Fiske shall comply with section 4.4 of this Plan.

.2 The Hamlet Board shall continue to provide snow removal, rototilling and mowing of municipal reserves and park space within the Hamlet. The RM of Marriott shall continue to provide fire protection and servicing for streets.

.3 The District and RM shall promote the use of the Fiske Skating and Curling rink and work with the Hamlet Board to maintain the facility to ensure the safety of its users.

Sovereign is located in the RM of St. Andrews No. 287 and is unorganized. The population of the Hamlet is approximately 31. There is a Canada Post office and a community hall. All residents provide their own infrastructure including water and sewer. The RM of St. Andrews provides street and roadway services.

- .1 Where there is new residential development, developers and home owners will be responsible for their own water and sewer systems. The RM shall provide basic services for roads. Country Residential developments must comply with Section 4.4 of this plan.
- .2 The Hamlet shall support the use of the community hall for community events and shall maintain the building with assistance from the RM of St. Andrews.

4.6 Natural Hazard Lands

Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties, by directing development away from areas of natural hazards where there is potential risk to public health or safety.

The Plan identifies areas where natural hazardous conditions may exist to ensure that the developer or property owner reasonably assess the hazards relative to the proposed development.

Objectives

- ❖ *To acknowledge and protect natural, environmental features and systems within the District.*
- ❖ *To restrict residential or commercial development in areas considered hazardous for reasons of ground instability, erosion, flooding or other environmental hazards.*
- ❖ *To recognize the importance to protect the Town of Rosetown and Village of Harris from wildfires.*
- ❖ *To extend the responsibility for sound environmental management to property owners and developers.*
- ❖ *To encourage the preservation of the natural vegetation or other means of assuring stability of the banks of major water courses.*
- ❖ *To ensure that all environmental information is provided when new developments and subdivisions are proposed.*

General Policies

- .1 Natural Hazard lands include the following:
 - a. Lands subject to flooding 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 and necessary freeboard; or
 - b. Lands subject to slope instability or erosion; or
 - c. Lands in areas prone to drainage issues will be based upon historical information and specific site analysis rather than mapping.
- .2 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.
- .3 Development proposals in flood plains areas shall be referred to Saskatchewan 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 proposed development.
- .4 Long-term prosperity, environmental health, and social well-being depend on reducing the potential for public cost or risk to residents or properties. Development shall be directed away from areas of natural hazards where there is potential risk to public health or safety.

- .5 The Plan identifies areas where natural hazardous conditions may exist to ensure that the developer or property owner reasonably assess the hazards relative to the proposed development. See “Special Areas” Reference Map.
- .6 Development shall be prohibited on lands, which because of their physical characteristics in combination with their location, present substantial risk to property and person. The development will be provided in the Zoning Bylaw.

- .7 Developers will be required to provide professional, certified environmental, geotechnical, hydrological reports to address development hazards and may require a preliminary analysis by a professional engineer or environmental scientist to identify which hazards may exist in the area of a proposed development. Council may refuse to authorize development of structures on such land or may authorize such developments only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level and remedial measures.



- .8 It may not be practical or desirable for economic or social reasons to restrict certain development in hazard areas. Developments shall, be carefully controlled and planned to ensure that they are compatible with the risks or that the hazard has 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.



- .9 The development of structures on hazard land may be authorized only in accordance with recommended preventative mitigation measures which eliminate the risk or reduce the risk to an acceptable level.

Unstable Slope Area Policies

- .10 No new development shall be permitted in any unstable slope or erosion prone area without undertaking erosion or slope stability investigations to address the interests of the municipality and to ensure that the developer or property owner reasonably assess the hazards relative to the proposed development.
- .11 Development and activities shall be avoided where the risk of unmitigated erosion or slope failure exists, where there is the potential to cause erosion or increase the potential for erosion or slope instability on the site or elsewhere, and, when possible, to minimize the potential impacts of slope instability on municipal services and infrastructure.
- .12 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.
- .13 The Rural Municipality, in addressing the hazards associated with erosion and slope instability shall:
 - a. Require investigations as part of an application for 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 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.

Surface Water and Drainage

- .14 Adequate surface water drainage will be required throughout the District and on new development sites to avoid flooding, erosion and pollutions. Consideration shall be given to the ecological, wildlife habitat and drainage effects of development, including the upstream and downstream implications.
- .15 Where an area has been previously or exhibits potential for poor drainage (sloughs) due to snowmelt or prolonged rainfall events, all proposed building sites shall be located outside of those areas whenever possible. Otherwise, the proponent shall provide a suitable amount of fill at the building site to provide a satisfactory level of protection for the buildings.
- .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 relevant municipality. The District encourages the preparation on overall drainage plan in each municipality.
- .17 New developments and subdivisions which are adjacent to water courses shall be developed to minimize erosion and to maximize water quality.

Flood Hazard Areas

- .18 Development will be restricted in the flood plain to protect against the loss of life and to minimize property damage associated with flooding events. Flood prone lands will generally be limited to agricultural, park and open space recreational uses.
- .19 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 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 Areas

- .20 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 Town of Rosetown.
- .21 Development should utilize the following guidelines:
 - a. Developers of new subdivisions near the Town of Rosetown should 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 Country Residential and Farmsteads are encouraged; and
 - c. Building design and construction shall be generally consistent with the standards of the National Fire Protection Association. (Standard for Protection of Life and Property from Wildfire).

4.7 Crown Lands

There are a number of crown lands located within the Rosetown Hub and Spoke within the RMs of Marriott, Harris, Pleasant Valley and Mountain View. The Crown Lands within these RMs are in the form of community pastures with the exception of the Crystal Beach Game Preserve within the RM of Harris.

Objectives

- ❖ *To ensure Crown Lands are utilized in complement to other lands around them and not negatively impacted by nearby development.*
- ❖ *To maintain environmentally sensitive Crown Lands in a natural and protected state.*
- ❖ *To work in cooperation with the Saskatchewan Ministry of Agriculture and Sask Environment in the appropriate usage of Crown Lands.*

General Policies

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 forest, mines and minerals.
2. The administration of Crown land is the responsibility of both Saskatchewan Agriculture and Saskatchewan Environment. Saskatchewan 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 in the Northern part of the Province. Municipalities must work with the Ministries to develop complementary planning on these lands and several integrated resource management plans have been incorporated into municipal bylaws.
4. It should be noted that there are also Federal Crown Lands located within the Rural Municipalities and these may be wild life habitat areas or PFRA pastures. These lands are not directly subject to *the Planning and Development Act, 2007* and municipal bylaws, though, the agencies do try to coordinate land use management with the affected municipalities.

4.8 Treaty Land Entitlements and Specific Claims

Objectives

- ❖ To cooperate with local Band Councils in agreements relating to TLE lands.
- ❖ To work to ensure the compatibility of land use between potential current or future TLE lands and lands in the Rural or Urban municipalities in the Rosetown Hub and Spoke District.
- ❖ To encourage shared public services or infrastructure in the cases of TLE land claims.

1. Where land within the Rural Municipality has been purchased by a First Nations Band and it is pursuing “reserve” status through either the Treaty Land Entitlement Framework Agreement (TLEFA) or the Specific Claims process, to encourage compatible development. Council will offer to meet with the Band Council of the First Nation proposing the reserve to discuss, and if possible, negotiate shared services, compatible bylaws and other matters of mutual interest.
2. For lands in the Rural Municipality, the Rural Municipal Council shall encourage the Band Council to enter into an agreement (Memorandum of Understanding) with the Rural Municipality to achieve complementary Band Bylaws by adopting a Land Use Code or other land use Bylaws similar to the provisions of the District Plan and Zoning Bylaw, as well as achieve continuity or sharing of public services.

Section 5: The Village of Harris

There are three villages within the Rosetown Hub and Spoke District including Harris, Zealandia, and Tessier. These villages have a population range from approximately 20 – 200 and are located along the Highway #7 corridor towards Saskatoon.

The Village of Harris is the largest in the District and is able to provide residents with a number of services including a school (K-9), a community hall, a museum, a post office, a rink, a grocery store and many more amenities.

The Village of Harris is an important part of the District and poses opportunities for growth and development. While it is small in nature, it is important to the District to respect and nurture the Village, the people and the services within in them. The following policy sections outline how growth and development will be directed within the Village of Harris.



Note: The policies contained within Section 5: The Village of Harris are only to be utilized in conjunction with the overarching District policies found within Section 3: General District Policies for the Rosetown Hub and Spoke District.

Objectives

- ❖ *To work inter-municipally with the District on regional initiatives which support the Village, Town and Rural Municipalities equally.*
- ❖ *To encourage business development within the Village of Harris.*
- ❖ *To promote the cultural and art characteristics offered within Harris.*
- ❖ *To promote the use of existing community amenities and services.*
- ❖ *To attract new residents to Harris and a variety of housing types.*
- ❖ *To support the Harris School as a place for people of all backgrounds.*

General Policies

- .1 The Villages will strive, through this Plan, to identify suitable lands to attract a broad range of residential, business enterprise, recreation, and institutional amenities to meet anticipated long-term needs.
- .2 Manageable growth of the Village will be encouraged. Residential development and non-residential development that provide the basic services to the community and the surrounding population shall be encouraged.

- .3 Public utilities and infrastructure shall be maintained. The Village may pursue the development of a road and sidewalk classification plan for upgrades.
- .4 Land uses or activities that are detrimental to the health, safety, general welfare of persons residing or working in these communities shall be discouraged.
- .5 Planned development will help to increase land values and recognize significant community features in maintaining the small-town community lifestyle.
- .6 The Future Land Use Maps for the Village is provided in Appendix "A3". These Future Land Use Map indicate areas which have potential for infill and complementary development within the Village of Harris.

5.1 Residential Development

- .1 The infilling of vacant lots within the Village shall be encouraged in order to take advantage of areas currently serviced with existing infrastructure.
- .2 The Village, together with the District shall consider ways of ensuring that there is an adequate supply of housing that is safe, appropriately designed and conveniently located close to shops, services and community amenities.

- .3 A higher proportion of multi-unit housing would enhance land use efficiency and provide more housing options. Multi-unit residential sites shall be designed to be compatible with land uses in the surrounding area. Areas between industrial-commercial and near recreational land may serve as a transition to single-unit housing.



- .4 The Village, through this Plan, shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the area by:
 - a. Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; and,
 - b. Promoting new housing which efficiently use land, resources, infrastructure and public utilities.

5.2 Commercial and Industrial Development

- .1 Commercial and industrial activities shall include the development of structures, buildings and landscaped areas that are compatible with adjacent uses and ensure a high level of visual and aesthetic quality.
- .2 Commercial and industrial development shall be located in high traffic areas. Highway dependent services readily accessible to existing transportation infrastructure, at highly visible locations, shall provide vehicle and travel-related goods and services.
- .3 Commercial and industrial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations outside of the existing central commercial areas of the Village.
- .4 Home Based occupations shall be encouraged in the community as valuable contributors to the district economy. Home-based businesses shall 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.
- .5 Industrial development that is functional and compatible with surrounding land uses shall be encouraged. To achieve a positive image of industrial development a high standard of site and building design may be required to guide site layout, architecture, buffering and landscaping such as shelterbelts and fencing.
- .6 Care shall be taken in the siting of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- .7 Industrial uses which are likely to be unsightly due to the nature of the industrial operations, exterior storage, or type of building or structures, should generally be discouraged from locating along the highway approaches and entrance roadways to urban areas. If such uses are proposed in these areas, special landscape buffer or other mitigation measures should be taken to screen these industrial uses from view.



5.3 Municipal Reserve and Green Space

- .1 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing as set forth in provincial legislation to ensure adequate recreational and utility space is provided for future needs.
- .2 Areas subject to historical spring flooding shall submit a drainage plan as part of the proposal. Natural methods of storm water retention and drainage will be utilized to the fullest extent possible.
- .3 The Village shall encourage the conservation of water by adopting mitigative measures such as xeriscaping.
- .3 The Village will require the dedication of Municipal Reserve or will ensure the provision of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.
- .4 The Village will work with organizations, agencies and other related parties to identify and remediate any contaminated lands within the Village.
- .5 Retaining and expanding upon green space within the Village including: a healthy stock of urban trees, community gardens and tree nurseries shall be encouraged to ensure the natural environment can be enjoyed by all members of the community by mitigating the transmission of diseases affecting trees in the community.



5.4 Heritage Conservation

- .1 The Village will work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks and districts.
- .2 The Village will ensure existing heritage resources are protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.

5.5 Community Economic Development and Tourism

- .1 The Village will work with the economic development agencies and other similar organizations to identify and develop local and regional business opportunities and supporting infrastructure.
- .2 Harris shall promote the community through a Highway Sign Corridor along the Highway that is consistent with a larger Rosetown Hub and Spoke District Sign Corridor.
- .3 The Village shall continue to support local services and businesses with efforts to attract new commercial ventures that complement Harris.

- .4 Art, heritage and cultural amenities such as the churches, Museum, Routes Gallery and other shall be supported and promoted. These amenities are utilized by residents, both locally and district wide and attract visitors.
- .5 To ensure the aesthetics and appeal of Harris is maintained, property maintenance and care along entranceways into the Village and within the Village shall be strongly encouraged.

5.6 Community Services and Recreational Amenities

- .1 Community Service lands identified in the Plan include institutional, public services, recreational, health, cultural or educational uses. Council shall recognize and assess the impact future adjacent land uses may have on their activities and service provisioning.
- .2 The Village will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.
- .3 Existing recreational amenities and programs within the Village shall continue to be supported. Based on demand and when feasible, the Village may explore opportunities to expand on such facilities.
- .4 A mix of indoor and outdoor recreation for all seasons shall be encouraged.
- .5 The Harris School is a community amenity that is valued in the Village. Promotion of the use of the facility for community events and other programming shall be supported.
- .6 The Village shall continue to collaborate with the Sun West School Division to continually stress the importance of the Harris School and ensure it can remain open.
- .7 The Village will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations.
- .8 Events, gatherings and programming shall be provided for people of all ages.
- .9 Institutional uses and Parks may be located in any land use designation in the Plan area, with each rezoning proposal evaluated based on individual merit and it's compatibility with surrounding land uses.



- .10 The Crystal Beach Game Preserve is an important community and regional asset for recreation and tourism. The Village shall continue to promote the Preserve for residents and visitors.

5.7 Accessibility

- .1 The Village of Harris shall ensure accessibility is considered in the design of all areas and facilities intended for public use.
- .2 Working with the Heartland Health District as well as the Rosetown Hub and Spoke District, the Village shall explore opportunities for a shuttle service to health amenities.

5.8 Infrastructure: Public Utilities and Facilities

- .1 The use of existing municipal infrastructure should be optimized wherever feasible before consideration is given to developing new infrastructure and public service facilities.
- .2 Infrastructure and public service facilities shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.
- .3 Working in collaboration with the municipalities in the Rosetown Hub and Spoke District, the Village shall advocate for a commuter rail line to major urban centres.
- .4 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.
- .5 The Village may work with other organizations and municipalities to enhance effective waste management options. The Village will support the proper management and safe disposal of domestic sewage, solid and industrial wastes.

Section 6: The Town of Rosetown Official Community Plan

Due to the size and complexity of the Town of Rosetown, an individual Official Community Plan has been created to complement the District Plan as per sections 32 and 102 of *The Planning and Development Act, 2007*. The Rosetown Official Community Plan is intended to be specific to the Community of Rosetown's particular needs when planning for growth. The policies within the Rosetown Official Community Plan include statements with respect to its residential, parks and open space, community service, industrial, commercial and agricultural land uses within the Town's corporate boundaries.

However, the Rosetown Hub and Spoke District Plan provides over-arching and regional policies which must be adhered to as the highest level which will guide future growth and development within the Rosetown Hub and Spoke Planning District.

The Town of Rosetown is seen as a regional hub including many services and amenities. Community members within the District have stated Rosetown's importance and significant role it plays. The Town is located on two major corridors, Highways 7 and 4 which makes it easily accessible to residents and visitors passing through. There is a wide variety of businesses within an hour of travel from all areas of the District. There is a hospital and many government head offices that are situated here including Heartland Health Region, AESB and Sun West School Division. Rosetown has an elementary and a high school.

Rosetown is the primary hub to the District, it cannot do everything on its own and is strengthened when pooling resources and building upon assets at the District level.



Section 7: Making Things Happen

7.1 Implementation and Action Plans

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 fifteen to twenty five years. This Section contains policies to ensure that planning is sensitive to local conditions in specific locations of the District, while at the same time advancing the Plan’s core principles and building on its broad objectives.

To achieve the goals set out in this District Plan, a clear plan of action or implementation strategy is required. An Action Plan template for the Planning District has been included in Appendix “E” to provide a checklist of the key action items that will need to be completed to help the District achieve its goals outlined in the Plan. Each action item should relate to policy statements included in the Plan and will require an Implementation Committee of Council to be established to prioritize the action items. The action items should be reviewed regularly to monitor progress and to determine if changes are required.

7.2 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-do-day decision making. The Plan’s land use policy areas illustrated in the Future Land Use Maps in “Appendix A” provide geographic references for the District’s policies. If the District and the municipalities are 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, identifying priorities, detailed strategies, guidelines and actions, to advance the vision, goals and objectives of this Plan.

7.3 The Future is a Shared Responsibility

A community is 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 can lead by example with engaged and informed residents to successfully guide the future, measured by the accomplishments made in managing agricultural diversification, environmental stewardship, economic development, community service provision, population growth, and the overall lifestyle available in the District. To achieve the goals and objectives of this Plan, the Rosetown Hub and Spoke Planning District will advocate for provincial partnerships and technical assistance to deliver services and programs for sustainable agricultural, economic, and community development.

Section 8: Inter-Jurisdictional Co-operation

8.1 Inter-Municipal Co-operation and Agreements

Objectives

- ❖ *To establish inter-municipal processes for managing land in areas of common interest.*
- ❖ *To recognize opportunities for strategic, flexible and innovative partnerships.*
- ❖ *To consider inter-municipal and regional opportunities to develop or upgrade public works, public facilities, transportation infrastructure, service delivery and housing.*

- .1 The Town of Rosetown and Village of Harris shall work with the surrounding Rural Municipalities to promote inter-municipal partnerships.
- .2 Inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing and sharing cost efficient and effective services that optimize use of the district's financial and infrastructure resources shall be encouraged.
- .3 Inter-municipal cooperation and private or public sector initiatives that focus on a cooperative approach to providing and sharing community services that optimize use and cost-efficiency shall be encouraged.
- .4 Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross municipal boundaries, including:
 - a. Managing and promoting growth and development;
 - b. Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
 - c. Infrastructure, public service facilities 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.
- .5 Coordination requires that municipalities inform one another, on a regular basis, of infrastructure and service requirements within the region in order to protect the proposed location from development that may hinder their implementation:



- a. Each municipality should collaborate with the adjacent municipalities in the planning district and provision of infrastructure and services that meet at the municipal boundaries to ensure proper coordination;
- b. Each municipality shall cover the cost of its infrastructure and services up to its boundary, unless both municipalities agree to share the cost as may be mutually deemed appropriate;
- c. The municipalities may jointly identify and explore opportunities to collaborate in the planning district of, or, where mutually agreed upon, in providing access to, inter-municipal infrastructure and services to provide cost efficiency and avoid duplication.

8.2 Co-Management Area

.1 Development pressures exist on lands adjacent to the Town of Rosetown and potentially around the Village of Harris. While these developments have potential benefit for the Town and Village, there is concern that servicing and development standards be applied consistently to encourage orderly and timely development on these fringe areas. A clear distinction should be made between the Urban and Rural Municipality through permitted land uses, lot sizes, and connections to transportation infrastructure and municipal servicing.

.2 A co-management area of 1.6 kilometers (1 mile) shall be established around the Town of Rosetown and the Village of Harris to prevent incompatible land uses such as intensive livestock operations and heavy industry from locating adjacent to residential neighbourhoods.

.3 Developments that may have negative effects on future urban design 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.



.4 The Town and Village shall be encouraged to pursue inter-municipal partnerships with the Rural Municipalities of St.

Andrew's No. 287 and Harris No. 316 and work with the Rosetown Hub and Spoke Planning District to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to the Town of Rosetown and Village of Harris.

.5 The physical and economic ability to extend urban services to specific areas within the Rural Municipality should be logical, reasonable and cost effective. When the Town or Village and a Rural Municipality enter into an agreement to service land, the agreement shall address annexation.

- .6 Lands adjacent to the Town of Rosetown and Village of Harris, where infrastructure capacities exist, may be the subject to Inter-Municipal servicing agreements. Where it is appropriate, necessary or desirable, further to this Plan, the Municipalities will endeavor to enter into agreements respecting municipal servicing for lands that are suited for future servicing with municipal water and sewer by virtue of their proximity, access, topography and soil characteristics.

8.3 Revenue Sharing

- .1 Inter-Municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the Rosetown Hub and Spoke Planning District shall be encouraged.
- .2 The Town, Village and Rural Municipalities in the Rosetown Hub and Spoke Planning District shall be encouraged to explore revenue sharing agreements when there are significant opportunities to promote and enhance development and growth within the region by working together in a cooperative manner, and when any “regional type” business or development is considering this region and will provide benefit to a number of individual municipalities.
- .3 Inter-municipal revenue sharing and other agreements to equitably share costs and benefits of future development in the region shall be encouraged. All tax sharing arrangements will be negotiated on fair and equitable basis with respect to the recovery of capital investment, land use development standards, and negotiating compatible servicing agreements.

8.4 Boundary Alternation / Annexation

- .1 Annexations involving smaller amounts of land occurring on an as-needed basis shall be preferred, where the annexation area can be serviced with a logical extension of existing road and servicing networks.
- .2 The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan. Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period. The Town and RM of St. Andrew’s and the Village and RM of Harris should avoid a large and complex annexation in favour of annexations involving smaller amounts of land occurring on an as-needed basis.
- .3 The Rosetown Hub and Spoke Planning District will develop a coordinated approach for future boundary expansions in order to ensure consistent planning, cost effective and efficient service delivery and good governance for residents and landowners on the Town and Village (municipal) fringe.



.4 The need for the expansion of the Town of Rosetown or Village of Harris should be demonstrated, to the satisfaction of the adjacent Rural Municipality. It shall address the timely conversion of rural land for urban expansion to protect existing rural land uses from premature conversion to urban forms of development where the timing of urban expansion is uncertain. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should as much as possible have the support of the current landowners involved.

.5 In the event of annexation where land is not currently serviced, the Town or Village may enter into an agreement to compensate the Rural Municipality for the existing municipal portion of property taxes on a descending scale. The annexation should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. The municipalities may look at harmonizing their agricultural mill rates.



Section 9: Implementation and Administration

9.1 Planning Tools

This Section outlines the variety of traditional tools the municipalities have available to make things happen. *The Planning and Development Act, 2007* provides the authority that enables the creation of a District, governs plans of development, zoning bylaws, servicing agreement, development levies and review processes to ensure that the District Plan is effective over the long term.

9.2 Adoption of this District Plan

- .1 Adoption of this District Plan by the Town of Rosetown, Village of Harris and Rural Municipalities of St. Andrews No. 287, Pleasant Valley No. 288, Harris No. 316, Marriott No. 317 and Mountain No. 318 will give it the force of law in accordance with *The Planning and Development Act, 2007*, as per Sections 97 to 102. Once adopted, no development or land use change may be carried out within the area affected by the District Plan that is inconsistent or at variance with the proposals or policies set out in the District Plan.
- .2 By setting out goals, objectives, and policies, the District Plan will provide guidance for the Town, Village, and Rural Municipalities in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the communities will be achieved.
- .3 The application of the District Plan policies is illustrated in the Future Land Use Maps (Appendix “A”). These maps are intended to illustrate the locations of the major land use designations within the District, determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and man-made features.
- .4 The District Plan will be implemented, in part by the development-related decisions that will be made in the future; though, the two most important tools available for guiding the future development of each Municipality are the Zoning Bylaw and the subdivision process, including associated agreements.

9.3 Rosetown Hub and Spoke District Planning Commission

In support of this District Plan, the municipalities are committed to pursuing voluntary District Planning Commission status to oversee and implement the District Plan.

The Rosetown Hub and Spoke District Planning Agreement sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and other as per The Planning and Development Act, 2007. A copy of the Rosetown Hub and Spoke District Planning Agreement is included in Appendix “D.” A District Planning Commission is a board of representatives, which can vary, who meet to discuss



of

planning related issues and development opportunities within the District. This board is advisory in nature and provides recommendations to Council.

The representation on the Board can include a variety of members and stakeholders depending on how the District wants to shape the Commission. The Commission discussions and recommendations will alleviate politicalness within Council chambers and allow them to come to a direct decision. Having a Commission promotes communication and strengthens partnerships within the District. It also provides dialogue between partners.

The creation of the Rosetown Hub and Spoke Planning District Commission will showcase regional governance and leadership. The vision, goals and policies within this Plan will assist the District to move forward and to provide an attractive and well managed District for current and future residents, visitors and businesses.

- .1 Each participating municipality is a voting member of the Rosetown Hub and Spoke District Planning District. The Planning Commission Executive Board consists of “At large” regional municipal representation with urban and rural representatives, including elected and non-elected members in accordance with the Planning District Bylaws. The Commission will implement policies and guidelines of the District Plan with regards to:
 - a. the establishment of ad-hoc or standing sub-committees as advisory bodies for review of all major developments;
 - b. Ensure standards and guidelines are uniformly applied;
 - c. the development of roads, services, infrastructure;
 - d. economic and tourism development;
 - e. municipal reserve, environmental reserve, and game preserves;
 - f. inter-municipal issues, including revenue sharing and annexations.
- .2 The Rosetown Hub and Spoke District shall create a voluntary District Planning Commission to ensure all municipalities within the District continue to work together. This Commission shall be created with representatives of all types and professions to ensure there is a true representation of the area based upon the District Planning Agreement in Attachment “D”.
- .3 The District Planning Commission will review development proposals as requested by Municipal Councils and make recommendations based on the considerations of local area needs and the policy statements within this Plan.
- .4 The Rosetown Hub and Spoke District Planning Commission may create a bank account to manage finances for the Commission as outlined in the District Planning Agreement. Such funding may be used to further explore district opportunities or issues that are brought forth to the Commission.



- .5 The District Planning Commission shall provide a gateway of information sharing throughout the District and act as a body that supports the District in its entirety. Using this Plan and inter-municipal co-operation, this goal shall be achieved.
- .6 This District supports grassroots approaches and therefore as part of regional governance shall promote community engagement to continuously provide residents with an opportunity to voice their opinions on municipal and regional initiatives.
- .7 The initial recommended path is the establishment of an Advisory Planning District under Section 97 of *The Planning and Development Act, 2007* which provides the legal basis for entering into an agreement to inter-municipally manage land use and other related activities. This is an essential first step and is entirely based on each municipality voluntarily joining this initiative. The Advisory Planning District does not replace any of the powers of the participating councils, as ultimately the elected council members are responsible for all decision making. This mechanism allows for “Big Picture” planning and delivery of coordinated services to the participating municipalities. The commitment to this arrangement gives considerable leverage to all municipalities as they become a legally recognizable entity with considerable lobbying strength.
- .8 The next step that the Planning District could move towards is the “corporate “ planning district where the participating councils would enter into another more detailed agreement to jointly administer the Planning District and confer to their appointed members the same responsibilities as a council member to make decisions on land use and related issues. This step could lead to the securing of long term sustainable funding and even more coordinated service delivery through inter-municipal cooperation. This would be a natural progression as a result of building strong working relationships through the Advisory Planning District, and would be completely voluntary.

9.4 Adding or Removing Municipalities to the Planning District

In the event that new municipalities would like to join the Planning District, they will be subject to this Plan in accordance with *The Planning and Development Act, 2007*. The steps taken to add municipalities will include an amendment to the District Plan and the Agreement as stated in Section 105 of the Act.

9.5 Adoption of Municipal Zoning Bylaws

- .1 *The Planning and Development Act, 2007*, Section 103 requires the individual municipalities to adopt a Zoning Bylaw in conjunction with the District Plan. The Zoning Bylaw will be used to implement the policies and achieve the objectives of this Plan by prescribing the uses of land and the buildings or other improvements that will be allowed in the different Zoning Districts established in the District Plan. In addition, the Zoning Bylaw regulates how these uses may be carried out and the standards that developments must meet. The objective of the Zoning Bylaw is to ensure:
 - a. That land-use conflicts are avoided;

- b. That future development will meet minimum standards to maintain the amenity of the Town and greater district;
- c. That development will be consistent with the physical opportunities of the land and of reasonable engineering solutions;
- d. That development does not place undue demand on the Town or Village for services, such as roads, parking, water, sewers, waste disposal, and open space; and
- e. That future land use and development are consistent with the goals and objectives of the District Plan.

.2 The Zoning Bylaw provides the municipalities with actual control over land use and development within their corporate boundaries. 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 individual municipality should refer to the policies contained in this District Plan with regard to the “Future Land Use Maps” (Appendix “A”) to ensure that the development objectives of the District Plan are met.

9.6 Definitions

The definitions contained in the Individual municipality’s Zoning Bylaw shall apply to this District Plan and are not contradictory to this Plan. Any amendments to one’s Zoning Bylaw definitions shall ensure they do no conflict with the other Municipality’s Zoning Bylaw and the District Plan.

9.7 Existing and Non-Conforming Uses

Where land use is designated in the Plan which differs from existing use, the existing use will be allowed to continue as a non-conforming use in accordance with *The Planning and Development Act, 2007*. Non-conforming use provisions are provided within each Municipality’s respective Zoning Bylaw.



9.8 Contract Zoning

For purposes of accommodating a re-zoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions in *The Planning and Development Act, 2007*. The person applying for a rezoning agreement to have an area of land rezoned to permit the carrying out of a specified proposal, the council may enter into an agreement with the person 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, though not including the colour, texture, 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; and
- d. A condition that, on the rezoning 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 on entering into a rezoning agreement. The following are additional guidelines:

- ❖ The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent Zoning District;
- ❖ The rezoning will be used to allow a specific use or range of uses contained within the Zoning District to which the land is being rezoned;
- ❖ The development or 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.

9.10 Concept Plans

Concept plans are policy reference plans adopted as part of an Official Community Plan. They 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 spaces, and street layout.

In accordance with Section 44 of *The Planning and Development Act, 2007*, a Council may, as part of an Official Community Plan, adopt a Concept Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land. 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 effect insofar as it is inconsistent.

9.11 Comprehensive Development Review

A Comprehensive Development Review may be completed by the developer prior to presenting it to Council, on behalf of any person proposing to rezone land for multi-parcel country residential or commercial, industrial park, or intensive agricultural 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 traffic studies to determine impacts upon the Municipality and District’s road and highway system, assessments of lands affected by flooding or slope hazards, endangered species, heritage resources, potential for ground and surface water pollution, and general risk to health and the environment.

9.12 Special Studies

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 traffic studies to determine impacts upon the road and highway system within the District, to identify lands affected by flooding or slope hazards, endangered species, heritage resources, potable water supply and septic management, potential for ground and surface water pollution, and general risk to health and the environment.

9.13 Public Works

The capital works program and public improvements of each municipality comprising the District shall be consistent with the policies set out in this District Plan. This is an important implementation tool since a municipality may influence the location of future development and growth through the provision of municipal services to land.



9.14 Design Standards and Guidelines

The development and administration of design standards and guidelines is encouraged throughout the District. These guidelines can include areas such as building or site design and appearance, lighting, signage, building orientation, trails, and landscape design standards to promote and achieve a high standard of development.

9.14 Development Levies and Agreements

A municipality 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 provide for in the subdivision of the land, the municipality may by Bylaw, provide for the recovery of those capital costs.

This Bylaw will specify the circumstances when offsite 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, the individual municipality 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 offsite charges.

9.15 Servicing Agreements

A municipality may establish a separate Fee Bylaw that would be applied in a servicing agreement at the time of subdivision in accordance with *The Planning and Development Act, 2007*, at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the Urban or Rural Municipality and to address other concerns specific to the proposed subdivision.

When a Servicing Agreement is required, 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 and his/her customers. The municipality may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

The municipal council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit. The municipality will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

9.16 Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Rosetown Hub and Spoke Planning District. The municipality has input into the subdivision procedure:

- ❖ 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 the Ministry of Government Relations.

9.17 Dispute Resolution

In the event that a dispute arises between two parties or more Parties, the Parties will attempt to resolve the issue by following a progressive dispute resolution process by:

- ❖ First, striking a negotiating committee, consisting of two elected officials and one staff member representing each affected municipal council, to negotiate a resolution;
- ❖ Second, hiring a professional mediator to guide discussions to resolve the dispute working with the appointed committee;
 - Costs associated with hiring a profession mediator will be paid by the disputing parties.
- ❖ Third, seek non-binding arbitration from the professional mediator or a legal professional;
- ❖ As a last attempt, voluntarily refer the dispute to the Saskatchewan Municipal Board, in accordance with section 393 of *The Municipalities Act, 2005* for a binding decision.

9.18 Monitoring Progress

Review

This District Plan is a document intended to guide decision making over the long term and is not a static document that commits the Municipality 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 stated goals, objectives and policies as to their relevancies.

The District Plan must be kept up to date to ensure that the document will deal with the real development issues facing the Rural Municipalities, the Town or the Village in the District 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 individual municipalities and in the District as a whole.

Amendment

This Plan is a starting point and is capable of amendment and refinement on a continuous basis. On occasion land uses or developments may be proposed that do not conform to the District Plan. The Plan



can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, though, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Rural Municipalities, the Town, the Village and the District as a whole should be examined. Amendment to the Plan for a specific development proposal should be avoided; instead any Plan amendment should examine the broader scope of the issue.

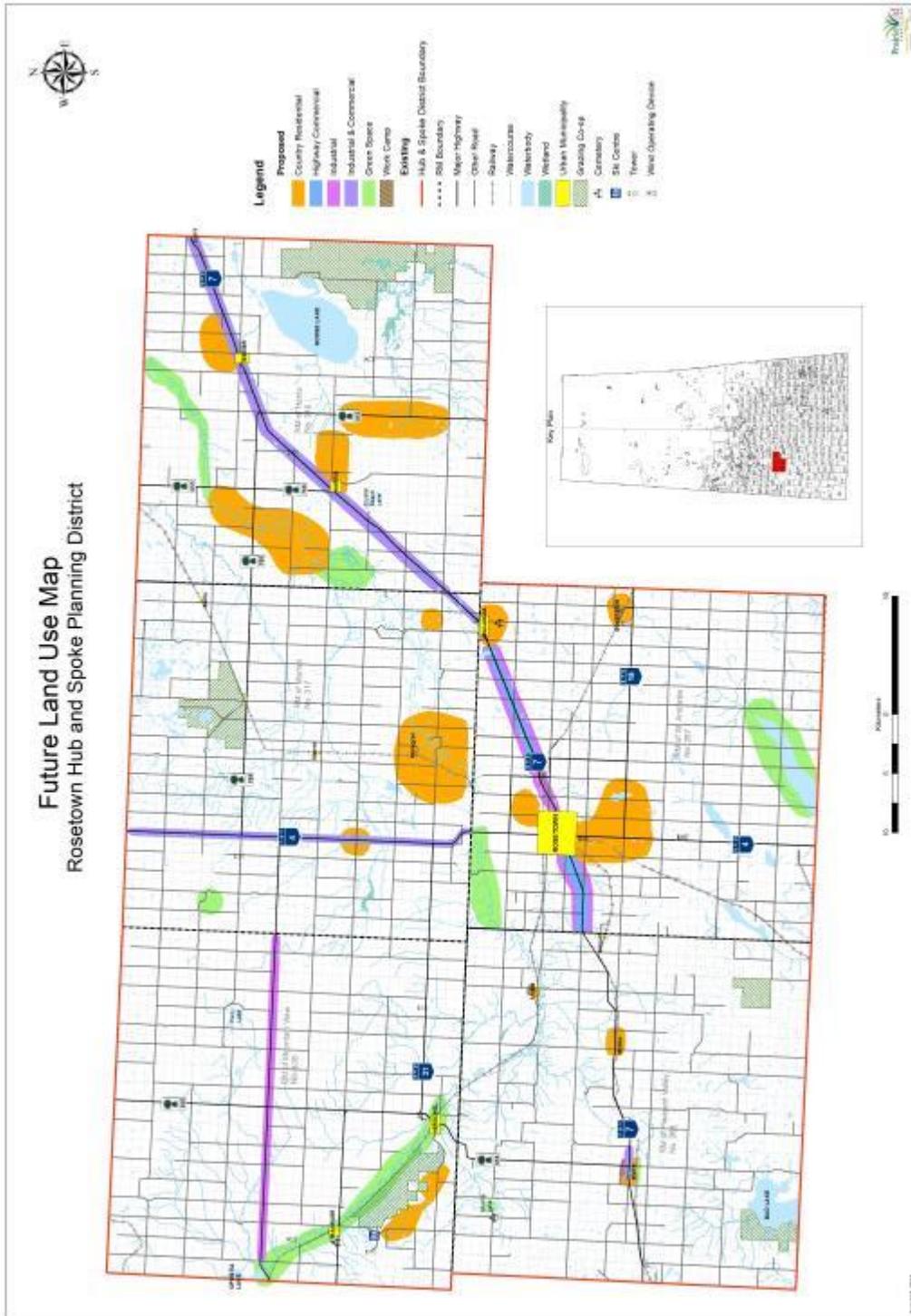
Whether it be the Urban or Rural Municipality affected, the Planning Commission shall review and make recommendations on all proposed amendments. Any changes to the Plan or the Zoning Bylaw should be in the interest of the future development of the District as a whole. Periodical review and amendment the Plan should serve as an effective guide for the individual municipalities to make decisions on the future development of their communities.

Any municipality who has adopted this District Plan is subject to the following amendment process as outlined in Section 102 of *The Planning and Development Act, 2007* for the approval of:

- a) An amendment to an District Plan; and
- b) The repeal of a District Plan.

Appendix "A" Future Land Use Maps

Appendix "A1" - Rosetown Hub and Spoke Planning District Future Land Use Map



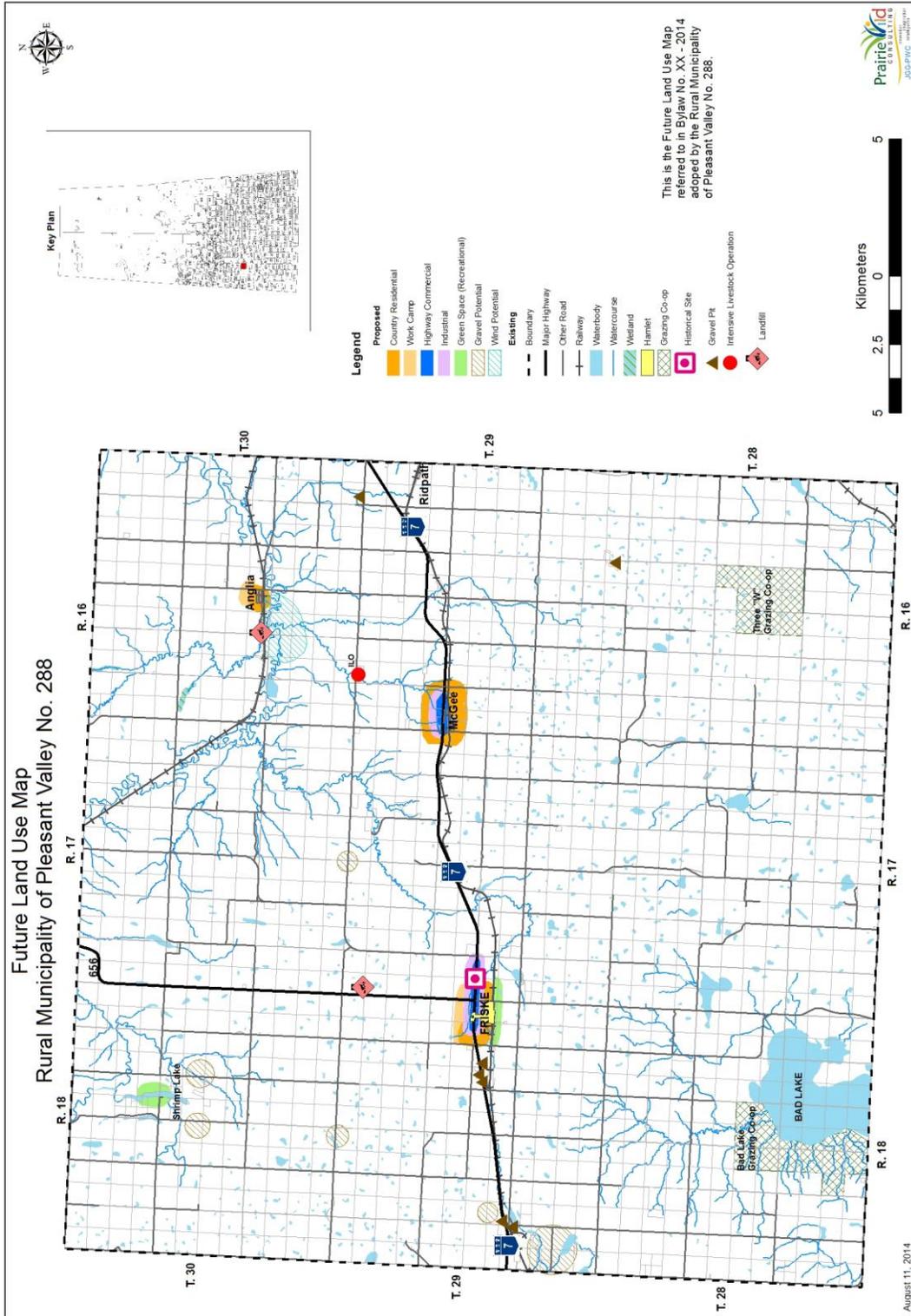
Appendix "A2" Town of Rosetown Future Land Use Map



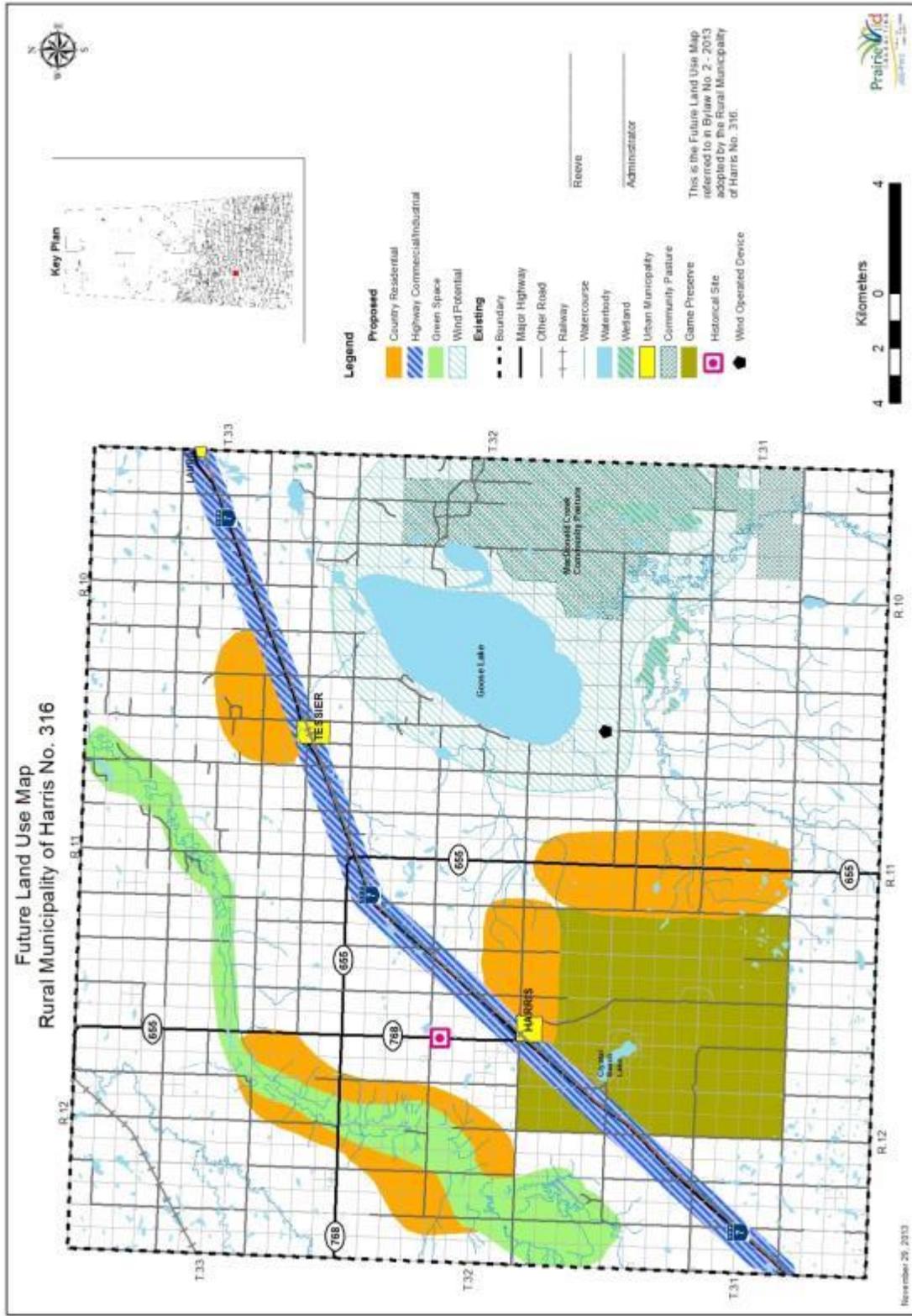
Appendix "A3" Village of Harris Future Land Use Map



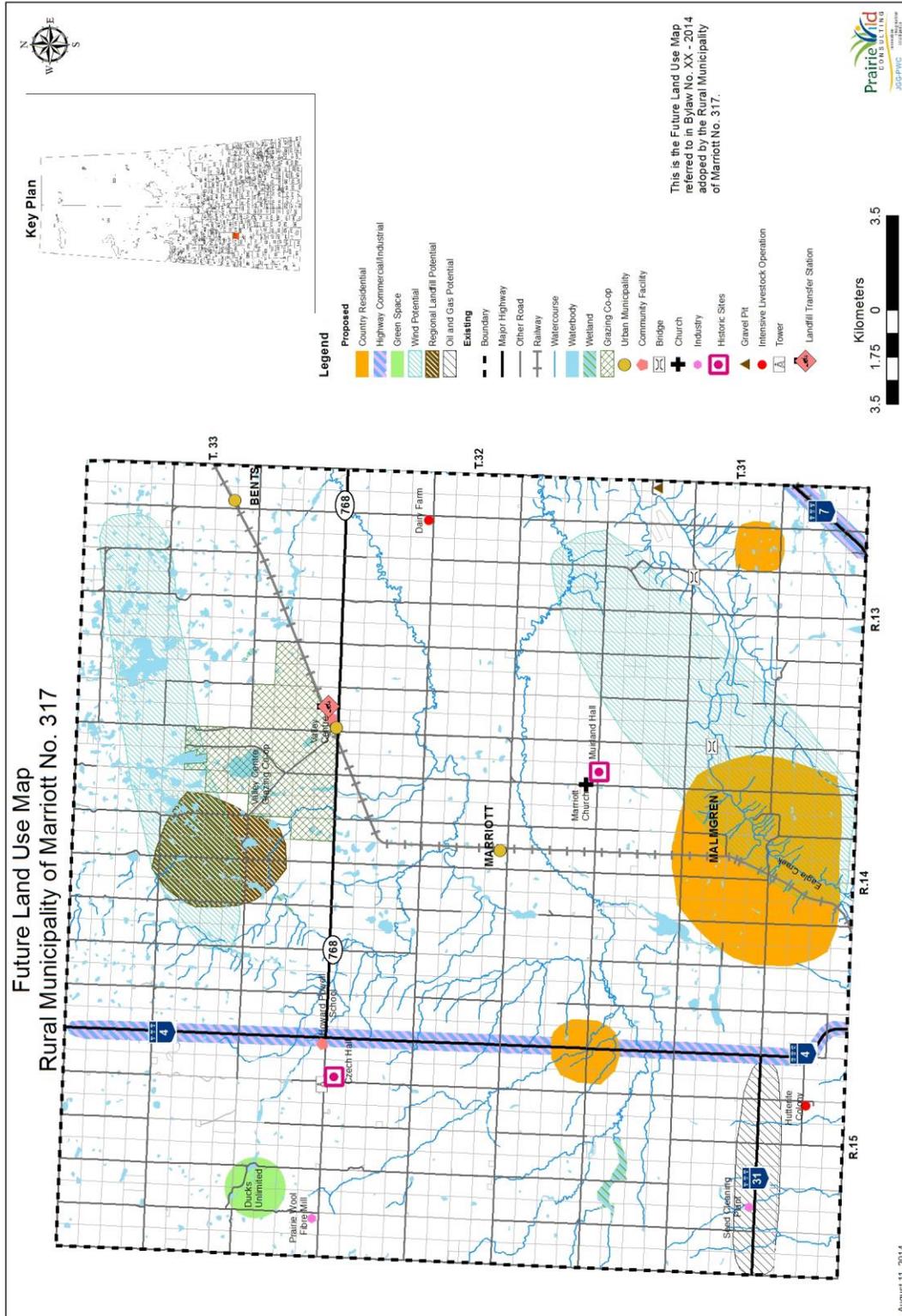
Appendix "A5" RM of Pleasant Valley No. 288 Future Land Use Map



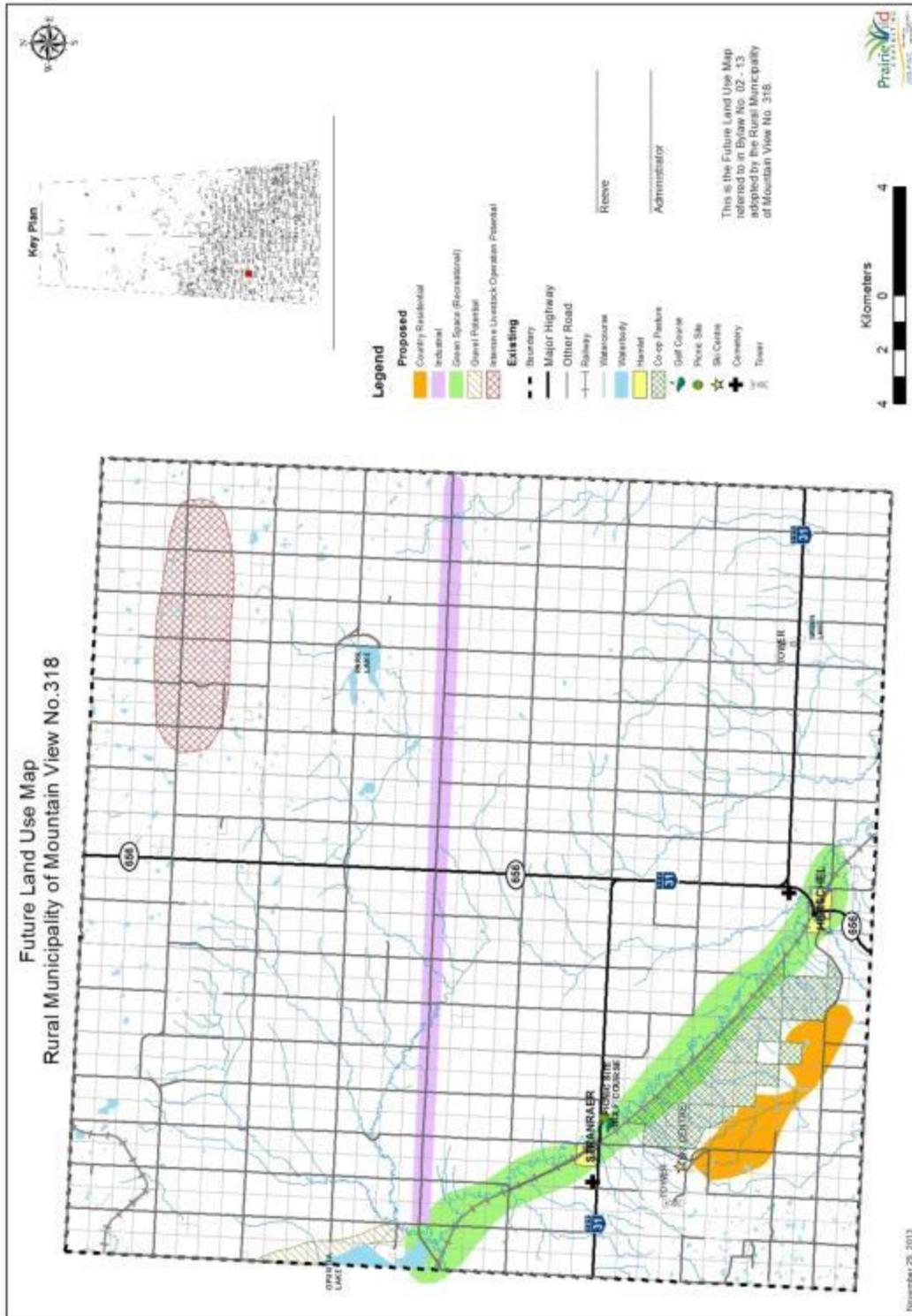
Appendix "A6" RM of Harris No. 316 Future Land Use Map



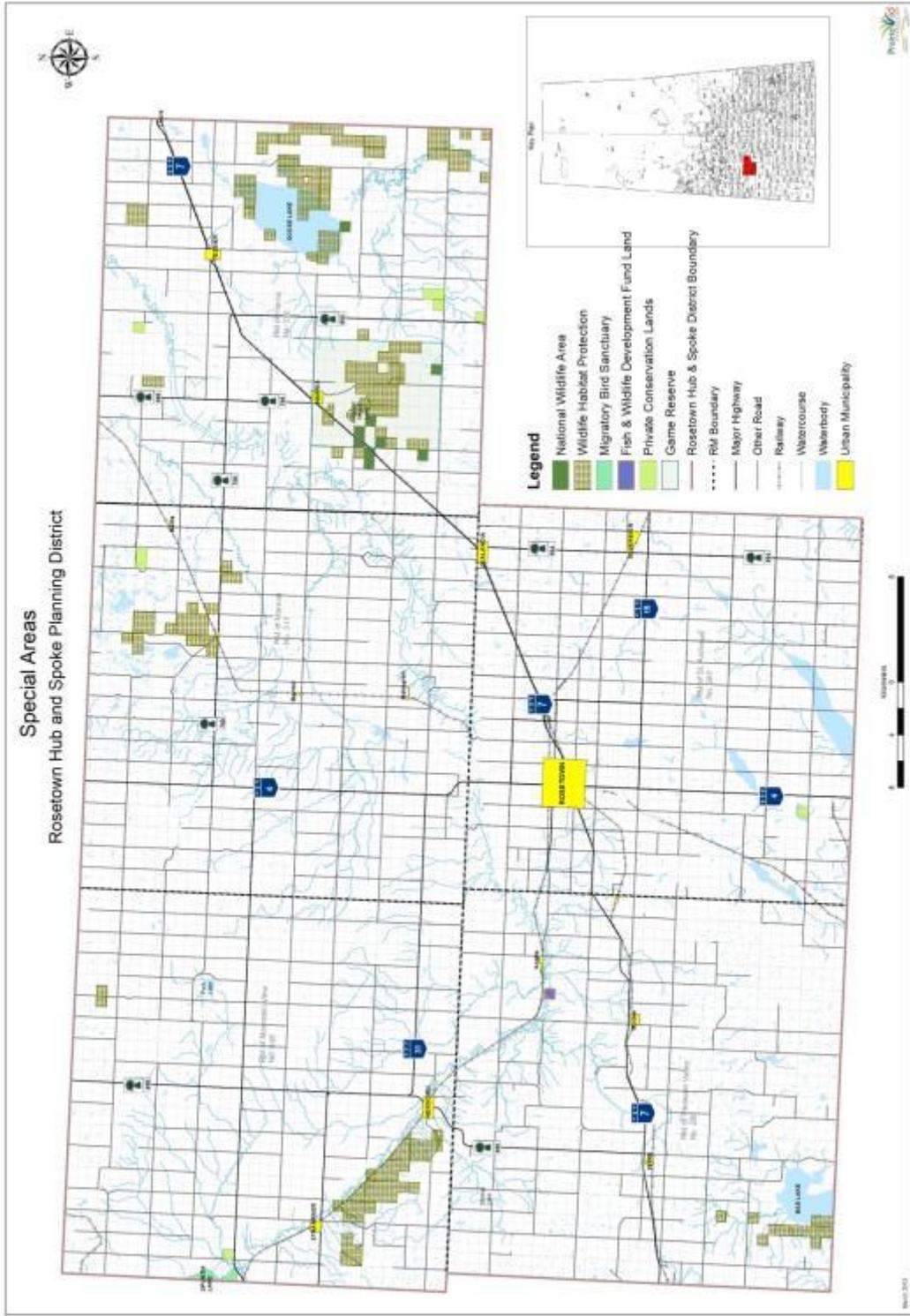
Appendix "A7" RM of Marriott No. 317 Future Land Use Map

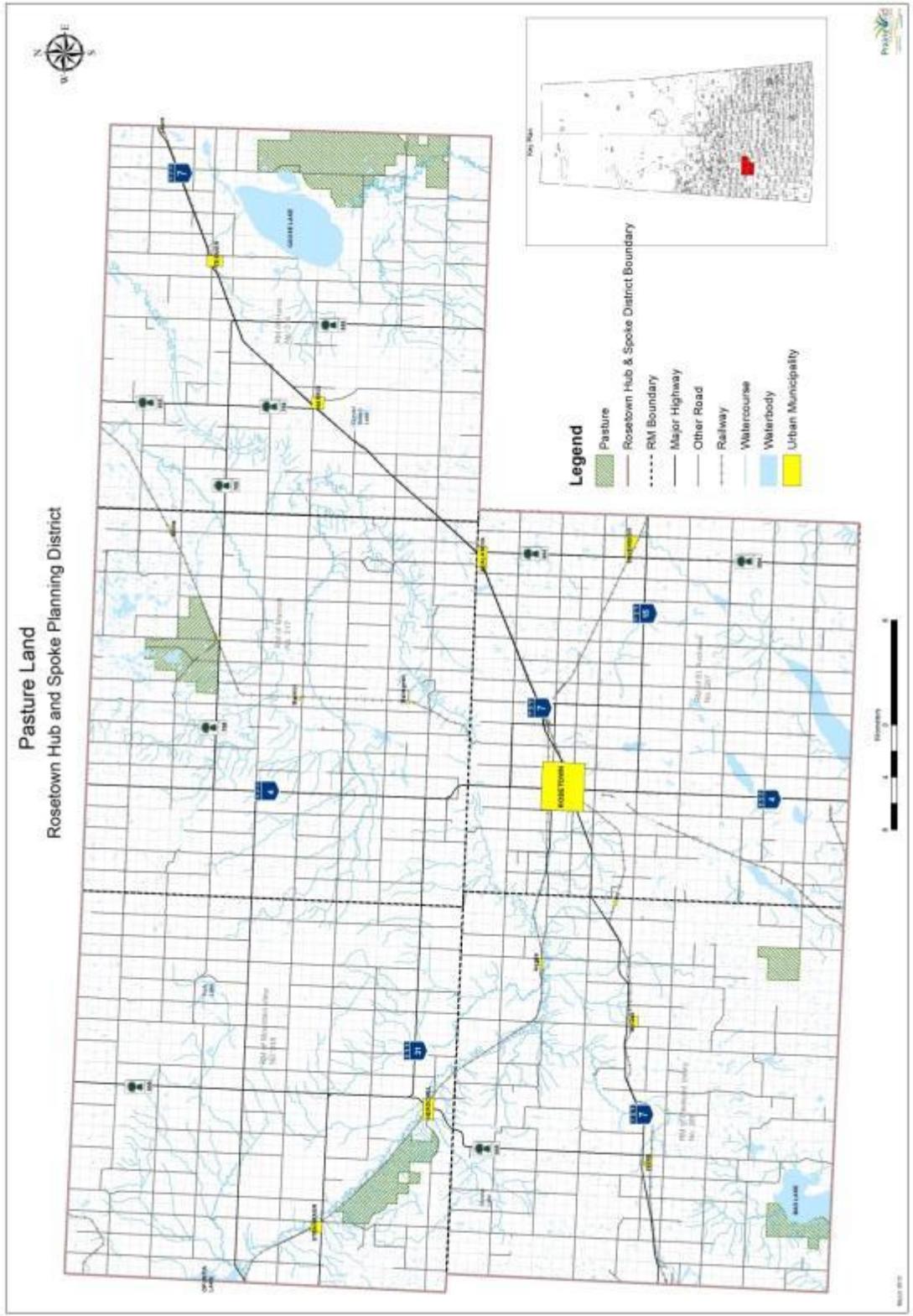


Appendix "A8" RM of Mountain View No. 318 Future Land Use Map

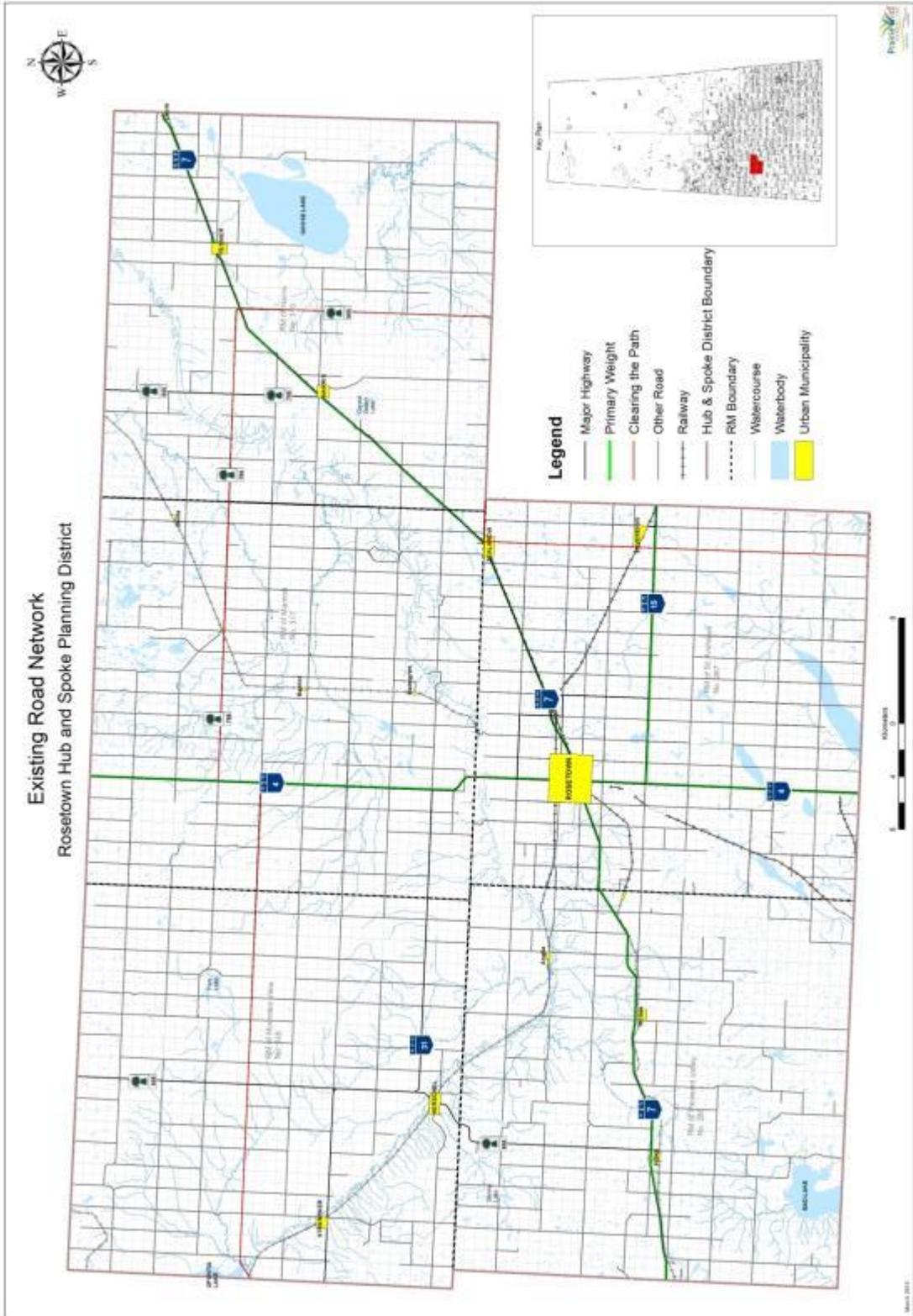


Appendix "B" Reference Maps

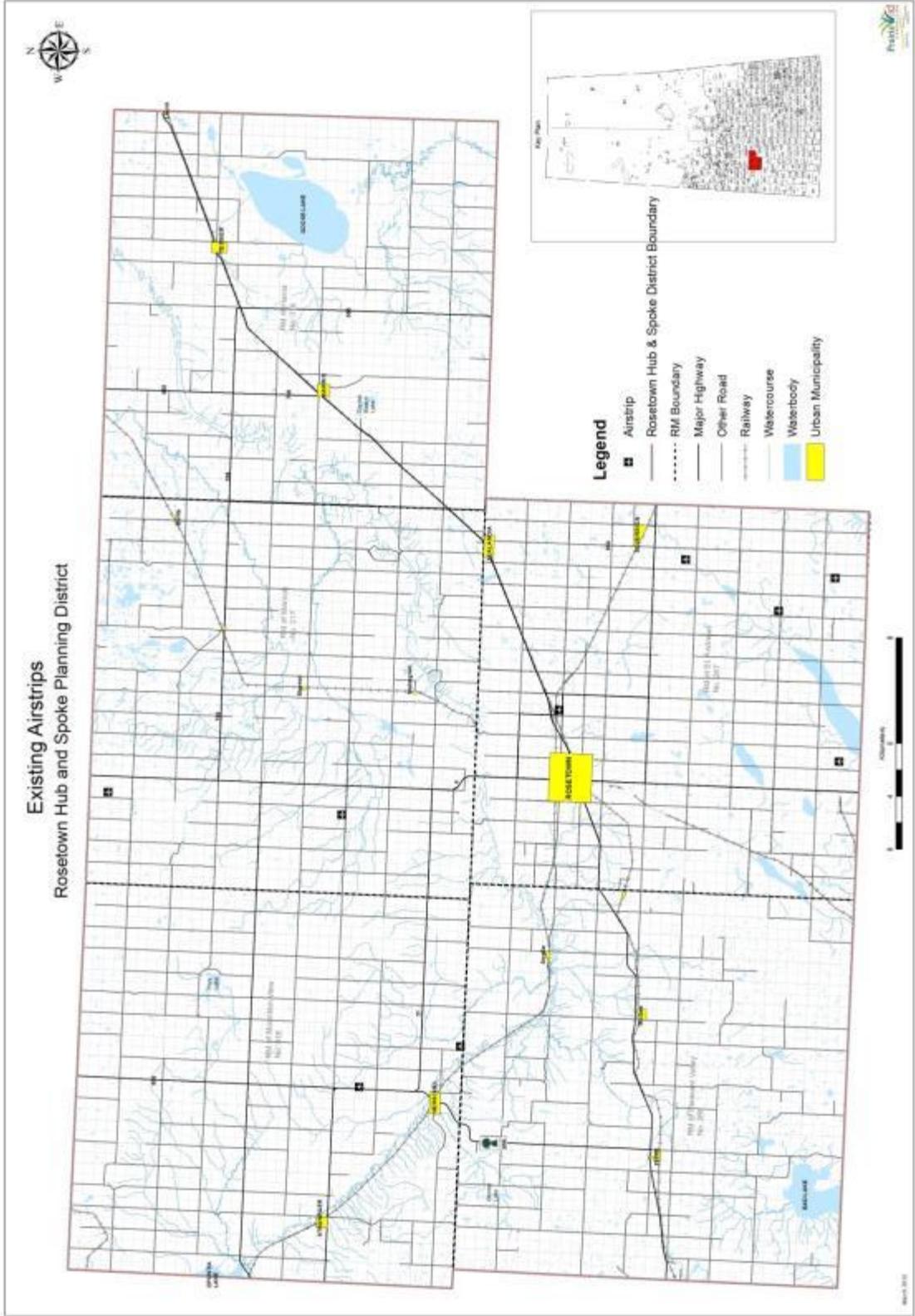




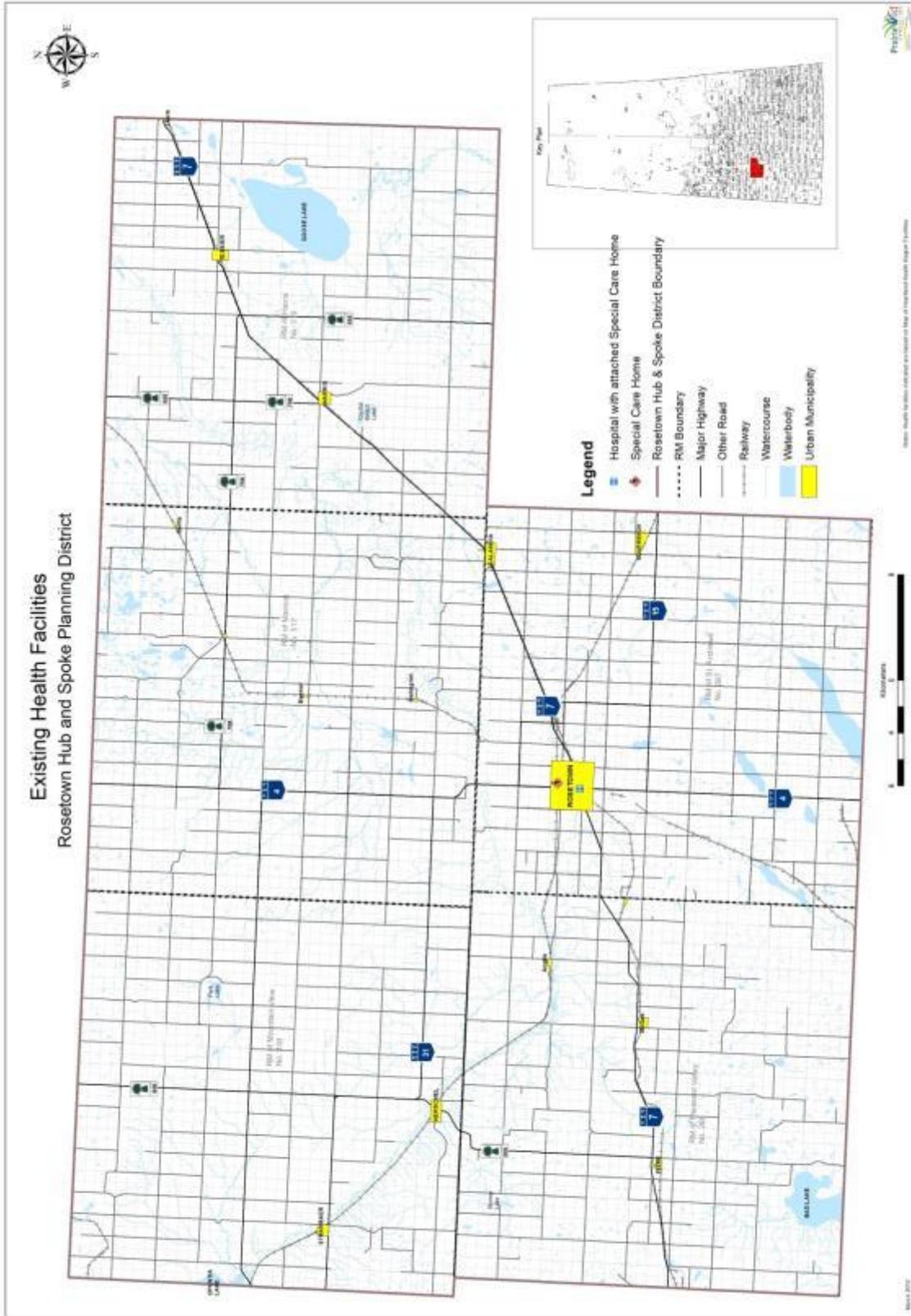
Existing Road Network Rosetown Hub and Spoke Planning District



Existing Airstrips
 Rosestown Hub and Spoke Planning District



Existing Health Facilities Rosetown Hub and Spoke Planning District



Appendix “C” Urban Infrastructure Capacities

	Town of Rosetown	Village of Harris
CONNECTIONS	1,080	100
WATER SUPPLY	Aquifers: 5,240 cubed meters/day 982,000 gallon reservoir storage	25000 gallons 100 gal/min 460 L/min
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	No surplus on extended hot/dry conditions	100%
ANNUAL WATER TREATMENT	481,111 cubed meters	4.1 million cubic meters
SEPTIC TREATMENT	2 cell lagoon	No
SURPLUS CAPACITY (PERCENTAGE / POPULATION)	500-750 people	100%
SOLID WASTE MANAGEMENT (TRANSFER STATION / LANDFILL life expectancy)	Landfill with 25 year expectancy is used at present consumption. Located 5 miles outside of Town.	Shared landfill with the RM. Recycling paper and cardboard 25 year expectancy
CURRENT ENGINEERING STUDY (YES/NO; YEAR)	1990	Yes, 2006
PUBLIC WELLS OR WELL-HEADS	3 wells with protection	Yes
WATER LINES / UTILITIES	Yes	Yes
LAGOONS	Yes	Yes – Located in RM
CEMETERY	Yes	Yes – Located in RM SW13-32-12-W3

Appendix “D” Rosetown Hub and Spoke District Planning Agreement

The Establishment of the Rosetown Hub and Spoke Planning District

This Agreement made as of the ___ day of ___ 2014.

Membership of the Planning District includes the following affiliated municipalities:

RM of St. Andrews No. 287, RM of Pleasant Valley No. 288, RM of Harris No. 316, RM of Marriott No. 317 and RM of Mountain View No. 318, the Town of Rosetown and Village of Harris

The municipalities named above are entering into an agreement pursuant to the provisions of *The Planning and Development Act, 2007* to establish a Planning District to advise the parties and guide development in the areas shown on the map attached as “Attachment 1”, showing the Town of Rosetown and Village of Harris and the Rural Municipality of St. Andrews No. 287, the Rural Municipality of Pleasant Valley No. 288, the Rural Municipality of Harris No. 316, the Rural Municipality of Marriott No. 317 and the Rural Municipality of Mountain View No. 318.

AREA OF DESCRIPTION (enclose map)

1. The area of the said Planning District shall comprise all those lands situated within the said Rural Municipalities and Urban Municipalities which is outlined in a bold dashed line on the plan hereto attached and identified as “Attachment 1” to this Agreement, such plan being hereby declared to form part of this Agreement.

ESTABLISHMENT OF COMMISSION

2. A District Planning Commission, designated as the "Rosetown Hub and Spoke District Planning Commission" is hereby recognized under the provision of *Section 97(b) of The Planning and Development Act, 2007*, such Commission to consist of members to be annually appointed in the following manner:
 - 2.1 Two (2) members shall be appointed annually by the Council of the Rural Municipalities of St. Andrews No. 287, Pleasant Valley No. 288, Harris No. 316, Marriott No. 317 and Mountain View No. 318, at least one of whom shall be a member of the Council of the Rural Municipality.
 - 2.2 Two (2) members shall be appointed annually by the Council of the Town of Rosetown and the Village of Harris, at least one of whom shall be a member of the Council of the Town and of the Village.

INVITED TO PARTICIPATE

3. With an option of having two (2) members at large, which shall be appointed by the Councils of the Rural Municipalities, the Town and the Village who have an interest pertaining to community planning in the District on matters such as environmental, economic, social or cultural sustainability.

FILLING VACANCIES

4. Where vacancies arise in respect of Council appointees, otherwise than by reason of the expiry of the designated term of office of the appointee, the Council concerned shall appoint someone to complete the unexpired term only.

POWERS AND DUTIES OF THE PLANNING COMMISSION

5. As per *Section 100 and 104 of The Planning and Development Act, 2007*, the duties and powers of the said Commission shall be to:
 - 5.1 Make rules of procedure that are not contrary to law or inconsistent with *The Planning and Development Act, 2007* or its regulations for the conduct of its business, the governing of its proceeding, the calling of meeting and the requirements for quorum;
 - 5.2 Establish and permit procedures for the affiliated municipalities to permit the holding of joint public hearings for the adoption, amendment or repeal of a District Plan, an Official Community Plan or Zoning Bylaw;
 - 5.3 Appoint any consultants or employees that may be necessary for the exercise of any of its powers or the performance of any of its duties and fix their remunerations;
 - 5.4 Appoint advisory committees, consisting of one or more of the members of the District Planning Commission or any other person and fix their remunerations;
 - 5.5 With the consent of an affiliated municipality, utilize the services of any officer or employee of that municipality;
 - 5.6 Hold joint public meetings and publish information for the purpose of obtaining the participation and co-operation of the residents of the Planning District and any adjacent area in determining the solution to problems or matters affecting the development of any part of the Planning District;
 - 5.7 Suggest to any Council ways and means of financing works to be carried out by public authorities over a specified period;
 - 5.8 At the request of Council, an Investigation /study of proposed subdivisions or developments within and adjacent to the Planning District can be undertaken. Reports

and concurrent recommendations on behalf of these studies are to be submitted to the appropriate Council;

- 5.9 Prepare and submit to the affiliated municipalities an operating budget for the next ensuing fiscal year.

6. As per Section 101 of *The Planning and Development Act, 2007*, **no member of the District Planning Commission or a member of a District Planning Authority may hear or vote on any decision that relates to a matter with respect to which the member has a pecuniary interest.**

7. The parties hereto agree that pursuant to Section 97 of *The Planning and Development Act, 2007*; the Councils of the **affiliated municipalities** shall have the power to pay each member of the District Planning Commission and advisory committees such remuneration and expenses as may be fixed by the respective Commission.

8. The parties agree that:

- 8.1 The Councils of the **affiliated municipalities** shall have the power to remunerate their appointees to the Commission and that the amount of remuneration and expenses, if any, will be fixed and provided by the respective Councils;
- 8.2 Any jointly appointed members of the Commission shall be paid by the Planning District and remuneration and expenses, if any, **will be fixed by the Commission during the first meeting of the calendar year**;
- 8.3 Any members of an advisory committee established by the Commission, that are not municipal appointees to the Commission, shall be paid by the Planning District and remuneration and expenses, if any, will be fixed by the Commission; and,
- 8.4 Any consultants or employees of the Planning District will be paid by the Planning District and remuneration and expenses, if any, will be fixed by the Commission.

9. The District Planning Commission shall **annually** appoint a chairperson and a deputy chairperson for the Commission, from among the appointed representatives, **the first meeting of the calendar year**. In the absence of the Chairperson, the Deputy Chairperson shall act on the behalf of the Chairperson.

10. The Commission may hire or appoint a Secretary to *administer* and *manage* the business of the Planning District under the direction of the Planning Commission.
11. The Secretary position may be:
 - 11.1 Responsible for ensuring administration of the Commission and managing meetings, hearings, agendas, financial reporting, accounting, advertising, keeping of minutes, issuance of decisions and other business;
 - 11.2 Responsible for hiring and management of other Planning District personnel, under the direction of the Commission;
 - 11.3 Compensated from the finances of the Commission; and,
 - 11.4 Appointed/hired by the Commission which will set out, in writing, any:
 - 11.4.1 Remuneration and related increases;
 - 11.4.2 Benefits;
 - 11.4.3 Length of parameters of employment, if by contract; and,
 - 11.4.4 Additional responsibilities of the position.
12. Any policy plans and Zoning Bylaws having effect within the Planning District shall be administered by the **Development Officer** appointed by the Planning Commission **for the benefit/purpose of the Planning District.**
13. Funds required to meet the expenses of the Planning District and the Planning Commission, as approved by the Councils of the **affiliated municipalities** shall be contributed by each of the Urban and Rural Municipalities on a \$1.00 per capita basis.
 - 13.1. Office space and facilities used by the Commission shall be provided by the affiliated Municipalities and shall be contributed by each of the Urban and Rural Municipalities a \$1.00 per capita basis.
14. In addition to referrals regarding planning and zoning within the area of the Planning District:
 - 14.1 At the request of Council, the affiliated municipalities agree to refer development permits and subdivision applications within the designated planning area to the Commission for information;
 - 14.2 At the request of Council, the affiliated municipalities agree to refer all development permits and subdivision applications on their boundary to the Commission for

information.

DISTRICT PLAN AND ZONING BYLAW

15. The affiliated municipalities shall adopt a District Plan for the Planning District in accordance with *The Planning and Development Act, 2007*.
16. Pursuant to section 103 of the Act and concurrent adoption of a District Plan pursuant to subsection 102(3) of the Act, each affiliated municipality will pass, in accordance with the Act, a Zoning Bylaw consistent with the District Plan.

AMENDMENTS TO AN AFFILIATED MUNICIPALITY'S PLAN AND DISTRICT PLAN

17. For the purposes of this Agreement, the Urban Municipality of Rosetown has a separate Official Community Plan as per Section 32 of *The Planning and Development Act, 2007*. The Rosetown Hub and Spoke District Plan acts as the Official Community Plan for the Rural Municipalities listed above and for the Village of Harris as per Section 102 (14) of *The Planning and Development Act, 2007*.
 - 17.1. The amendment process for Official Community Plans and the District Plan is provided in the following sections of this Agreement.

OFFICIAL COMMUNITY PLAN AMENDMENT

19. The Town of Rosetown's Official Community Plan retains their autonomous decision-making with regards to land use planning in their municipality. Any amendments made to the Official Community Plan shall be forwarded to the Planning Commission for information purposes.
 - 19.1. Any amendments made to the Official Community Plan are required to be consistent with the overarching District Plan. Proposed amendments to the Official Community Plan shall be forwarded to the Planning Commission for information purposes.
 - 19.2. Proposed amendments which suggest a major deviation contrary to the intent and provisions of the District Plan shall be forwarded to the Planning Commission for their recommendation when the proposed amendment is either located adjacent to or may affect another affiliated municipality in the Planning District.

DISTRICT PLAN AMENDMENT

DISTRICT PLAN AMENDMENT THAT AFFECTS LAND IN ONE AFFILIATED MUNICIPALITY

20. If an amendment is proposed to the District Plan which affects land within one affiliated municipality, the affiliated municipality may request the Commission to prepare the proposed amendment and make a recommendation respecting the proposed amendment.
21. On receipt of the amendment and recommendation mentioned in Section 19 of this Agreement, the affiliated municipality will adopt the proposed amendment by Bylaw.
22. Sections 102 (17) to (19) of *The Planning and Development Act, 2007* apply regarding Ministerial approval of the District Plan amendment.
23. The affiliated municipality proposing the amendment shall be responsible for all costs associated with the notification, advertising and holding the Public Hearing.
24. When the amendment is approved, the District Plan shall be updated and the amendment will be recorded by Bylaw number in the District Plan Amendment Schedule.

DISTRICT PLAN AMENDMENT THAT AFFECTS THE PLANNING DISTRICT (ALL AFFILIATED MUNICIPALITIES)

25. As per Section 102(8) of *The Planning and Development Act, 2007*, the affiliated municipalities may amend the District Plan for the Planning District.
26. An affiliated municipality or all affiliated municipalities shall notify the Commission when a proposal or interest is made to amend the District Plan that will apply to the Planning District.
27. The Commission shall prepare the proposed amendment and make recommendations respecting the proposed amendment.
28. On receipt of the amendment and recommendation mentioned in Section 26 of this Agreement, the affiliated municipalities will adopt the proposed amendment by Bylaw.
29. If a council of an affiliated municipality fails to adopt an amendment to the District Plan,

Section 33 of this Agreement shall apply:

- 29.1. The matter must be determined through the dispute resolution mechanism; and,
- 29.2. The District Plan, as may be amended in accordance with the dispute resolution mechanism, applies to the Planning District.

DISTRICT PLANNING AGREEMENT AMENDMENT PROCESS

30. With regards to amending this Agreement:

- 30.1. The Agreement will only be reviewed and amended upon:
 - 30.1.1. Application from the Council of one of the parties to the Agreement;
 - 30.1.2. Adoption of a new District Plan for the Planning District;
 - 30.1.3. Inclusion of a new municipality into the Planning District; or
 - 30.1.4. The termination of affiliation of a party to this Agreement.
- 30.2. Amendments will be prepared and submitted to each Council by the sitting Commission for the Planning District;
- 30.3. Amendments will not be submitted for approval until each affiliated party has signed the new agreement; and,
- 30.4. Amendments will not take effect until an order has been issued by the Minister of Government Relations.

ADDITION TO THE PLANNING DISTRICT

- 31. Upon written request from a new municipality or new member organization wishing to join the District Planning Commission, each affiliate municipality must sign a new Agreement and the Commission may consider applying to the Minister for approval of the addition.
 - 31.1. Upon a municipality added to the Commission, the affiliated municipalities shall review and prepare any needed changes to:
 - 31.1.1. the District Planning Agreement; and,
 - 31.1.2. the District Plan
 - 31.2. The added municipality or member organization shall take the necessary steps to adopt the District Plan and District Planning Agreement as amended;
 - 31.3. Any amendments made to the mentioned documents shall be adopted by the affiliated municipalities; and,
 - 31.4. The added municipality or member organization must contribute on an amount set by the Councils of the affiliated municipalities.

TERMINATION OF AFFILIATION OF MUNICIPALITY

32. If a municipality terminates when the Commission is comprised of three (3) or more, the municipality must:
 - 32.1. Provide 60 days written notice to the Commission, stating the reasons for withdrawal from the Planning District;
 - 32.2. Seek unanimous approval of the Commission members to withdraw from the Planning District; or
 - 32.3. Follow the dispute resolution mechanisms provided under Section 33 of this Agreement.

33. Should a municipality terminate its affiliation with the Planning District or should the Planning District be dissolved all assets and liabilities of the Planning District will be distributed in proportion with the cost sharing formula outlined in Section 13 of this Agreement.

DISPUTE RESOLUTION

34. In the event that a dispute arises between two or more parties, the parties will attempt to resolve the issue by following a progressive dispute resolution process by:
 - 34.1. Firstly, striking a negotiating committee, consisting of two elected officials and one staff member representing each affected municipal council, to negotiate a resolution;
 - 34.2. Secondly, hiring a professional mediator to guide discussions to resolve the dispute working with the appointed committee;
 - 34.3. Costs associated with hiring a professional mediator will be shared by the disputing parties.
 - 34.4. Thirdly, seek non-binding arbitration from the professional mediator or a legal professional;
 - 34.5. Lastly, voluntarily refer the dispute to the Saskatchewan Municipal Board, in accordance with Section 394 of *The Municipalities Act*, for a binding decision.

WITNESS WHEREOF the Parties hereto have hereunto affixed their corporate seals, duly attested by the hands of their respective proper officers in that behalf, the day and year first above written.

Signing Authority for the Municipality (Mayor/Reeve/Administrator)

Mayor/Reeve	Administrator	Date	Seal
Town of Rosetown			

Village of Harris

RM of St. Andrews No. 287

**RM of Pleasant Valley No.
288**

RM of Harris No. 316

RM of Marriott No. 317

**RM of Mountain View
No. 318**

Appendix “E” Action Plan Template for the Rosetown Hub and Spoke District

Action	Indicator	Performance Goal/Aim	Policy Section	Current Status	Reporting Period Status Update Typically annually for most
Land Use Development					
Community Engagement					
Heritage and Sensitive Environment					

Municipal and Environmental Reserve					
Ground and Source Water Protection					
Community Economic Development and Tourism					

Recreation					
Community Services					
Social and Cultural Well-Being					

Public Health and Safety					
Transportation Networks					
Residential					

Appendix “F” Rosetown Hub and Spoke Regional Profile

Overview

The group of communities in this profile includes the RM of St. Andrews 287, the RM of Marriott 317, the RM of Pleasant Valley 288, the RM of Harris 216, and the RM of Mountain View 318. Within the RM of St. Andrews lies the Town of Rosetown. The RM of Harris encompasses the Village of Harris. The entire area covers 4144 square kilometres with a total population of 4475.

This socio-economic profile is intended to illustrate some features of the area described above, with some comparisons to Saskatchewan provincial averages. The statistical information is predominantly taken from the 2001 and 2006 Statistics Canada Census of Population. This profile is to act as a guiding framework for future development in the area.

Population Trends

Population Distribution

In 2011, the total population for the Rosetown Hub and Spoke District included 4386 as compared to 2006 population of 4475 and further the 2001 population of 4890 which is a decrease of -11.5% Table 1 below shows the total population of each municipality in this group and population changes from 2001 to 2006. Of every community the RM of Mountain View was the only municipality who saw an increase in population while the rest saw a decline.

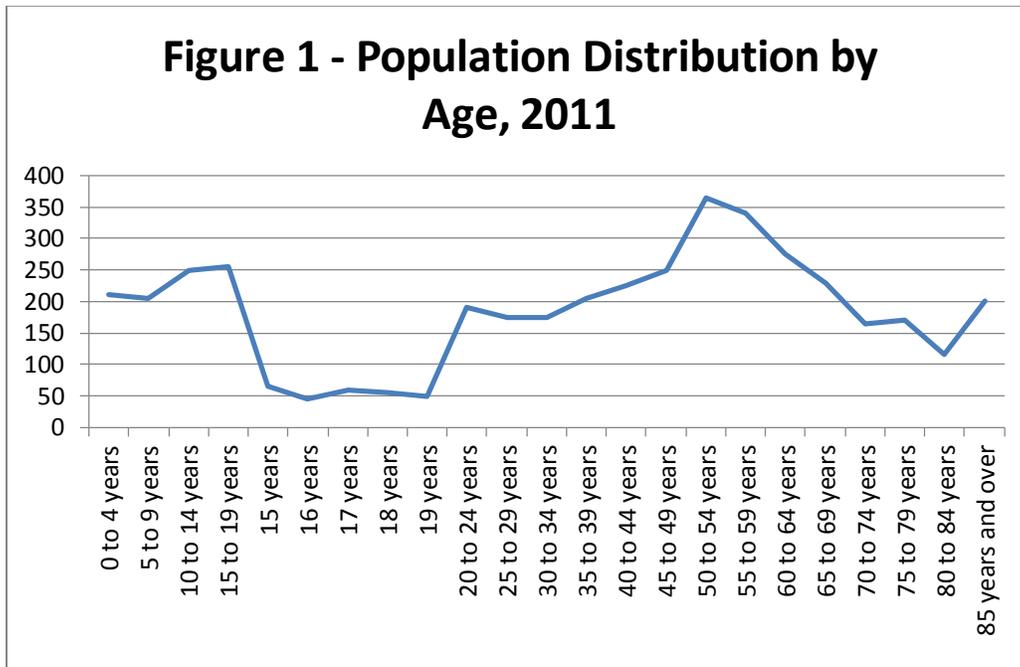
Table 1. Population Change, 2001-2011

Municipality	2011 Population	2006 Population	2001 Population	Population Change in %
RM of St. Andrews	582	617	678	-16.5%
Town of Rosetown	2317	2277	2471	-6.6%
RM of Pleasant Valley	345	346	379	-9.9%
RM of Marriott	372	410	446	-19.9%
RM of Mountain View	333	333	304	8.7%
RM of Harris	224	195	239	-6.7%
Village of Harris	213	187	232	-8.9%
Regional Total	4386	4475	4890	-11.5%

Source: Statistics Canada 2011

Age Distribution

Figure 1 below shows the age distribution of residents in the area. There is a significant decrease after the age group 15-19 which suggests that many youth are leaving the area after high school, either for further education or employment. Most evident is the large portion of residents between the ages of 39 and 64 which indicates the need for increased services toward this demographic.



Source: Statistics Canada 2011

Mobility

Of the total population aged five years and older, 73.0% lived at the same address in 2006 as they did in 2001, 11.8% lived at a different address in the same municipality, 11.3% lived in the same province in a different municipality, 2.6% lived in a different province and no one lived in a different country.

In addition, 79.3% of residents aged 15 years and older were third generation residents within their municipalities and of the total population, 3.0% of residents were first generation, while the remaining were second generation residents.

Aboriginal Population

Of the total aboriginal and non-aboriginal identity population 2.0% of residents in this area are identified as aboriginal, while the remaining are identified as non-aboriginal.

Language and Diversity

As of 2006, 98.2% of residents indicated knowledge of the English language compared to 1.9% of residents who knew both English and French. There were no residents who could only speak French. Furthermore, 89.2% of residents claimed English as their mother tongue while 9.2% stated their mother tongue was another language. The rest of the population spoke either French alone or English and French. The majority of residents, 93.2%, used English as a language most spoke at home.

As a percent of total population, 97.1% were non-immigrants. 99.8% of residents are Canadian citizens where 21.2% are under the age of 18, and 78.8% are over the age of 18.

Economic Trends

Dwelling Characteristics

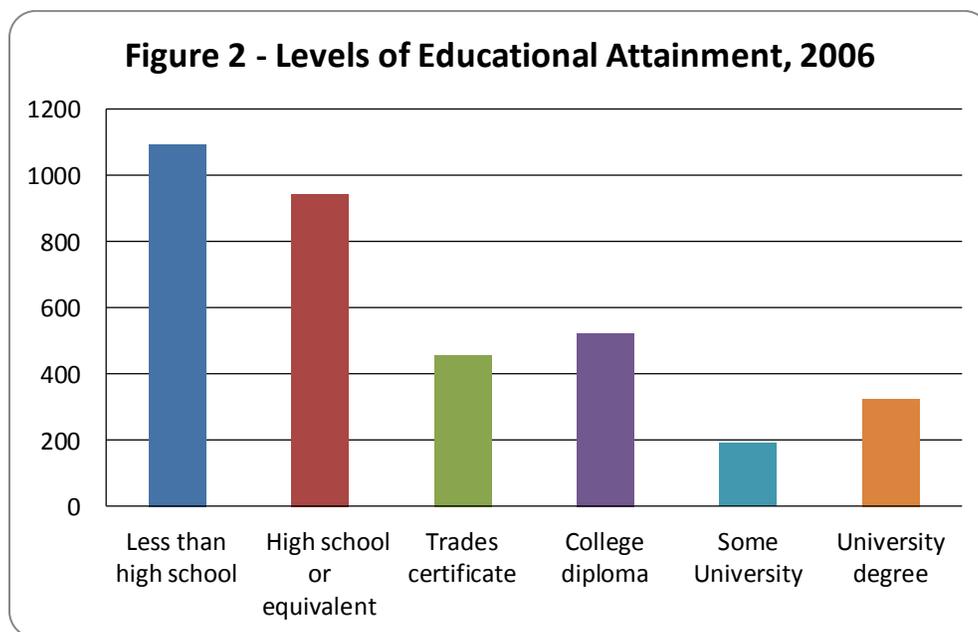
There are a total of 1750 private households in the area. Of these dwellings, 82.9% are owned, 17.4% are rented and 88.6% of the dwellings were constructed before 1986. The majority of these at 38.0% are single-detached houses.

Household and Family Structure

There are a total of 1200 Census families in the area. 85.8% of these families are married couples while 8.8% are lone-parent families of which the majority are female.

Education Levels

Within this area, 3560 people have obtained some level of education. Of these, 30.8% have not completed high school. However, in comparison 26.5% have completed a grade 12 education or equivalent, 12.8% have a trade certificate, 14.6% have a college diploma, 5.3% have some University and the remaining 9.1% have a University degree as illustrated below in Figure 2.



Source: Statistics Canada 2006

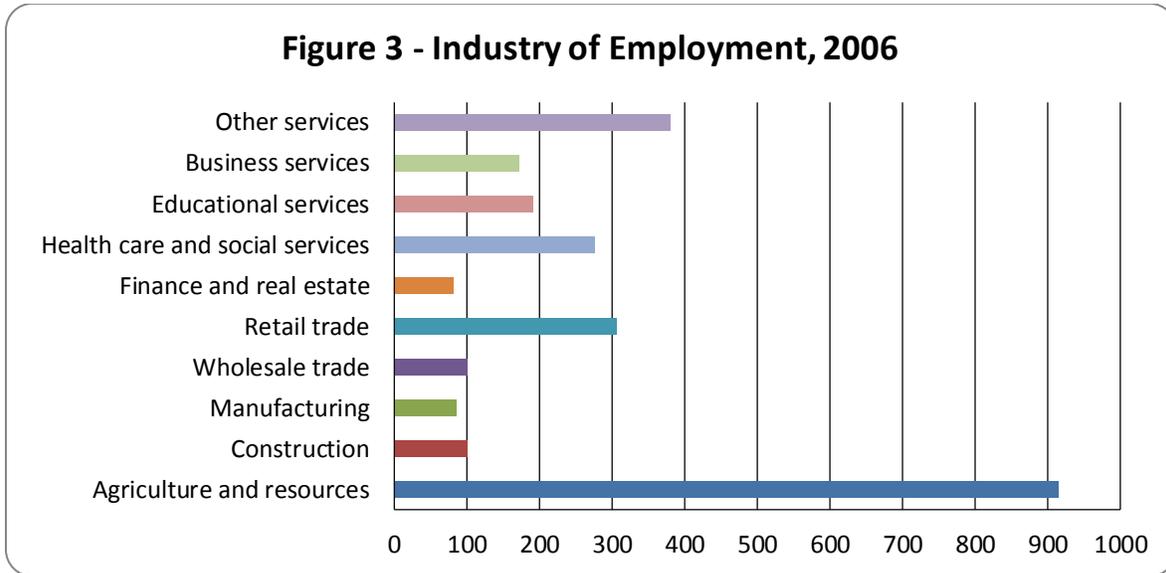
Employment

As of 2006, 77.6% of the total population aged 15 years and older are employed in the labour force. The total employment rate for this area is 75.5% where as the unemployment rate is 3.0%

Of the 2520 total population in the labour force, 33.3% work from home and 5.8% had no fixed work place address. Of the 1525 residents who worked at a usual place, 54.4% worked within the municipality, 39.7% worked in another municipality within Saskatchewan and the rest in another province.

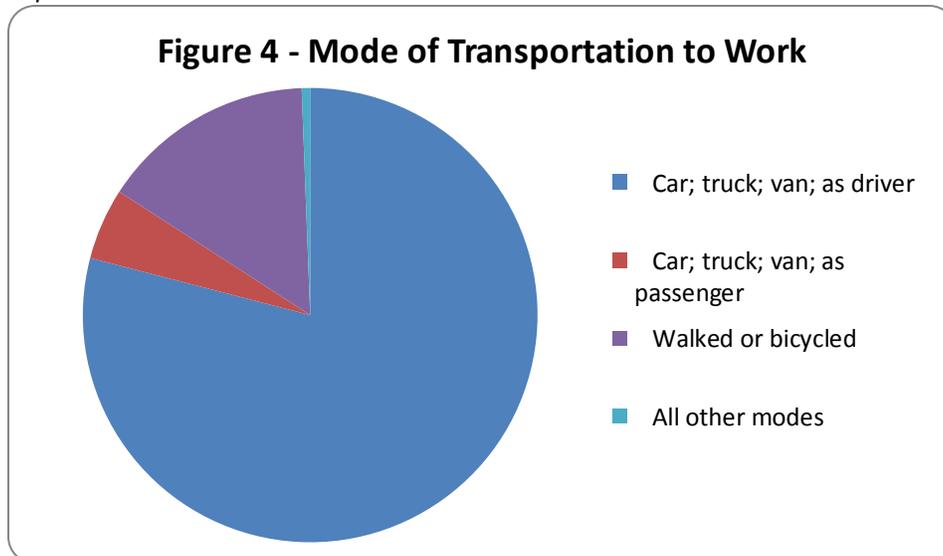
Occupation

Figure 3 below depicts the different industries of employment in 2006. Of the 2605 residents in the labour force above the age of 15, the most significant employment industry is in agriculture and other resources representing 35.1%. The second most dominant industry was other services with 14.6% employment. Finally, retail trade and health care came close in comparison with 11.5% employed in retail services and 10.6% in health care and social services.



Source: Statistics Canada 2006

Mode of Transportation



Source: Statistics Canada 2006

Figure 4 above shows the main choices of transportation to work. As seen above, the most dominant mode of transportation is by vehicle where 79.0% of the population use this mode of transport to work. In comparison the number of people travelling by vehicle as a passenger is 5.1%, 15.3% walked or biked and 0.6% used some other type of transportation. Of the 1670 residents no one used public transportation.

Agriculture

In 2006 over half of the residents within this area were employed in the agriculture and other resource industries as noted above. Table 2 shows agricultural statistics for the included rural municipalities. The RM of St. Andrews has the most number of farms, though the RM of Pleasant Valley has the smallest largest number of acres. The most common crops amongst the group is Lentils and Spring wheat.

Table 2: Agricultural Data, 2011

Municipality	Total Number of Farms	Total Acres	Total Farms Owned	Total Farms Leased from Government	Total Farms Leased from Others	Main Industry	Main Crops Grown
RM of St. Andrews No. 287	113	197,233	104	6	52	Oilseed and Grain Farming	Wheat, Durum Wheat, Lentils and Spring Wheat
RM of Pleasant Valley No. 288	82	203,619	79	15	33	Oilseed and Grain Farming and Cattle Ranching	Wheat, Spring Wheat, Lentils, Canola, Alfalfa and Alfalfa Mixtures,
RM of Harris No. 316	68	134,897	68	21	30	Cattle Ranching and Farming, Oilseed and Grain Farming	Wheat, Spring Wheat, Canola, Alfalfa and Afalfa Mixtures, Lentil
RM of Marriott No. 317	104	203,019	103	20	40	Oilseed and Grain Farming	Wheat, Spring Wheat, Canola, Lentils
RM of Mountain View No. 318	91	174,924	88	14	45	Oilseed and Grain Farming, Cattle Ranching and Farming	Wheat, Spring Wheat, Canola, Lentils, Durum

Median Family Income

The Chart below summarizes the median family income for the area compared to the Province of Saskatchewan's average. The table shows that the RM of St. Andrews, the Town of Rosetown and the RM of Mountain View all have above average family incomes compared to Saskatchewan as a whole. The RMs of Pleasant Valley and Marriott are just below the provincial average and income data on the other communities was not available in the Census due to their size and confidentiality restrictions.

Table 3. Median Family Incomes, 2006

Municipality	Median Family Income
RM of St. Andrews	\$ 62,536
Town of Rosetown	\$ 60,014
RM of Pleasant Valley	\$ 53,427
RM of Marriott	\$ 45,959
RM of Mountain View	\$ 68,366
RM of Harris	X
Village of Harris	X
Province of Saskatchewan	\$ 58,563

Source: Statistics Canada 2006