

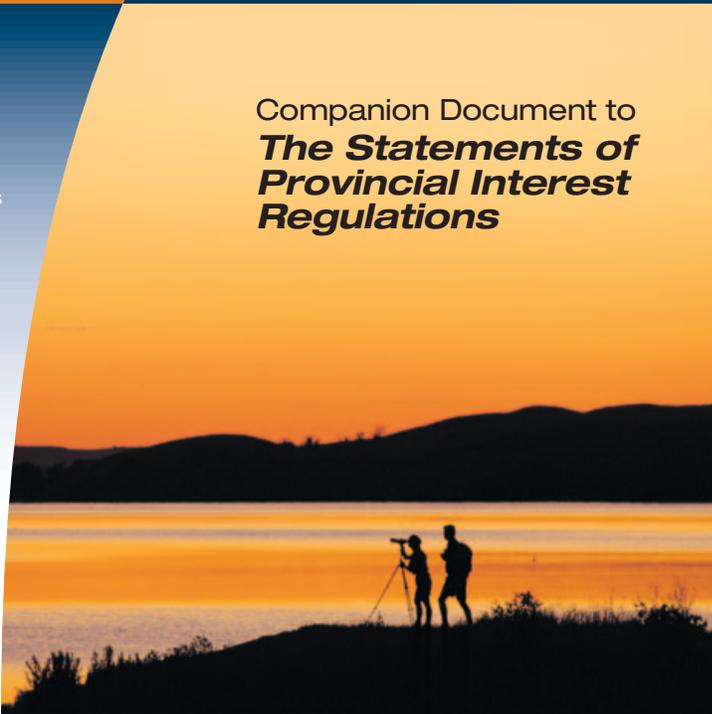


Planning Handbook

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Ministry of
Municipal Affairs

Companion Document to
***The Statements of
Provincial Interest
Regulations***





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How to Apply The Planning Handbook

The Planning Handbook is a tool to assist municipalities, developers and professional planners in applying *The Statements of Provincial Interest Regulations*, adopted pursuant to *The Planning and Development Act, 2007*, to municipal planning documents and decisions.

This handbook provides background on the role of the Statements of Provincial Interest (SPI) in the planning framework and information on general land use planning concepts. The handbook contains detailed information about each of the 14 SPI. The information provided for each interest statement represents advice Municipal Affairs typically gives to municipalities, developers, professional planners or other stakeholders. Each interest section also contains a table referencing relevant legislation, regulation, policy, government resources and government contacts related to each interest.

In reading the Planning Handbook it is important to remember that planning documents and decisions are required to address the SPI, but that the methods of addressing the interests are open to interpretation by local authority. The Planning Handbook is written to provide guidance, advice and clarity to the intent of the SPI and is not an inclusive list of ideas, methods or practices. It is important to be aware of all 14 SPI and to ensure that they are applied in a balanced and practical fashion based on the more specific municipal or regional circumstances.

This document will be reviewed and updated on a regular basis so to ensure you have the most up-to-date version please refer to the Municipal Affairs website as the most recent version will be posted online.

Official community plans, district plans, zoning bylaws and subdivision bylaws express community priorities and goals and allow developers, business owners and homeowners to make informed decisions about purchasing and developing property in the community.



1. Introduction

Land use planning facilitates the orderly development of land, resources, infrastructure and services, with a view to securing the economic, environmental, social and cultural well-being of urban and rural communities. The driving force in planning is often the need for change, the need for improved management or the need for a different pattern of land use, dictated by changing investment circumstances.

The Planning and Development Act, 2007 authorizes the Lieutenant Governor in Council to adopt Statements of Provincial Interest. These link provincial and municipal objectives for land use planning and, as a result, directly affect the use of land and impact community development, economic growth and environmental stewardship. The interests reflect the diversity of issues affecting Saskatchewan's communities and regions, recognizing that wise management of development involves facilitating, promoting and sustaining growth, based on planning principles.

Municipalities are authorized under the Act to set policies governing the development of their communities by preparing and adopting:

- official community plans and district plans containing policies to guide land use and community development;
- zoning bylaws establishing permitted, prohibited or discretionary land uses, development standards and permit requirements; and
- subdivision bylaws.

These planning documents express community priorities and goals and allow developers, business owners and homeowners to make informed decisions about purchasing and developing property in the community. The SPI provide guidance to municipalities on a complex series of land use and development issues for municipalities, enabling them to facilitate the development of vibrant, safe, self-reliant and sustainable municipalities.

Provincial oversight to ensure consistency with the SPI occurs through the approval of new official community plans, district plans, zoning bylaws and subdivision bylaws. Subdivision approving authorities, including the province, are responsible for ensuring consistency with the SPI during the subdivision approval process.

2. Legislative Authority

The Ministry of Municipal Affairs is responsible for implementing *The Planning and Development Act, 2007*. Authority is exercised through the review and approval of new official community plans, zoning bylaws, subdivision bylaws and, where the Province is the approving authority, subdivisions. *The Planning and Development Act, 2007*, states in:

- 2.1. Section 8, “Every official community plan, subdivision bylaw or zoning bylaw adopted or amended pursuant to [*The Planning and Development Act, 2007*] shall be consistent with the provincial land use policies and statements of provincial interest.”
- 2.2. Section 30, the Minister has authority to direct a municipal council to prepare and adopt an official community plan or an amendment to an existing plan to achieve consistency with the Statements of Provincial Interest. This includes an official community plan applying to a planning district.
- 2.3. Subsection 32(1), “An official community plan shall incorporate, insofar as is practical, any applicable provincial land use policies and statements of provincial interest.”
- 2.4. Pursuant to Section 47, the Minister has the authority to direct a municipal council to prepare and adopt an amendment to a zoning bylaw to achieve consistency with the Statements of Provincial Interest.
- 2.5. Subsection 56 (2)(d), “A council may approve a discretionary use if the facts presented establish that the proposed discretionary use will be consistent with provincial land use policies and statements of provincial interest.”
- 2.6. Subsection 62(7), “No development permit is valid unless it conforms with the zoning bylaw and this Act.”
- 2.7. Pursuant to an order under Section 78, urban zoning bylaw amendments do not require the approval of the Minister. In an urban municipality, council determines the consistency of zoning bylaw amendments with the official community plan which shall be consistent with the statements of provincial interest and *The Planning and Development Act, 2007*, except where amendments are undertaken at the direction of the Minister.
- 2.8. Section 221(c), “In determining an appeal, the board hearing the appeal must ensure that its decisions are consistent with any provincial land use policies and statements of provincial interest.”
- 2.9. Section 248, “Every development plan or basic planning statement established pursuant to a former Act and existing on the day before the day on which this Act comes



into force is deemed to be an official community plan and is continued in force pursuant to this section as if that plan or statement was approved pursuant to this Act, insofar as it is not inconsistent with this Act or a provincial land use policy or statement of provincial interest.”

- 2.10. Section 253, “Every zoning bylaw established pursuant to a former Act and existing on the day before the day on which this Act comes into force continues in force insofar as it is not inconsistent with this Act or a provincial land use policy or statement of provincial interest.”

3. Interpretation

- 3.1. The Statements of Provincial Interest should be read in their entirety to gain an appreciation of the complexity of development considerations that affect the achievement of economic, environmental, social and cultural objectives.
- 3.2. Each statement of interest is followed by issues or objectives municipalities are expected to address “insofar as is practical” in official community plans, zoning bylaws and subdivision bylaws.
- 3.3. No additional ability to appeal a provincial or municipal planning decision is created by the Statements of Provincial Interest.
- 3.4. Decisions of a municipal council, a district planning commission, a district planning authority, a development appeals board, the Saskatchewan Municipal Board or the Minister with respect to any planning matter shall be consistent with the Statements of Provincial Interest.
- 3.5. The Minister has the final authority to determine whether an official community plan, subdivision bylaw, zoning bylaw or amendments to those bylaws is consistent with the Statements of Provincial Interest.
- 3.6. If there is a conflict in interpretation of the Statements of Provincial Interest, final authority for implementing, interpreting and determining the practicality of applying portions of the Statements of Provincial Interest lies with the Minister.
- 3.7. Words or phrases used in the Statements of Provincial Interest have the same meaning as they have in the Act. Some words or phrases not defined in the Act are included in the glossary to these Statements of Provincial Interest.
- 3.8. There is no implied priority to the Statements of Provincial Interest based on the order in which they appear.





4. Implementation and Transition

- 4.1. The Statements of Provincial Interest are effective on the date on which the regulations adopting them come into force. Municipal planning decisions made on or after the effective date shall be consistent with the Statements of Provincial Interest.
- 4.2. The Statements of Provincial Interest are implemented through official community plans, zoning bylaws, subdivision bylaws and development permit decisions, conditions or standards.
- 4.3. Official community plans, zoning bylaws or subdivision bylaws approved by the Minister on or after the effective date are deemed to be consistent with the Statements of Provincial Interest.
- 4.4. Those portions of planning documents or decisions that are inconsistent with the Statements of Provincial Interest, without demonstrating a practical reason for being so, are considered inconsistent with the Act and are not valid.
- 4.5. The deemed consistency of an official community plan or zoning bylaw pursuant to paragraph 4.3 does not prevent the Minister from seeking an amendment to the plan or bylaw pursuant to the Act.
- 4.6. Development permit decisions shall be consistent with the Statements of Provincial Interest.

5. Planning Principles

Both local decisions that meet the interests of the province and the planning process and principles that guide the decisions affecting land use and development are important in planning. The following principles provide a context for decision making, are relevant to the design of official community plans, district plans, zoning bylaws and subdivision bylaws and are an integral part of interpreting and applying the Statements of Provincial Interest:

- 5.1. **Comprehensive and Sustainable** planning requires land use plans and development decisions to consider economic, social, cultural and environmental needs of communities and regions for present and future generations.
- 5.2. **Responsive and Sensitive** planning recognizes the importance of stakeholders and the contribution that they bring throughout the planning process.
- 5.3. **Respectful and Balanced** planning provides an atmosphere of mutual respect and encourages discussion that balances the interests of all stakeholders in the management of common provincial resources and the development of economic, social, cultural and environmental opportunities.
- 5.4. **Efficient and Effective** planning considers the orderly and beneficial development of land uses, infrastructure and community services to ensure public safety, to meet the needs of the community and to be consistent with strategic planning at the provincial level.
- 5.5. **Informed and Innovative** planning is based on relevant information and expected implications of making land use development decisions and considers innovative solutions to planning challenges.
- 5.6. **Cooperative** planning maximizes the use of human and material resources across regions and involves individuals, municipalities, First Nations and Métis people and provincial agencies as they work together toward a common vision to manage the economic, physical, social, cultural and environmental aspects of their communities and regions.





6. General Planning Practices

The following planning practices reflect the intent of the planning principles outlined above. All practices are considered equally important. In general, planning practices consider:

- The suitability of land for an intended use;
- The compatibility of an intended use with neighbouring land and existing or planned land uses;
- The long-term local and regional implications of land use decisions as they relate to economic, social, cultural and environmental objectives;
- Obtaining appropriate, adequate and clear information regarding the expected impacts of a development decision when advising the public and municipal council;
- Balancing the interests of stakeholders and examining the implications of development decisions on economic, social, built and natural environments;
- The effective, responsible use of public funds and resources;
- Engaging the public in the preparation of plans guiding land use and development;
- Promoting planning documents that use simple, straightforward language to ensure public understanding of policies, expectations, timelines and information;
- Incorporating various planning approaches to sustain the financial and environmental well-being of municipalities and the province for the long term; and
- Exploring technically sound, innovative solutions to development challenges.

7. Statements of Provincial Interest (SPI)

The 14 key areas of common planning interest to the province and municipalities are:

- Agriculture and Value Added Agribusiness
- Biodiversity and Natural Systems
- First Nations and Métis Engagement
- Heritage and Culture
- Inter-municipal Cooperation
- Mineral Resource Exploration and Development
- Public Safety
- Public Works
- Recreation and Tourism
- Residential Development
- Sand and Gravel
- Shore Land and Water Bodies
- Source Water Protection
- Transportation

Each Interest in the Planning Handbook includes:



- **The Interest** as written in *The Statements of Provincial Interest Regulations*;
- **The Context** that provides interpretive information for the interest;
- **Suggested and Common Practices** for implementing each interest objective; and
- **Relevant Acts, Regulation, Policy and Publications** relating to the specific interest areas; and
- **Contact Information** for provincial offices managing issues related to each interest.



7.1. Agriculture and Value-Added Agribusiness

STATEMENT OF INTEREST

The province has an interest in supporting and promoting a sustainable and dynamic agricultural sector that optimizes the use of agricultural land for growth opportunities and diversification in primary agricultural production and value-added agribusiness.

To assist in meeting the province's agricultural interests, planning documents and decisions shall, insofar as is practical:

1. Recognize the value of agricultural land for sustainable growth in agricultural activities;
2. Provide opportunities for growth, diversification and expansion of agricultural and value-added agribusiness development; and
3. Consider the compatibility of neighbouring land uses in the approval of agricultural activities and value-added agribusinesses.

Context

- Approximately 5 per cent of Canada's land mass is classified as arable land.
- Approximately 40 per cent of Canada's arable land is located in Saskatchewan.
- Arable agricultural land is a valuable natural resource.
- Saskatchewan promotes primary and value-added production and recognizes its critical role in global food supplies and agriculturally-related products and in preserving water quality.
- Growth and diversification of the agricultural sector is important to Saskatchewan.
- Implications of incompatible land uses should be considered when locating near existing agricultural activities.

Implementation Guidance

1. Recognize the value of agricultural land for sustainable growth in agricultural activities.

What does the municipality need to know?

- Location and classification of agricultural land available;
- Identify the role and significance of primary production, intensive agricultural activities and value-added agribusiness in the local economy;
- Identify the role and significance of residential, commercial and institutional land uses in the local economy;
- Where compatibility may be an issue between agricultural and non-agricultural land uses;
- Location of major natural features, such as rivers, lakes, floodplains and environmentally sensitive areas;
- Land holding departments often depend on *The Saskatchewan Watershed Authority Act, 2005* to exclude water bodies and water courses from the quarter section; thereby excluding these features from plans of survey;
- Location of major built features, such as highways, rail lines and public works corridors;
- Boundaries of administrative areas, such as district planning areas and watershed planning areas, which may encompass several rural and urban municipalities;
- Relationship between land uses, human activities and resource values;
- Relationship between land use, economic and social opportunities; and
- Any issues which may affect the current or future use of agricultural land in the municipality.

The Ministry of Agriculture:

- Considers the value of land based on the Canada Land Inventory and an appraisal of potential uses;
- Encourages municipalities to avoid erosion of soils, contamination of surface and ground waters and to maintain the integrity of natural ecosystems; and
- Encourages municipalities to target urban-style development on lower class lands.

Planning documents should:

- Describe the rural municipality's historic development and current agricultural activities, the community's vision for the rural municipality and the physical make-up of the rural municipality;
- Limit the premature conversion of prime agricultural areas for other development;
- Encourage retention of the quarter section as the basic agricultural land unit;
- Generally discourage the ad hoc fragmentation of arable agricultural land, except where supported by the official community plan;
- Be consistent with local watershed plans, where available; and
- Consider significant land available for agricultural uses, noting:
 - current agricultural activities;
 - topography;
 - soil classifications; and
 - natural features such as rivers, lakes, floodplains, riparian areas and environmentally sensitive areas.



Planning decisions should:

- Consider the quality of agricultural land when considering land use decisions.

2. Provide opportunities for growth, diversification and expansion of agricultural and value-added agribusiness development.

What does the municipality need to know?

- Impacts of non-agricultural development proposals on nearby agricultural operations and the ability for those operations to continue or expand;
- Separate urban-style development from potential agriculture and value-added agribusiness development; and
- Opportunity for agricultural services, processing and other related industries in the municipality.

The Ministry of Agriculture:

- Supports the development of Intensive Livestock Operations (ILOs), where appropriate.

Council may wish to consider:

- Working with the Ministry of Agriculture and value-added agribusiness operators to develop opportunities for economic development.



Planning documents should:

- Facilitate a diversity of agricultural operations by considering a variety of agricultural zoning districts supporting intensive, small farm or niche activities;
- Allow all agricultural activities and value-added agribusinesses listed below, either as permitted or discretionary uses, in rural municipalities:
 - a. Cultivating land and using land for grazing;
 - b. Producing agricultural and horticultural crops;
 - c. Producing eggs, milk, honey and other animal products;
 - d. Primary, intensive and extensive production of all classes of livestock, horses, poultry, fur-bearing animals, game birds and game animals, bees and fish;
 - e. Value added processing of agricultural by-products;
 - f. Conducting processes necessary to add value to primary agricultural production; and
 - g. Other activities that add value to primary agricultural production; and
- Include reasonable and appropriate discretionary use criteria.



Planning decisions should:

- Support diversity in agricultural activities.

3. Consider the compatibility of neighbouring land uses in the approval of agricultural activities and value-added agribusinesses.

What does the municipality need to know?

- Issues important to the agricultural community;
- Potential impacts of planning and regulatory proposals;
- How to mitigate issues, such as odour, dust, smoke, background noise, slow moving farm vehicles on local roads, pesticide spraying and periods of operation;
- Real and perceived land use compatibility concerns from agricultural users and non-agricultural users;
- Expectations of country residential owners relative to normal agricultural practices; and
- Location of a proposed intensive agricultural activity or large-scale agribusiness relative to:
 - significant aquifers, water bodies and wetlands;
 - areas prone to flooding;
 - urban municipalities, rural settlement areas, provincially designated lands and environmentally sensitive lands and features; and
 - neighbouring land uses.

Planning documents should:

- Zone areas appropriate for intensive agricultural activities and value-added agribusinesses;
- Locate agricultural activities and value-added agribusinesses in areas where existing or planned services meet the needs of the development;
- Discourage intrusion of incompatible land uses in predominantly agricultural areas;
- Define minimum separation distance between intensive agricultural activities and non-agricultural development;
- Encourage mitigation of odour;
- Consider implications for riparian areas;
- Encourage vegetative screens; and
- Encourage innovative technologies, which mitigate odour or other nuisances.

Planning decisions should:

- Balance the interests of residents and developers against the goals and objectives of the municipality as set out in the official community plan; and
- Encourage solutions that address concerns of residents and developers.



Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Agricultural Operations Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=362
<i>The Agricultural Operations Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=950
<i>The Land Surveys Act, 2000</i>	http://www.publications.gov.sk.ca/details.cfm?p=612
<i>The Land Surveys Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1246
<i>The Pastures Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=790
<i>The Pastures Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1366
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Provincial Lands Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=777
<i>The Provincial Lands Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1482
<i>The Saskatchewan Watershed Authority Act, 2005</i>	http://www.publications.gov.sk.ca/details.cfm?p=10498
Federal / Provincial Policy	Web Address
<i>The Agriculture Policy Framework</i>	http://www4.agr.gc.ca/AAFC-AAC/display-afficher.do?id=1173969168670&lang=eng
Replaced by <i>The Growing Forward Agricultural Policy Framework</i>	http://www4.agr.gc.ca/AAFC-AAC/display-afficher.do?id=1200339470715&lang=eng

Relevant Government Publications and Documents

Title	Author	Web Address
Canada Land Inventory	Agriculture and Agri-Food Canada	http://sis.agr.gc.ca/cansis/nsdb/cli/intro.html
Crown Lands	Ministry of Agriculture	http://www.agriculture.gov.sk.ca/Crown_Lands
Intensive Livestock Operation Environmental Program	Ministry of Agriculture, Livestock Branch	http://www.agriculture.gov.sk.ca/Default.aspx?DN=a8a56f02-dcd6-476c-98c9-35d85d308b0e
Intensive Livestock Operations Regulatory Program	Ministry of Agriculture, Livestock Branch	http://www.agriculture.gov.sk.ca/Default.aspx?DN=98892fe8-ed63-4840-a7ba-5045d33bd0c5
Regulation of Intensive Livestock Operations in Saskatchewan	Ministry of Agriculture, Livestock Branch	http://www.agriculture.gov.sk.ca/Regulation_ILOs_SK

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Agricultural Lands	Ministry of Agriculture, Lands Branch	Phone: 306-787-5322 Fax: 306-787-5180
Intensive Agricultural Operations	Ministry of Agriculture, Livestock Branch, Agricultural Operations	Phone: 306-787-4680 Fax: 306-787-1315
Value-Added Agribusiness	Ministry of Agriculture, Policy Branch	Phone: 306-787-5942 Fax: 306-787-5134
	Enterprise Saskatchewan	Phone: 306-787-9101 Fax: 306-787-3989

7.2. Biodiversity and Natural Ecosystems

STATEMENT OF INTEREST

The province has an interest in conserving Saskatchewan's biodiversity, unique landscapes and ecosystems for present and future generations.

To assist in meeting the province's interests in biodiversity and natural ecosystems, planning documents and decisions shall, insofar as is practical:

1. Consider the ecological value, integrity and management of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands;
2. Minimize, mitigate or avoid development impacts to safeguard the ecological integrity of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands;
3. Consider dedication of critical or threatened habitat and environmentally sensitive areas as environmental reserve;
4. Recognize Crown rights and responsibilities to regulate activities related to the utilization and protection of forest resources on Crown forest lands; and
5. Recognize and support provincial planning initiatives contributing to ecological integrity.



Context

- Saskatchewan's abundant natural resources are valuable, priceless commodities, which sustain communities, aquatic life and wildlife.
- Over 90 per cent of the forests in Saskatchewan are Provincial Crown forests; which cover approximately 50 per cent of the landscape and are a significant component of biodiversity.
- Protecting the environment and promoting the sustainable use of natural resources contributes to a strong, healthy economy and society.
- The number and extent of Species at Risk is an indicator of ecosystem health and is a measure of environmental sustainability and biological integrity.
- Innovation and outcome based environmental management contributes to the continued environmental health of the province.

Implementation Guidance

1. Consider the ecological value, integrity and management of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands.

What does the municipality need to know?

- Location of provincially designated lands, Crown forests, heritage resources, large wetlands, riparian areas, significant natural landscapes and regional features in the municipality.

Planning *documents* should:

- Describe significant natural features unique to the municipality and its region;
- Reflect the philosophy of the municipality in preserving and managing significant natural features in the development process;
- Identify provincially designated lands, Crown forests, heritage resources, large wetlands, riparian areas, significant natural landscapes and regional features in the municipality; and
- Establish appropriate development standards and mitigation measures for new development in the vicinity of significant lands and features, having regard for their value to the municipality, region and province. Examples include:
 - A requirement for integrated stormwater management to reduce costs associated with traditional stormwater management; and
 - Conservation of significant wetlands to help reduce flooding, protect water quality and replenish groundwater sources.

Planning *decisions* should:

- Ensure development processes have given due consideration to significant landscapes and features; and
- Encourage developers to discuss their development plans with the Ministry of Environment prior to any work occurring near sensitive or protected areas.



2. Minimize, mitigate or avoid development impacts to safeguard the ecological integrity of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands.

What does the municipality need to know?

- The potential for disturbance from construction where projects are adjacent to significant lands or features (i.e. noise, light, odour and dust pollution and sediment runoff during construction);
- The potential for disturbance from the development, once established (i.e. issue of on-going noise, light, odour and dust pollution); and
- Human activities can alter natural habitats, changing patterns of species composition, abundance and diversity of organisms; consequently transforming ecosystems and their services.



Planning documents should:

- Seek to identify, link and preserve significant natural regional features; and
- Support a systems-based, inter-municipal approach to planning and management of regional features to ensure negative impacts from development are minimized or avoided.

Planning decisions should:

- Utilize mitigation measures, such as buffers, screens and setbacks, to minimize impacts of development on significant lands and features;
- Consider on-site and off-site stormwater retention and management for industrial and commercial applications as well as large-scale agriculture and residential applications; and
- Consider the placement of road infrastructure and its use and ongoing maintenance.

3. Consider dedication of critical or threatened habitat and environmentally sensitive areas as environmental reserve.

What does the municipality need to know?

- Characteristics of the critical or threatened habitat or environmentally sensitive area; and
- Location and extent of the critical or threatened habitat or environmentally sensitive area in the municipality and surrounding region.

Planning documents should:

- Provide for the designation of land, containing or buffering heritage resources, wetlands, riparian areas, waterways, significant natural features and critical or threatened habitat as environmental reserve.

Planning decisions should:

- Preserve critical or threatened habitat and environmentally sensitive areas, for purposes such as education and research, by dedicating the land as environmental reserve during subdivision.

4. Recognize Crown rights and responsibilities to regulate activities related to the utilization and protection of forest resources on Crown forest lands.

What does the municipality need to know?

- The location and extent of Crown forests; and
- The province is responsible for managing Crown forests on behalf of the people of Saskatchewan.

Planning documents should:

- Recognize the Crown right to manage forestry operations and harvesting of forest resources in provincial forests; and
- Recognize the Province's responsibility to regulate activities related to the protection of provincial forest resources, including fire, insects, diseases and invasive exotic species.

Planning decisions should:

- Not conflict with or inhibit the Province's ability to manage Crown forests.

5. Recognize and support provincial planning initiatives contributing to ecological integrity.

What does the municipality need to know?

- The location and extent of provincial land use plans for Crown lands;
- The objectives and focus of the provincial land use plan and implications or opportunities for the municipality;
- Review *Saskatchewan Activity Restriction Guidelines* for sensitive species in natural habitats, and if a project will include any activity falling within the listed setback distances, contact the local Ministry of Environment office early in the planning process; and
- Wildlife in Saskatchewan, including all species at risk, are protected from being disturbed, collected, harvested, captured, killed, sold or exported without a permit;
 - The den, house, nest, dam or usual place of habitation of wildlife and wild species at risk is also protected from disturbance and destruction; and
 - Habitat protection has additional benefits for the province's flora and fauna and helps to maintain a healthy environment for all of Saskatchewan's wildlife.



Planning *documents* should:

- Recognize the role and authority of the province in managing the ecological integrity of provincial forest systems;
- Support the role of organizations, programs and planning initiatives contributing to ecological integrity, biodiversity and natural systems; and
- Include surveys done throughout the project area and not just in species at risk representative areas to ensure that any rare species are adequately detected.

Planning *decisions* should:

- Not conflict with or inhibit the province’s planning initiatives related to ecological integrity.

Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Ecological Reserves Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=485
<i>The Forest Resources Management Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=525
<i>The Forest Resources Management Regulation</i>	http://www.publications.gov.sk.ca/details.cfm?p=1124
<i>The Natural Resources Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=733
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Wildlife Act, 1998</i>	http://www.publications.gov.sk.ca/details.cfm?p=938
<i>The Wildlife Habitat Protection Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=939
<i>The Wildlife Regulations, 1981</i>	http://www.publications.gov.sk.ca/details.cfm?p=1602
Provincial Policy	Web Address
<i>Caring for Natural Environments: A Biodiversity Action Plan for Saskatchewan’s Future</i>	http://www.publications.gov.sk.ca/details.cfm?p=9420
Federal Acts, Regulation and Policy	Web Address
<i>Fisheries Act (R.S.C., 1985, c. F-14)</i>	http://laws-lois.justice.gc.ca/eng/acts/F-14/
<i>Species at Risk Act (S.C. 2002, c. 29)</i>	http://laws-lois.justice.gc.ca/eng/acts/S-15.3/

Relevant Government Publications and Documents

Title	Author	Web Address
Economics of Riparian Grazing Management	Saskatchewan Watershed Authority	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Health of Riparian Areas in Southern Saskatchewan	Saskatchewan Watershed Authority	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Managing Saskatchewan's Wetlands a Landowner's Guide	Denis Huel	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Managing your Native Prairie Parcels	Jim Moen	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Native grassland and forest Rangeland Health Assessment	PCAP	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Protecting our Water a Watershed and Aquifer Planning model for Saskatchewan	Saskatchewan Watershed Authority	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Riparian and Wetland Sites of the Saskatchewan Prairie Ecozone	William H. Thompson and Paul Hansen	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Riparian Health Assessment Workbook – Lakes, Sloughs and Wetlands	PCAP	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Riparian Health Assessment Workbook – Streams and Small rivers	PCAP	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Saskatchewan Activity Restriction Guidelines for sensitive species in natural habitats	Ministry of Environment – Saskatchewan Conservation Data Centre	http://www.biodiversity.sk.ca/Docs/SKactivityrestrictions.pdf
Streambank Stewardship a Saskatchewan Riparian Project	Denis Huel	http://www.swa.ca/Publications/Default.asp?type=Stewardship
Terrestrial Field Surveys, Permit Requirements and Design and Methodology Guidelines	Ministry of Environment	http://www.environment.gov.sk.ca/wildspeciesatrisk

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Provincially Designated Lands	Ministry of Environment, Lands Branch	Phone: 306-787-5751 Fax: 306-787-9544
Species at Risk	Ministry of Environment, Fish and Wildlife Branch	Phone: 306-787-2314 Fax: 306-787-9544



7.3. First Nations and Métis Engagement

STATEMENT OF INTEREST

The province has an interest in enhancing the participation of First Nations and Métis communities in land use planning and development processes.

To assist in meeting the province's First Nations and Métis engagement interests, planning documents and decisions shall, insofar as is practical:

1. Encourage engagement with First Nations and Métis communities on local and regional planning and development initiatives where there is a common interest;
2. Minimize, mitigate or avoid adverse impacts on hunting, fishing and trapping on unoccupied Crown lands from developments; and
3. Consider social and economic development opportunities that achieve shared goals of the municipality and First Nations and Métis communities.

Context



- First Nations and Métis history is an integral part of Canadian heritage.
- First Nations and Métis communities are neighbours and potentially regional partners.
- Engagement with First Nations and Métis:
 - Reflects municipal leadership in valuing diversity and building relationships with neighbours;
 - Promotes greater awareness and understanding of First Nations and Métis histories, issues and cultures;
 - Sends a positive message to citizens and supports the social health of the entire community and region; and
 - Builds relationships, which may lead to mutually beneficial opportunities.
- Building municipal-First Nations-Métis relationships may take time, but are possible with open, honest, respectful communication.
- Having a common understanding of shared interests, concerns, expectations and responsibilities can help in future decision making.



- Best practices have shown early engagement and an ongoing relationship between municipalities and their neighbouring First Nations and Métis communities often facilitates more timely and improved decision making for all parties involved at all decision making levels. This type of engagement and relationship building is for practical reasons and should be considered as separate from, although potentially related to, any formal 'duty to consult' issues that may arise.
- Neighbouring First Nations and Métis communities are potential partners on a regional or project-specific scale.
- Partnerships can lead to stronger project development as well as increased access to funding and grants.

Implementation Guidance

1. Encourage engagement with First Nations and Métis communities on local and regional planning and development initiatives where there is a common interest.

What does the municipality need to know?

- Location of any nearby First Nation or Métis communities;
- Contact information for First Nation chief and council;
- Contact information for Métis local presidents and Métis regional directors;
- First Nations and Métis communities get a lot of notifications from various governments and organizations, the municipality should not be discouraged if their initial attempts to communicate are unsuccessful; follow up phone calls may be helpful;
- Meeting protocols: before meeting with First Nations and Métis ask them what protocols they follow for meeting with other groups; and
- District Planning Commissions may include First Nation or Métis partners.

Council may wish to consider:

- Appointing a Council liaison to facilitate regular communication with First Nations and Métis communities;
- Including First Nations or Métis as partners in District Planning Commissions;
- Regular engagement between mayors, reeves and chiefs through formal and informal meetings;
- Rotating the location of meetings between the First Nation, the Métis local, the municipal office or another location. Regular meetings should rotate between locations; and
- Encouraging developers to engage First Nations and Métis communities, as appropriate.

Planning documents should:

- Include or reference protocols for notifying, meeting and reporting back on bylaws and development decisions.

Planning decisions should:

- Be respectful of established relationships and expectations.

2. Minimize, mitigate or avoid adverse impacts on hunting, fishing and trapping on unoccupied Crown lands from developments.

What does the municipality need to know?

- Location of unoccupied Crown lands;
- Potentially affected First Nations and Métis community or communities;
- If there is the potential for adverse impacts from the proposed development to First Nation or Métis activity on the Crown Land(s);
- Impacts to traditional First Nations or Métis activities on Crown Lands, such as hunting, trapping, fishing, gathering, spiritual or cultural sites, may occur during or after development from construction or ongoing operational activities; and
- Seasonal or minor impacts may be mitigated or minimized with screening, luminance controls, defined access or operating hours.



The Ministry of Tourism, Parks, Culture and Sport, Heritage Branch

- Maintains information on the location of significant heritage and cultural sites.

Council may wish to:

- Discuss, or have the developer discuss, with potentially impacted First Nations and Métis community or communities the nature of the project and timelines, so they can:
 - Identify the concern or concerns; and
 - Give consideration to how to mitigate, minimize or avoid impacts from a proposed development, which have the potential to adversely affect the activity of First Nations or Métis communities on nearby Crown Land.



Planning documents should:

- Identify Crown Land;
- Encourage development that has low impact on unoccupied Crown lands in the area of the use; and
- Encourage communication with neighbouring First Nations and Métis communities to ensure development is compatible with the activities of First Nations and Métis on that land.

Planning decisions should:

- Consider the information they receive from First Nation or Métis communities who use Crown Lands in the area to carry out traditional activities (hunting, trapping, fishing, gathering, spiritual or cultural activities) when amending zoning or planning new developments.



3. Consider social and economic development opportunities that achieve shared goals of the municipality and First Nations and Métis communities.

What does the municipality need to know?

- Existing and future social and economic development opportunities;
- Existing arrangements with First Nations or Métis communities for infrastructure and servicing;
- Opportunities for continuing or expanding existing servicing arrangements;
- Goals and objectives of neighbouring First Nations and Métis communities; and
- Processes exist for First Nations to acquire land in the province to resolve Treaty Land Entitlement (TLE) and other specific claims:
 - Land transitioned into Reserve status may require a servicing arrangement with the municipality; and
 - TLE processes may achieve mutual goals and objectives and help to develop beneficial relationships.

Councils may wish to consider:

- Developing a set of criteria to evaluate emerging development opportunities.

Planning documents should:

- Identify areas of mutual interest, such as servicing, infrastructure, common land uses, economic development and social and cultural uses;
- Develop a common vision and shared principles to guide development on lands of common interest; and
- Encourage opportunities for joint initiatives between the municipality and neighbouring First Nation and/or Métis communities, such as community health, infrastructure development and economic growth.

Planning decisions should:

- Respect common interests and needs.



Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
Provincial Policy	Web Address
<i>First Nation and Métis Consultation Policy Framework</i>	http://www.fnmr.gov.sk.ca/Consultation-Policy-Framework/
<i>Saskatchewan Treaty Land Entitlement Framework Agreement</i>	www.fnmr.gov.sk.ca
<i>Specific Claims Memorandum of Agreement</i>	www.fnmr.gov.sk.ca
Federal Acts, Regulation and Policy	Web Address
<i>Federal Guidelines for Aboriginal Consultation and Accommodation</i>	http://www.aadnc-aandc.gc.ca/DAM/DAM-INTER-HQ/STAGING/texte-text/intgui_1100100014665_eng.pdf

Relevant Government Publications and Documents

Title	Author	Web Address
Treaty Land Entitlement	Ministry of First Nations and Métis Relations	www.fnmr.gov.sk.ca

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
<ul style="list-style-type: none"> • Communication with First Nations and Métis Communities • Council Liaison Roles and Responsibilities • Processes for Engaging and Building Relationships with First Nations and Métis Communities • Treaty or Aboriginal rights to hunt, trap and fish on Crown Lands 	Ministry of First Nations and Métis Relations, Lands and Consultation Branch	Phone: 1-877-879-7099 Fax: 306-787-6336 Email: aboriginal.consultation@gov.sk.ca



7.4. Heritage and Culture

STATEMENT OF INTEREST

The province has an interest in ensuring Saskatchewan's culture and heritage resources are protected, conserved and responsibly used.

To assist in meeting the province's culture and heritage interests, planning documents and decisions shall, insofar as is practical:

1. Provide for the protection and conservation of culture and heritage resources;
2. Encourage opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings; and
3. Minimize, mitigate or avoid adverse development impacts to culture and heritage resources.

Context

- Saskatchewan's diverse culture and heritage resources enrich the lives of the province's citizens.
- Culture and heritage shape a community's sense of pride, place and identity; enhance our quality of life; and contribute to the social, cultural, economic and environmental sustainability of our communities.
- Heritage is a valued and dynamic legacy that creates an understanding of our past, is used to build communities in the present and informs our choices for the future.
- Our cultural heritage, which we hold in trust in the present, is a gift to future generations.
- Heritage resources cannot be replaced once they are lost.

Implementation Guidance

1. Provide for the protection and conservation of culture and heritage resources.

What does the municipality need to know?

- The Government of Saskatchewan’s cultural policy, *Pride of Saskatchewan – A Policy Where Culture, Community and Commerce Meet*, has an outcome under the goal of *Shared Stewardship* that states, “municipalities and communities promote and conserve their cultural heritage to attract business, promote tourism and to create a distinctive community character;”
- Using sound conservation practices in planning and development activities ensures that culture and heritage resources will be conserved in the long-term;
- The *Standards and Guidelines for the Conservation of Historic Places* in Canada are a nationally recognized benchmark for sound conservation practice and a recommended decision making tool for planners and regulators of heritage resources;
- *The Heritage Property Act* gives municipalities powers to protect heritage resources, including the authority to designate locally significant historic places as Municipal Heritage Property; and
- Sound planning decisions require knowledge of what culture and heritage resources exist in the municipality and an understanding of their importance;
 - Use surveys, historical research and the knowledge of community residents to create an inventory and map of local culture and heritage resources; and
 - Evaluate local culture and heritage resources to determine their significance and to assess their sensitivity to impacts from development.



Council may wish to consider:

- Appointing a Municipal Heritage Advisory Committee pursuant to section 10 of *The Heritage Property Act* to provide expertise and advice to council on heritage-related matters;
- Using sound conservation practices in planning, regulatory and development activities to ensure that the heritage value and physical integrity of heritage resources will be conserved in the long term;
- Adopting standards and guidelines for heritage-related decision making; and
- Creating a comprehensive municipal cultural plan that identifies and maps local culture and heritage resources, and informs planning documents and decisions.

Planning documents should:

- Contain policy that acknowledges the benefits of culture and heritage, and commits the municipality to supporting the protection and conservation of local culture and heritage resources;
- Contain policies that are consistent with standards and guidelines for heritage-related decision making;
- Contain policy and guidelines for the use of zoning tools to protect and conserve culture and heritage resources, such as demolition control districts, architectural controls or direct control development agreements;
- Encourage the use of dedicated lands (environmental reserve and municipal reserve) to protect culture and heritage features; and
- Contain policy that allows the municipality to appropriately protect and manage municipally owned culture and heritage resources.

Planning decisions should:

- Consider requiring an assessment of culture and heritage resources as a condition of approval for large scale developments; and
- Respect community values regarding culture and heritage resources that may be affected by development.



2. Encourage opportunities for the reuse, rehabilitation, preservation or restoration of historic buildings.

What does the municipality need to know?

- The preservation, rehabilitation and reuse of historic buildings conserves a community's cultural heritage, stimulates economic activity and reduces environmental impacts;
- Reusing historic buildings can help a municipality achieve objectives in areas such as housing, business and tourism development, neighbourhood revitalization, environmental protection and brownfield redevelopment;
- Having a comprehensive inventory of local historic buildings makes it easier to identify opportunities for historic building reuse; and
- Municipal incentive programs can be used to encourage private investment in the reuse, rehabilitation, preservation or restoration of historic buildings.



Planning documents should:

- Contain policy that emphasizes the reuse of heritage buildings as a development priority;
- Contain policy and guidelines for the use of flexible tools that facilitate the reuse of historic buildings, such as contract zoning, exceptions to development standards and discretionary use approvals;
- Consider a minimal intervention principle that promotes the use of historic buildings for new uses that complement the buildings' historic character, requiring fewer changes to the building; and
- Contain policy and guidelines for any heritage incentive programs that the municipality might implement.

Planning decisions should:

- Where appropriate, approve discretionary uses and relax development standards (e.g. parking requirements) in order to facilitate the reuse of historic buildings;
- Expedite approval times for developments that involve restoration, rehabilitation or reuse of historic buildings;
- Use criteria for approvals that are consistent, predictable and easily understood by developers; and
- Be based on a principle of minimal intervention; for example, approve changes of use for historic buildings only when the new use is compatible with the buildings' historic character and requires very limited changes to the building.



3. Minimize, mitigate or avoid adverse development impacts to culture and heritage resources.



What does the municipality need to know?

- Most culture and heritage resources are irreplaceable – once they have been lost, they are gone forever;
- Many heritage resources (i.e. municipally and provincially designated heritage properties, and archaeological and paleontological sites) are legally protected;
- Developments that could affect these resources require prior review and approval from the appropriate regulatory authority; and
- An inventory of local culture and heritage resources is an important tool for identifying potential conflicts between culture and heritage resources and new development.

The Ministry of Tourism, Parks, Culture and Sport, Heritage Conservation Branch:

- Provides guidelines for conducting heritage resource impact assessments (HRIAs);
- Provides information on the provincial archaeological permit policy; and
- Provides assistance with archaeological sensitivity mapping of the municipality.

Planning documents should:

- Contain policy stating that land use decisions will be sensitive to heritage conservation goals and objectives;
- Provide for heritage resource sensitivity mapping of the planning area;
- Contain policy and guidelines for the use of zoning controls to ensure compatible development within and adjacent to heritage sensitive areas; and
- Encourage the use of dedicated lands (environmental reserve and municipal reserve) to protect culture and heritage features.

Planning decisions should:

- Limit land use or development approvals that negatively affect the preservation, public use or integrity of culture and heritage resources;
- Consider the context and character of planned land uses with respect to adjacent heritage resources;
- Encourage the use of zoning controls to establish buffers, setbacks, design guidelines and regulation of density and height for development adjacent to or within proximity of culture and heritage resources; and
- Consider integration of culture and heritage resources into proposed development or as a focal point of the development.



Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Conservation Easements Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=423
<i>The Conservation Easements Amendment Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=30201
<i>The Heritage Property Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=558
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
Provincial Policy	Web Address
<i>Pride of Saskatchewan – A Policy Where Culture, Community and Commerce Meet</i>	http://www.tpcs.gov.sk.ca/Pride-of-Saskatchewan
Federal Acts, Regulation and Policy	Web Address
<i>Standards and Guidelines for the Conservation of Historic Places in Canada</i>	http://www.historicplaces.ca/en/pages/standards-normes.aspx

Relevant Government Publications and Documents

Title	Author	Web Address
Archaeological Permit Policy	Ministry of Tourism, Parks, Culture and Sport	http://www.tpcs.gov.sk.ca/PermitPolicy
Conserving Your Historic Places: A Guide for Communities	Ministry of Tourism, Parks, Culture and Sport	http://www.tpcs.gov.sk.ca/community-guide
Creating Community Heritage Programs: A Guide for Municipalities	Ministry of Tourism, Parks, Culture and Sport	Under development
Developing Your Heritage Inventory: A Guide for Communities	Ministry of Tourism, Parks, Culture and Sport	http://www.tpcs.gov.sk.ca/MHDesGuide
Municipal Heritage Property Designation	Ministry of Tourism, Parks, Culture and Sport	http://www.tpcs.gov.sk.ca/MHPDesGuide

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Archaeological and Paleontological Heritage, including Heritage Resource Impact Assessment and Mitigation	Ministry of Tourism, Parks, Culture and Sport, Heritage Conservation Branch	Phone: 306-787-2817 Fax: 306-787-0069
Heritage Conservation, Reuse, Rehabilitation, Preservation and Restoration of Historic Buildings	Ministry of Tourism, Parks, Culture and Sport, Heritage Conservation Branch	Phone: 306-787-2817 Fax: 306-787-0069
Municipal and Provincial Heritage Property Designation	Ministry of Tourism, Parks, Culture and Sport, Heritage Conservation Branch	Phone: 306-787-2817 Fax: 306-787-0069



7.5. Inter-municipal Cooperation

STATEMENT OF INTEREST

The province has an interest in promoting inter-municipal cooperation that facilitates strong partnerships, joint infrastructure and coordinated local development.

To assist in meeting the province's inter-municipal cooperation interests, planning documents and decisions shall, insofar as is practical:

1. Establish inter-municipal processes for managing land in areas of common interest;
2. Recognize opportunities for strategic, flexible and innovative partnerships; and
3. Consider inter-municipal and regional opportunities to develop or upgrade public works, public facilities, transportation infrastructure, service delivery and housing.

Context

- Municipalities are created by provincial governments to manage local services, facilities, safety and infrastructure for communities and regions.
- Impacts to the environment, economy and citizens from municipal land use decisions do not necessarily observe political boundaries.
- Inter-municipal cooperation is an effective way for municipalities to tackle issues of mutual concern that cross jurisdictional boundaries.
- Cooperation and coordination between municipalities is vital to comprehensive planning for the region as a whole.
- Shared infrastructure and service delivery can enhance the environmental and fiscal sustainability of municipalities.

Implementation Guidance

1. Establish inter-municipal processes for managing land in areas of common interest.

What does the municipality need to know?

- Location and extent of regional natural features, including water bodies and landscapes;
- Land uses and activities adjacent to municipal boundaries; and
- Regional economic development activities, such as minerals, oil and gas or agriculture.

Benefits of joint planning:

Challenges	Opportunities
Economic development	Build a strong region to secure investment, growth and prosperity by building on opportunities, services and assets of the municipality and neighbouring areas.
Fiscal pressures	Enhance service delivery and fiscal sustainability by lowering the per unit cost of services, such as more efficient or enhanced public works, municipal services and professional services. Proactively plan for growth by combining services, where appropriate, to deal with public works and servicing requirements related to population, demographic and economic change.
Changing demographics	Increase quality of life through the pooling of solutions and resources to meet the needs of citizens, encourage the transfer of innovative ideas and expand service choices.
Municipal bylaw consistency and efficiency	Consistency in decision making procedures reduces wasteful reproduction of services. Certainty for investment is ensured through consistent land use policies and zoning bylaws, reducing complexities and risk for developers seeking to invest in the area.
Municipal capacity	Knowledge sharing between councillors, administrators and professional staff.

Planning *documents* should:

- Include inter-municipal planning policies;
- Provide for inter-municipal agreements;
- Establish a referral process for land use and development proposals in proximity to a municipal boundary; and
- Identify anticipated urban growth areas determined in consultation with neighbouring municipalities.

Planning *decisions* should:

- Be respectful of existing inter-municipal agreements;
- Consider existing and planned land uses in adjacent municipalities; and
- Consider infrastructure and servicing requirements to meet current and future needs for both municipalities and the larger region.

2. Recognize opportunities for strategic, flexible and innovative partnerships.

What does the municipality need to know?

- Types of partnership arrangements:
 - Project-based arrangements are usually one-time arrangements, such as development of a new water treatment plant;
 - Service agreements are ongoing arrangements, such as fire and other shared services;
 - Planning arrangements are ongoing arrangements where two or more municipalities jointly develop strategies for the region; and
 - Information sharing arrangements are typically ongoing arrangements and involve forums and committees.
- Arrangements can be informal or formal:
 - Informal arrangements have no legal force and do not confer any responsibility to the parties. Inter-municipal working groups are often an informal arrangement; and
 - Formal arrangements have written consent of council and involve legal agreements, which allow municipalities to enter into a more stable arrangement. District Planning Commissions and District Planning Authorities are examples of formal arrangements.
- District Planning Commissions:
 - Members are of municipal councillors;
 - Play an advisory role by reviewing and advising municipal councils on planning, subdivision and development matters;
 - Must prepare an official community plan for the district in consultation with a professional community planner; and
 - Hold joint public hearings on planning, subdivision and development matters.



- District Planning Authorities:
 - Members are municipal councillors, persons appointed by Minister's order and persons appointed by the municipalities;
 - Council may delegate any authority under *The Planning and Development Act, 2007* to the District Planning Authority;
 - Must prepare an official community plan for the district in consultation with a professional community planner; and
 - Hold joint public hearings on planning, subdivision and development matters.

Planning documents should:

- Reflect the municipality's willingness to enter into partnership with appropriate federal and provincial ministries and agencies and other municipalities, First Nations, Métis locals, Irrigation Districts and in the region;
- Reflect the short and long term goals of the municipalities and their role in the region; and
- Establish dispute resolution mechanisms, developed in cooperation with adjacent municipalities, to address inter-municipal planning disputes.



Planning decisions should:

- Be collaborative on projects that enhance local growth opportunities; and
- Be consistent with joint agreements, regional service commissions and any other joint cooperative arrangement.

3. Consider inter-municipal and regional opportunities to develop or upgrade public works, public facilities, transportation infrastructure, service delivery and housing.

What does the municipality need to know?

- Location and condition of local and regional assets, financial plan to manage existing and planned public works, and service level expectations of citizens.

Councils may wish to:

- Coordinate with school boards to facilitate the identification of future school sites;
- Coordinate with regional health authorities to facilitate the identification of new health care facility sites; and
- Cooperate on joint infrastructure initiatives, including contributions towards regional recreation facilities, as well as tax sharing and cost sharing agreements.

Planning *documents* should:

- Reflect current and future economic, population and demographic trends for the municipality;
- Prioritize new public works projects;
- Prioritize public works renewal projects; and
- Identify existing and potential growth corridors and direct development of new and upgraded public works to these locations.

Planning *decisions* should:

- Follow asset management plans according to project priority, unless an unexpected event occurs that requires immediate action;
- Ensure the infrastructure and service needs of existing and new development can be financed and managed in existing budgets and asset management plans; and
- Ensure new development pays for itself over the long-term.

Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Cities Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=408
<i>The Municipalities Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=11455
<i>The Municipalities Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=11457
<i>The Municipal Board Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=637
<i>The Municipal Expropriations Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=641
<i>The Northern Municipalities Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=31500
<i>The Northern Municipalities Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=31519
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220



Relevant Government Publications and Documents

Title	Author	Web Address
Comprehensive Municipal Needs Assessment	Municipal Capacity Development Program	http://www.municipalcapacity.ca/assets/File/Getting%20Started/COMPREHENSIVE%20MUNICIPAL%20NEEDS%20ASSESSMENT%20-%20web.pdf
District and Inter-municipal Planning	Municipal Affairs	http://www.municipal.gov.sk.ca/Programs-Services/Community-Planning/District-Intermunicipal-Planning
Evaluating Your Local Partnership Initiative	Municipal Affairs	http://www.municipal.gov.sk.ca/publications/Evaluating-Local-Partnership-Initiative
Gauging Inter-municipal Cooperation	Municipal Capacity Development Program	http://www.municipalcapacity.ca/assets/File/Getting%20Started/Gauging%20Intermunicipal%20Co-op%20Survey%20-%20web.pdf
Guide to Municipal Cooperation: Succeeding in Regional Partnerships	Municipal Capacity Development Program	http://www.municipalcapacity.ca/assets/File/Resources/A%20Guide%20to%20Municipal%20Cooperation%20-%20Succeeding%20in%20R.pdf
Inter-municipal Agreements	Municipal Capacity Development Program	http://www.municipalcapacity.ca/municipal-agreements
Municipal Government Sustainability Self-Assessment Tool	Ministry of Municipal Affairs	http://www.municipal.gov.sk.ca/Administration/Assessment/MGSST
Municipal Guide to Community Resource Inventory Development	Municipal Capacity Development Program	http://www.municipalcapacity.ca/assets/File/Resources/A%20Guide%20to%20Municipal%20Cooperation%20-%20Succeeding%20in%20R.pdf
Planning District Agreement template	Municipal Affairs	http://www.municipal.gov.sk.ca/Programs-Services/Community-Planning/District-Intermunicipal-Planning
Preparing Grant and Funding Proposals	Municipal Capacity Development Program	http://municipalcapacity.ca/assets/File/MCDP%20Modules/Preparing%20Grant%20and%20Funding%20Proposals%20Presen.pdf http://www.municipalcapacity.ca/municipal-agreements
Regional Planning	Municipal Capacity Development Program	http://www.municipalcapacity.ca/assets/File/MCDP%20Modules/RegionalPlanningMod(Oct2010).pdf
Selecting a Planning Consultant for your Inter-municipal Project	Municipal Capacity Development Program	http://www.municipalcapacity.ca/assets/File/Resources/Selecting%20a%20Consultant%20for%20your%20Intermunicipal%20Pro.pdf
Variety of topics, such as: <ul style="list-style-type: none"> • Bylaws and enforcement • Community capacity • Development review • Housing • Inter-municipal cooperation • Municipal and regional planning • Sustainability 	Municipal Capacity Development Program	http://municipalcapacity.ca/resource-materials http://municipalcapacity.ca/useful-links

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Asset Management	Ministry of Municipal Affairs, Community Planning Branch	Phone: 306-787-2725 or 306-933-6937 Fax: 306-798-0194 or 306-933-7720 Email: muninfo@gov.sk.ca
District Planning Authorities / District Planning Commissions	Ministry of Municipal Affairs, Community Planning Branch	Phone: 306-787-2725 or 306-933-6937 Fax: 306-798-0194 or 306-933-7720 Email: muninfo@gov.sk.ca
Inter-municipal Dispute Resolution	Ministry of Municipal Affairs, Community Planning Branch	Phone: 306-787-2725 or 306-933-6937 Fax: 306-798-0194 or 306-933-7720 Email: muninfo@gov.sk.ca
Preparation of and Amendments to Joint Plans	Ministry of Municipal Affairs, Community Planning Branch	Phone: 306-787-2725 or 306-933-6937 Fax: 306-798-0194 or 306-933-7720 Email: muninfo@gov.sk.ca

7.6. Mineral Resource Exploration and Development

STATEMENT OF INTEREST

The province has an interest in maintaining and encouraging the exploration and development of mineral resources.

To assist in meeting the province's mineral resources interests, planning documents and decisions shall, insofar as is practical:

1. Include mineral resource exploration and development as a permitted land use in each rural municipality;
2. Allow access to mineral resources;
3. Consider the compatibility of new development with existing and planned mineral resource development;
4. Consider access, setbacks from development, servicing of facilities and rehabilitation in the municipal approval process; and
5. Ensure that municipal permit requirements do not duplicate or conflict with provincial regulatory requirements.

Context

- The development of natural resources, including mineral resources, is one of the largest goods producing sectors of the provincial economy and a key contributor to Saskatchewan's growth and prosperity.
- Mineral resource development often has a long-term surface land use impact.
- Mineral resource development is bound to the location of the resource.
- The majority of resource development occurs in rural municipalities, which is supported by appropriate access and safe municipal infrastructure.



- Significant mineral resource developments are subject to the environmental impact assessment process to address environmental issues and land use conflicts.
- Surface rights, owned by private individuals, are separate from mineral rights, owned primarily by the province.
- Municipalities have the right and responsibility to plan aspects of surface facilities related to mineral resource development.

Implementation Guidance

1. Include mineral resource exploration and development as a permitted land use in each rural municipality.

What does the municipality need to know?

- Location and extent of known mineral resources;
- Location and extent of existing mineral extraction and development;
- To allow for mineral resource exploration and development, the rural municipality will consult with the provincial government and may create a mineral resource exploration and development zone within its zoning bylaw;
- Mineral resource development should require a development permit, as this requirement enables the municipality to address local concerns like access, land use compatibility, setbacks, servicing and rehabilitation;
- Mineral resource exploration and development includes all activities necessary to prepare the resource for shipping, which may include primary processing;
- Mineral resource processing in excess of that necessary to ship the resource may be included as a discretionary use with defined criteria in the rural municipality's zoning bylaw; and
- Critical mineral resource areas of uranium, potash and diamond can be clearly defined by the province, and should be considered, where applicable, in preparing local official community plans.



Council may wish to consider:

- Approaching major resource companies to discuss future plans and needs.

Planning documents should:

- Include mineral resource exploration and development as a permitted land use within the municipality's zoning bylaw by establishing a zone where these activities are encouraged, or by another method appropriate to the municipality;
- Include ancillary land uses that are necessary for extraction of the resource, such as stockpiling or transportation preparation, as permitted land uses;
- Include ancillary land uses that are not directly related to the extraction of the resource, such as refining or worker housing, as discretionary uses; and
- To minimize mineral resource development impacts to the municipality and surrounding land uses, bylaws should outline permit requirements for mineral resource development.



Planning *decisions* should:

- Allow for mineral resource exploration and development, while addressing impacts to municipal infrastructure and servicing.

2. Allow access to mineral resources.

What does the municipality need to know?

- Location of mineral resource exploration and development relative to existing roads and other municipal infrastructure.

Planning *documents* should:

- Require new or upgraded infrastructure to service mineral resource developments to meet engineering and safety standards of the municipality.

Planning *decisions* should:

- Ensure appropriate costs for the construction of new or upgraded infrastructure servicing mineral resource development is collected from the developer and shared if the road is for multi-purpose use.

3. Consider the compatibility of new development with existing and planned mineral resource development.

What does the municipality need to know?

- Tolerant or acceptable levels of environmental disturbances and impacts to the community;
- Benefits and potential impacts of a mineral resource development proposal;
- Location, number and extent of facilities associated with mineral resource exploration, development and processing;
- How to mitigate issues, such as odour, dust, smoke, noise, traffic and periods of operation; and
- Location of a mineral resource development proposal relative to:
 - Significant water bodies and wetlands;
 - Urban municipalities, rural settlements, provincially designated lands and environmentally sensitive lands and features; and
 - Neighbouring land uses.

The Ministry of Energy and Resources:

- Addresses potential issues, such as minor subsidence, through monitoring, reporting and consultation.

Planning documents should:

- Zone areas appropriate for mineral resource development; and
- Discourage new development that will conflict with existing mineral resource development and known expansion areas.

Planning decisions should:

- Balance the interest of residents and developers against the goals and objectives of the municipality;
- Encourage solutions that address concerns of residents and developers.
- Identify appropriate buffers between residential development and mineral resource development;
- Encourage mitigation of odour and dust;
- Regulate hours of operation in consultation with mine owners;
- Address stormwater management; and
- Encourage vegetative screens.

4. Consider access, setbacks from development, servicing of facilities and rehabilitation in the municipal approval process.

What does the municipality need to know?

- Mineral resource development should require a development permit, as this requirement enables the municipality to address local concerns like access, land use compatibility, setbacks, servicing and rehabilitation.

Planning documents should:

- Outline permit requirements for mineral resource development to reduce impacts to surrounding land uses and to minimize infrastructure and servicing impacts.

Planning decisions should:

- Outline criteria required for consideration of mineral resource development permits, which may include:
 - Construction of, or upgrades to, municipal infrastructure to provide appropriate access and egress, and water, sewage or drainage works;
 - Onsite fire suppression infrastructure;
 - Visual screening or landscaping of the site;
 - A copy of the proposed reclamation or rehabilitation plan;
 - Lighting restrictions; and
 - Signage, fencing or other safety measures.



5. Ensure that municipal permit requirements do not duplicate or conflict with provincial regulatory requirements.

The Ministry of Energy and Resources:

- Is responsible for disposition of metallic and industrial mineral claims on Crown lands;
- Manages its mineral resources through the administration of royalty and tax systems, and collecting and maintaining production and sales information; and
- Maintains a geosciences database detailing mineral resource exploration and development.

Planning *documents* should:

- Recognize the responsibility of the province to approve and manage mineral resource development; and
- Avoid putting restrictions on land where mineral resources have been found and mineral leases have been granted.

Planning *decisions* should:

- Address land use conflicts with new development, infrastructure and servicing requirements and any other issues not considered by provincial regulatory requirements.



Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Crown Minerals Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=453
<i>The Land Surveys Act, 2000</i>	http://www.publications.gov.sk.ca/details.cfm?p=612
<i>The Land Surveys Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1246
<i>The Mineral Resources Act, 1985</i>	http://www.publications.gov.sk.ca/details.cfm?p=630
<i>The Pipelines Act, 1998</i>	http://www.publications.gov.sk.ca/details.cfm?p=754
<i>The Pipelines Regulations, 2000</i>	http://www.publications.gov.sk.ca/details.cfm?p=1311
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Provincial Lands Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=777
<i>The Provincial Lands Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1482
<i>The Oil and Gas Conservation Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=745
<i>The Oil and Gas Conservation Amendment Act, 2011</i>	http://www.publications.gov.sk.ca/details.cfm?p=32484
<i>The Oil and Gas Conservation Regulations, 1985</i>	http://www.publications.gov.sk.ca/details.cfm?p=679
<i>The Seismic Exploration Regulations, 1999</i>	http://www.publications.gov.sk.ca/details.cfm?p=1260
Provincial Policy	Web Address
<i>Petroleum and Gas Surface Lease Policy</i>	http://www.agriculture.gov.sk.ca/Default.aspx?DN=81ddfa75-2178-4f7f-938d-16e9fa69a552
<i>Seismic Activity on Agricultural Crown Lands Policy</i>	http://www.agriculture.gov.sk.ca/Default.aspx?DN=9dfddb9-5987-4aa5-bccf-0f9bec7e1386
Federal Acts, Regulation and Policy	Web Address
<i>Canadian Environmental Assessment Act (S.C. 1992, c. 37)</i>	http://laws-lois.justice.gc.ca/eng/acts/C-15.2/
<i>Fisheries Act (R.S.C., 1985, c. F-14)</i>	http://laws-lois.justice.gc.ca/eng/acts/F-14/
<i>Navigable Waters Protection Act (R.S.C., 1985, c. N-22)</i>	http://laws-lois.justice.gc.ca/eng/acts/N-22/

Relevant Government Publications and Documents

Title	Author	Web Address
Mineral Exploration Guidelines for Saskatchewan	Ministry of Energy and Resources	http://www.er.gov.sk.ca/adx/asp/adxGetMedia.aspx?DocID=12149,10306,3385,5460,2936,Documents&MediaID=38293&Filename=BMP+01+to+14%2C+110613.pdf
Restoration of Saskatchewan's Agricultural Crown Rangelands	Ministry of Agriculture	http://www.agriculture.gov.sk.ca/Default.aspx?DN=c109f706-5139-4c52-acf7-fae3b6a182c6

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Location of Mineral Resources Across the Province	Ministry of Energy and Resources	Phone: 306-787-2528 Fax: 306-787-2159
Mineral Resource Development	Ministry of Energy and Resources	Phone: 306-787-2528 Fax: 306-787-2159
Mineral Resource Processing	Enterprise Saskatchewan, Sector Development, Resources	Phone: 306-933-7215 Fax: 306-933-8244
Municipal Mineral Resource Development Permit Requirements/Considerations	Ministry of Energy and Resources	Phone: 306-787-2528 Fax: 306-787-2159
Provincial Mineral Resource Development Permit Requirements/Considerations	Ministry of Energy and Resources	Phone: 306-787-2528 Fax: 306-787-2159

7.7. Public Safety

STATEMENT OF INTEREST

The province has an interest in ensuring the safety and security of individuals, communities and property from natural and human-induced threats.

To assist in meeting the province's public safety interests, planning documents and decisions shall, insofar as is practical:

1. Identify potential hazard lands and address their management;
2. Limit development on hazard lands to minimize the risk to public or private infrastructure;
3. Prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body;
4. Require flood-proofing of new buildings and additions to buildings to an elevation 0.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe;
5. Locate subdivisions, transportation infrastructure and public works to minimize, mitigate or avoid threats to the community from wildfire or other emergencies; and
6. Consider community and regional fire protection measures adjacent to forests.

Context

- The safety of citizens and their property is a primary concern of the province.
- Saskatchewan regularly experiences flooding, forest fires and wildfires.
- Saskatchewan municipalities are responsible for developing and maintaining safe, viable communities.
- Good planning can reduce or eliminate the impacts from natural disasters and human-induced threats to individuals, communities and property.
- Development of appropriate standards for lands subject to human-induced threats, such as railways, high pressure pipelines and firearm ranges.



Implementation Guidance

1. Identify potential hazard lands and address their management.

What does the municipality need to know?



- Hazard lands are those areas that are subject to likely safety impacts, which include both natural and human-induced threats;
- Historical occurrence and intensity of flooding and fires. This information may be gathered through air photos, historical narratives, photographs and recorded flood marks;
- Location of various types of hazard land;
- Location of facilities and infrastructure which may threaten individuals or communities, such as train facilities and pipelines;
- The likelihood and magnitude of disaster (i.e. low likelihood and low magnitude, low likelihood and high magnitude, high likelihood and low magnitude, high likelihood and high magnitude); and
- Development on hazard lands can significantly impact the design and cost for public works and the ability to provide safe and efficient services.

Council may wish to consider:

- Developing an emergency management plan and other strategies to manage each type of risk; and
- Investing, at no cost to the municipality, in the Emergency Management Training Program, offered by the Office of the Fire Commissioner, to improve overall public safety, be better prepared to respond to disasters within the community, reduce damage to property and critical infrastructure and enhance protection of the environment.

Planning documents should:

- Identify areas prone to natural hazards, such as flooding, erosion, landslides, subsidence, slumping, slope instability, wildfire and other known hazards;
- Identify areas vulnerable to human-induced hazards, such as train derailments, high pressure pipelines, firearm ranges, dangerous good routes, HAZMAT storage facilities and other applicable hazard uses;
- Identify alternative uses for land too hazardous to develop, such as environmental reserve, path systems or open space; and
- Include appropriate development standards and mitigation measures to minimize risks to environmental health, human safety or public and private property.



Planning decisions should:

- Consider all potential negative impacts to development proposed adjacent to or within proximity to natural and human-induced threats;
- Apply appropriate development standards and mitigation measures;
- Be consistent with the municipality's emergency management plan; and
- Consult public utility service providers regarding potential mitigation measures related to utility public works.

2. Limit development on hazard lands to minimize the risk to public or private infrastructure.

What does the municipality need to know?

- Proactive prevention and mitigation of risk is significantly less costly than reactive response in the event of a disaster;
- Land uses on lands adjacent to areas prone to flooding, erosion, landslides, subsidence, slumping, slope instability, wildfire and other known hazards should be resilient to expansion of those hazard areas;
- Appropriate development balances safety, reasonable risks and costs to the public, municipality and province with respect to liability and disaster assistance;
- Administer and enforce the building standards outlined in *The Uniform Building and Accessibility Standards Act*; and
- Development on hazard lands can significantly impact the design and cost for public works and the ability to provide safe and efficient services.



Council may wish to consider:

- Developing an incident preplan for various types of risk;
- Appointing a Community Advisory Panel to advise Council on the prevention and mitigation of risks and emergency response in the event of a disaster; and
- Working with adjacent municipalities to develop a mutual aid agreement.

Planning documents should:

- Include policies and appropriate development standards to safeguard the environment, public and property from identified natural hazards; and
- Ensure appropriate development standards are adopted for lands adjacent to railways, pipelines, firearm ranges and other identified human-induced threats.

Planning decisions should:

- Minimize, mitigate or avoid the potential for harm to citizens or their property from identified natural and human-induced threats;
- Consult public utility service providers regarding potential mitigation measures related to utility public works; and
- Balance the risks and benefits of proposed development adjacent to or within proximity to natural and human-induced threats:
 - Where the benefits to the community outweigh the risks, development may proceed; conditional on the application of appropriate development standards, engineering and construction standards and mitigation measures; and
 - Where the risks outweigh the benefits to the community, development should not proceed.



3. Prohibit the development of new buildings and additions to buildings in the flood way of the 1:500 year flood elevation of any watercourse or water body.

What does the municipality need to know?

- Existing structures within the flood way of the 1:500 year flood event are considered to be legally non-conforming buildings under *The Planning and Development Act, 2007*;
- Parcels of land wholly within the flood way of the 1:500 year flood event are considered legally non-conforming sites for the purposes of locating a permanent structure;
- Proactive prevention of risk by prohibiting the construction of permanent structures within the flood way of the 1:500 year flood event is significantly less costly than disaster response; and
- Seasonal or temporary development, such as campgrounds and golf courses may be appropriate on hazard lands.

Planning documents shall:

- Identify the flood way for all lakes and watercourses in the municipality;
- Prohibit new buildings or additions to buildings in the flood way in order to allow flood waters to flow freely; and
- Provide for or allow land uses that do not require the locations of permanent structures in the flood way.

Planning decisions shall:

- Deny development permit and building permit applications that propose new buildings or additions to existing buildings, in order to allow flood waters to flow freely;
- Refer any development permit or building permit proposal to alter or modify lands within the flood way for the purposes of elevating a construction site above the flood event elevation to a hydrologist and the Saskatchewan Watershed Authority for comments before approval; and
- Restrict development on hazard lands to seasonal, temporary or passive uses, such as roads, utility and service corridors, recreation, open space, crop land, parking lots, campgrounds and golf courses.



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

What does the municipality need to know?

- Existing structures are considered to be legally non-conforming buildings under *The Planning and Development Act, 2007*, unless they are adequately flood-proofed;
- Flood-proofing of structures within the flood fringe should exceed the 1:500 year flood event elevation by 0.5 metres, to minimize risks associated with estimated flood elevations;
- Placement of off-site fill in the flood fringe should be limited to that required for flood-proofing or flood risk management, in order to minimize displacement;
- There are two types of flood proofing – dry flood-proofing and wet flood-proofing;
- Dry flood-proofing involves raising the elevation of the ground around the building or structure itself so flood waters are diverted around it. This is the ideal method of flood-proofing; and
- Wet flood-proofing can be accomplished by:
 - Structurally raising the building (e.g. stilts) so that the water flows underneath; or
 - Constructing the building with materials that will not be harmed by water and orienting the building so that water flows freely through the structure.

Planning documents shall:

- Identify the flood fringe of the 1:500 year flood event for lakes and watercourses in the municipality;
- Prohibit the following uses within flood fringe areas:
 - Residential institutions, such as hospitals, senior citizen homes, homes for special care and similar facilities, where flooding could pose a significant threat to the safety of residents, if evacuation became necessary;
 - Agricultural operations where flooding could pose a significant threat to the safety of animals or contamination of water courses, if evacuation became necessary; and
 - Any use associated with the warehousing or the production of hazardous materials; and
- Only permit development, unless identified above, that is adequately flood-proofed.



Planning decisions shall:

- Balance the benefits to the community of a proposed development or expansion of existing development against risks to human safety, public and private property, increased upstream flooding and increased downstream flooding:
 - If the benefits to the community outweigh the risks, development could proceed; conditional on the application of appropriate development standards and mitigation measures; or
 - If the risks outweigh the benefits to the community, development should not proceed.



5. Locate subdivisions, transportation infrastructure and public works to minimize, mitigate or avoid threats to the community from wildfire or other emergencies.

What does the municipality need to know?

- Location and extent of areas within the municipality that are prone to natural hazards, such as flooding, erosion, landslides, subsidence, slumping, slope instability, wildfire and other known hazards;
- Location and extent of areas within the municipality that would be appropriate for new development, relative to hazard areas; and
- Proactive prevention of risk is significantly less costly than disaster response.

Planning documents should:

- Outline policies and appropriate development standards to safeguard the community and public and private property from known hazards;
- Consider access for emergency services and escape routes for residents in subdivisions located in forested areas; and
- Consider dedicating all or a portion of land proposed for subdivision located in the 1:500 flood way or flood fringe as environmental reserve.

Planning decisions should:

- Consider access for emergency services and escape routes for residents in forested areas in the case of a forest fire;
- Consider onsite fire suppression infrastructure where mobile response fire services are inadequate; and
- Balance the risks and benefits of proposed development adjacent to or within proximity to natural and human-induced threats:
 - If the benefits to the community outweigh the risks, development could proceed; conditional on the application of appropriate development standards and mitigation measures; or
 - If the risks outweigh the benefits to the community, development should not proceed.

6. Consider community and regional fire protection measures adjacent to forests.



What does the municipality need to know?

- FireSmart principles and practices outline fire protection measures and emergency responses where new development is proposed in forested areas;
- Acceptable emergency response times to ensure safety and meet community expectations (i.e. fire, police, ambulance) for the municipality based on distance from dispatch stations;
- Communicate, where necessary, emergency response times for the municipality;
- Enforce appropriate on-site fire suppression infrastructure through engineering and construction standards and permit conditions based on the municipality's emergency response times;
- The cost of new fire facilities and services; and
- The opportunity for collecting fees to upgrade services related to fire protection.

Council may wish to consider:

- Ensuring rural municipal firefighters in high risk areas complete the Ministry of Environment, Wildfire Management Branch's wildland fire suppression training, at no cost to the rural municipality; and
- Retaining the Wildfire Management Branch and Municipal Authority Branch, at no cost to the municipality, to conduct a wildfire risk assessment and provide FireSmart recommendations for all new development proposals within fire prone areas; which are in or adjacent to provincial forests. These services are also available free of charge to municipal agencies and developers.

Planning documents should:

- Encourage the use of FireSmart principles for subdivisions planned within and adjacent to fire hazard areas;
- Encourage multiple access points for subdivisions within forested areas;
- Identify target emergency response times for new development within the municipality and require the expansion or upgrading of emergency services, as required; and
- Encourage on-site infrastructure for emergency response, where necessary.

Planning decisions should:

- Require landscaping plans that integrate FireSmart principles;
- Include more than one access and egress to multi-parcel subdivisions;
- Consider fire response times when determining where residential and institutional development should be located; and
- Consider the requirements for on-site fire infrastructure for hazardous or particularly vulnerable developments.



Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Building Accessibility Standards Administration Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1580
<i>The Cities Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=408
<i>The Emergency Planning Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=504
<i>The Environmental Management and Protection Act, 2002</i>	http://www.publications.gov.sk.ca/details.cfm?p=489
<i>The Environmental Management and Protection Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=30313
<i>The Fire Prevention Act, 1992</i>	http://www.publications.gov.sk.ca/details.cfm?p=521
<i>The Highways and Transportation Act, 1997</i>	http://www.publications.gov.sk.ca/details.cfm?p=559
<i>The Local Improvements Act, 1993</i>	http://www.publications.gov.sk.ca/details.cfm?p=610
<i>The Municipalities Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=11455
<i>The Municipalities Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=11457
<i>The Northern Municipalities Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=31500
<i>The Northern Municipalities Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=31519
<i>The Oil and Gas Conservation Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=745
<i>The Oil and Gas Conservation Amendment Act, 2011</i>	http://www.publications.gov.sk.ca/details.cfm?p=32484
<i>The Oil and Gas Conservation Regulations, 1985</i>	http://www.publications.gov.sk.ca/details.cfm?p=679
<i>The Pipelines Act, 1998</i>	http://www.publications.gov.sk.ca/details.cfm?p=754
<i>The Pipelines Regulations, 2000</i>	http://www.publications.gov.sk.ca/details.cfm?p=1311
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Power Corporation Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=760
<i>The Power Corporation Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=10069
<i>The Prairie and Forest Fires Act, 1982</i>	http://www.publications.gov.sk.ca/details.cfm?p=764
<i>The Railway Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=812
<i>The Saskatchewan Telecommunications Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=865
<i>The Saskatchewan Telecommunications Fees Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=26448
<i>The Saskatchewan Water Corporation Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=867
<i>The SaskEnergy Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=869
<i>The SaskEnergy Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1444
<i>The Uniform Building and Accessibility Standards Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=918
<i>The Uniform Building and Accessibility Standards Regulation</i>	http://www.publications.gov.sk.ca/details.cfm?p=1579
<i>The Water Regulations, 2002</i>	http://www.publications.gov.sk.ca/details.cfm?p=1063

Provincial Policy	Web Address
<i>FireSmart</i>	http://www.environment.gov.sk.ca/Default.aspx?DN=31b30534-6d50-4ac2-b355-43b1d38b897d
Federal Acts, Regulation and Policy	Web Address
<i>Canadian Environmental Protection Act, 1999 (S.C. 1999, c. 33)</i>	http://laws-lois.justice.gc.ca/eng/acts/C-15.31/
<i>Environmental Emergencies Regulations (SOR/2003-307)</i>	http://laws-lois.justice.gc.ca/eng/regulations/SOR-2003-307/page-1.html
<i>National Building Code of Canada</i>	http://nationalcodes.ca/eng/nbc/index.shtml
<i>National Fire Code of Canada</i>	http://nationalcodes.ca/eng/nfc/index.shtml

Relevant Government Publications and Documents

Title	Author	Web Address
Building Bylaw Handbook	Ministry of Correction, Public Safety and Policing	http://www.cpsp.gov.sk.ca/ByLawComplete
Climate Change Adaption Planning: A Handbook For Small Canadian Communities	Canadian Institute of Planners, Natural Resources Canada	http://www.planningforclimatechange.ca/wwwroot/Docs/Library/CIPReports/RURAL%20HANDBOOK%20FINAL%20COPY.PDF
Emergency Planning and Community Right-to-Know Act	U.S. Environmental Protection Agency	http://www.epa.gov/oem/content/epcra/
FireSmart Manual: Protecting your Community from Wildfire	Partners in Protection	http://www.partnersinprotection.ab.ca/downloads/index.php
Guide to Managing Community Wildfire Risk	Ministry of Environment	http://www.environment.gov.sk.ca/adx/asp/adxGetMedia.aspx?DocID=8061f26c-6e18-4ebe-8baf-b8f9c825bdd1&MediaID=4966&Filename=Managing+Community+Wildfire+Risk.pdf&l=English
Land Use Planning and Flood Management	Ministry of Municipal Affairs	http://www.municipal.gov.sk.ca/Subdivision/Land-Use-Planning-Flood-Management
Municipal Government Sustainability Self-Assessment Tool	Ministry of Municipal Affairs	http://www.municipal.gov.sk.ca/Administration/Assessment/MGSST
Recommended Set Back and Utility Corridor Requirements	SaskEnergy Incorporated and TransGas Limited	http://www.saskenergy.com/business/ngservice.asp or http://www.transgas.com/safetyintegrity/safety/developerscommunityexpansion.asp

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
FireSmart	Ministry of Environment, Wildfire Management Branch	Phone: 306-953-3245 Fax: 306-953-3447
Building Standards	Ministry of Corrections, Public Safety and Policing, Building Standards	Phone: 306-787-4113 Fax: 306-798-4172 Email: building.standards@gov.sk.ca
Emergency Management	Ministry of Corrections, Public Safety and Policing, Saskatchewan Emergency Management Organization	Phone: 306-787-9563 Fax: 306-787-1694 Email: infosafety@cps.gov.sk.ca
Emergency Management for Spills, HAZMAT and Environmental Emergencies	Ministry of Environment, Environmental Protection and Audit Division	Phone: 306-933-7940 Fax: 306-933-8442
Fire Operations	Ministry of Corrections, Public Safety and Policing, Office of the Fire Commissioner	Phone: 306-787-3774 Fax: 306-787-7107 Email: firs@gov.sk.ca
Flood Plain Mapping (Not broadly available, select communities only)	Saskatchewan Watershed Authority	Phone: 306-694-3900 Fax: 306-694-3465 Email: comm@swa.ca
Flood Proofing of Permanent Structures	Saskatchewan Watershed Authority	Phone: 306-694-3900 Fax: 306-694-3465 Email: comm@swa.ca
	Ministry of Municipal Affairs, Community Planning Branch	Phone: 306-787-2725 or 306-933-6937 Fax: 306-798-0194 or 306-933-7720 Email: muninfo@gov.sk.ca
Hazard Lands Identification	Ministry of Environment, Environmental Protection and Audit Division	Phone: 306-933-7940 Fax: 306-933-8442
Hazard Lands Management	Ministry of Environment, Environmental Protection and Audit Division	Phone: 306-933-7940 Fax: 306-933-8442
Public Works Corridors and Easements	TransGas Limited, Manager Pipeline Engineering	Phone: 777-9503 Fax: 522-1355
	SaskEnergy Incorporated, Manager Distribution Engineering	Phone: 777-9992 Fax: 721-9220



7.8. Public Works

STATEMENT OF INTEREST

The province has an interest in safe, healthy, reliable and cost-effective public works to facilitate economic growth and community development.

To assist in meeting the province's public works interests, planning documents and decisions shall, insofar as is practical:

1. Ensure that necessary corridors, easements and land for public works is dedicated during the subdivision and development processes;
2. Locate new public works in areas of compatible land use and ensure new land use is compatible with existing and planned public works;
3. Address the management of local and regional public works assets;
4. Consider the cumulative effects of development on local and regional public works capacity; and
5. Consider opportunities for the incorporation of regional energy production and public works.

Context

- The sustainability and future success of our communities is directly related to their effective management of core public works services.
- Unplanned or uncoordinated development increases the cost of assets and maintenance.
- All levels of government have made significant investments in our public works systems.
- Standards for the quality and safety of public works are continually increasing.
- Many citizens have expectations for a high level of service provided by provincial, crown, local and franchise utilities or service providers.
- The availability of local or regional public works and services highly influences the potential for growth in a community and its local economy.

Implementation Guidance

1. Ensure that necessary corridors, easements and land for public works are dedicated during the subdivision and development processes.

What does the municipality need to know?

- Location and extent of potential future growth areas within the municipality;
- Location and extent of new or upgraded public works necessary to service new growth areas;
- Discuss and create a plan for public works requirements with the developer and public utilities during subdivision and development processes; and
- Update the municipality’s asset management and financial plans to reflect approved subdivisions and significant development projects.
- Under *The Planning and Development Act, 2007*, “public work” means:
 - a. Systems for the production, distribution or transmission of electricity;
 - b. Systems for the distribution, storage or transmission of natural gas or oil;
 - c. Facilities for the storage, transmission, treatment, distribution or supply of water;
 - d. Facilities for the collection, treatment, movement or disposal of sanitary sewage;
 - e. Telephone, cable television or light distribution or transmission lines; or
 - f. Facilities for the collection, storage, movement and disposal of storm drainage.

The Ministry of Environment:

- Is transitioning to a results-based regulatory model. This model will:
 - Enhance environmental protection, while encouraging innovation;
 - Focus on holding proponents accountable for achieving desired environmental outcomes; and
 - Maintain similar requirements for sewer and water services; however, some activities will be subject to the environmental code.

Planning documents should:

- Encourage dedication of these areas during subdivision and development processes;
- Prioritize new public works projects;
- Prioritize public works renewal projects;
- Include concept plans for public works owned by public utilities; and
- Consider public utility recommendations with respect to corridors and reciprocal buffers.



Planning *decisions* should:

- Address accurate capital costs for drainage, sewer, water, recreation, roads and other municipal public works and municipal infrastructure related to a proposal, including upgrades, connections to existing services and any land required to contain the works, in servicing agreements, development levy agreements and direct control development agreements.

2. Locate new public works in areas of compatible land use and ensure new land use is compatible with existing and planned public works.

What does the municipality need to know?

- Issues important to the community;
- Potential impacts of a public works proposal;
- How to mitigate issues, such as odour, dust, smoke and noise;
- Required or suggested setbacks or other mitigation measures defined by the public works service provider; and
- Location of a public works development proposal relative to:
 - Significant water bodies and wetlands;
 - Urban municipalities, rural settlements, provincially designated lands and environmentally sensitive lands and features; and
 - Neighbouring land uses.



The Ministry of Environment:

- Will work cooperatively with municipalities and the Ministry of Municipal Affairs when responding to requests for minor public works additions from villages with little growth potential. Furthermore:
 - Declining communities requesting hygienic waterworks classification will be required to complete upgrades to meet drinking water standards, if the community experiences growth; and
 - National and provincial guidelines and standards for drinking water and wastewater effluent treatment will continue to evolve based on emerging scientific information.

Planning documents should:

- Zone areas appropriate for public works development;
- Protect the future use of lands that have been identified for municipal public works in order to preserve suitable lands in a usable state;
- Identify appropriate reciprocal buffers between public works and surrounding land uses;
- Consider the off-site effects of some public works in locating new development and consider appropriate mitigation measures; and
- Consider negative consequences of locating public works corridors or facilities in proximity to residential uses.



Planning decisions should:

- Balance the interest of residents and public works service providers against the goals and objectives of the municipality;
- Encourage solutions that address concerns of residents and public works service providers; and
- Development siting for solid waste landfills and wastewater lagoons should consider appropriate land use buffers to minimize the negative effects of odour, sound, sight and potential leaching.

3. Address the management of local and regional public works assets.

What does the municipality need to know?

- Local governments should develop an asset management plan and corresponding financial plan for the municipality, and reflect strategies and policies from these plans in their planning documents and decision-making;
- Planning for future public works allows a community to be prepared for government infrastructure programs, particularly inter-municipal projects; and
- Logical progression of development can reduce public works costs for installation and ongoing maintenance, as well as reduce duplication.

Planning documents should:

- Identify current and forecast future economic, population and demographic trends for the municipality;
- Assess the municipality's public works capacity to project growth allowable before expansion of public works is required;
- Prioritize new public works projects;
- Prioritize public works renewal projects;
- Reflect public utility consultation and feedback;
- Reflect relevant strategies, risk assessments and future demands data derived from municipal asset management plans, where they exist;
- Address the following in rural municipalities:
 - All season road access;
 - Sewage disposal for full or partial pump out systems;
 - Storm drainage;
 - On-site or regional fire suppression;
 - Local water supply, municipal wells or inter-municipal agreements for potable water; and
 - Solid waste disposal; or
- Address the following in urban municipalities or rural municipalities with hamlets or resorts:
 - All season road access, connectivity and capacity;
 - Sewage disposal and lift stations;
 - Storm drainage;
 - Water supply and capacity;
 - Solid waste disposal and collection;
 - Capacity, timing and location requirements for gas, power, telephone, cable and other service utilities;
 - Capacity and expansion requirements and timing for schools and other educational services;
 - Provision for and location of community services such as libraries, swimming pools, rinks, arenas, soccer pitches and other sports fields; and
 - Capacity and range of protective services including fire, police and other emergency services.

Planning decisions should:

- Follow asset management plans according to project priority, unless an unexpected event occurs that requires immediate action.



4. Consider the cumulative effects of development on local and regional public works capacity.

What does the municipality need to know or understand?

- The capacity various types of public works were designed to service; and
- Collect and analyze economic, population and demographic trends for the municipality and surrounding region to forecast future public works needs.

Planning documents should:

- Identify the design capacity for public works, where a lack of capacity may limit growth, such as water, sewer or major arterial road networks;
- Identify the use threshold or timeframe where public works with limited capacity will require expansion to meet growth demands;
- Identify benefits and obstacles to inter-municipal or regional public works infrastructure and capacity building; and
- Include, where practical, concept plans for public works owned by public utilities.

Planning decisions should:

- Evaluate public works capacity of a neighbourhood to support growth before encouraging infill development or secondary suites; and
- Consider concept plans for public works owned by public utilities.

5. Consider opportunities for the incorporation of regional energy production and public works.

What does the municipality need to know?

- Regional energy production can reduce long-term costs to the municipality for public works; and
- Regional energy production projects can foster inter-municipal relationships.

Planning documents should:

- Consider the opportunities and approval criteria for regional and local energy production, such as solar energy or wind power generation;
- Support regional energy production projects;
- Include appropriate zoning to accommodate regional energy production projects; and
- Consider the effects of climate change and the inherent benefits of producing local, cleaner energy.

Planning decisions should:

- Support practical proposals, including district heating plans, in appropriate development areas; and
- Consider development approval criteria to balance the benefits and risks to the community.

Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Cities Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=408
<i>The Environmental Management and Protection Act, 2002</i>	http://www.publications.gov.sk.ca/details.cfm?p=489
<i>The Environmental Management and Protection Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=30313
<i>The Hazardous Substances and Waste Dangerous Goods Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=671
<i>The Health Hazard Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1356
<i>The Highways and Transportation Act, 1997</i>	http://www.publications.gov.sk.ca/details.cfm?p=559
<i>The Local Improvements Act, 1993</i>	http://www.publications.gov.sk.ca/details.cfm?p=610
<i>The Municipal Refuse Management Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=672
<i>The Municipalities Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=11455
<i>The Municipalities Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=11457
<i>The Northern Municipalities Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=31500
<i>The Northern Municipalities Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=31519
<i>The Oil and Gas Conservation Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=745
<i>The Oil and Gas Conservation Amendment Act, 2011</i>	http://www.publications.gov.sk.ca/details.cfm?p=32484
<i>The Oil and Gas Conservation Regulations, 1985</i>	http://www.publications.gov.sk.ca/details.cfm?p=679
<i>The Pipelines Act, 1998</i>	http://www.publications.gov.sk.ca/details.cfm?p=754
<i>The Pipelines Regulations, 2000</i>	http://www.publications.gov.sk.ca/details.cfm?p=1311
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Power Corporation Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=760
<i>The Power Corporation Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=10069
<i>The Plumbing Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=33128
<i>The Provincial Lands Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=777
<i>The Provincial Lands Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1482
<i>The Public Health Act, 1994</i>	http://www.publications.gov.sk.ca/details.cfm?p=786
<i>The Railway Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=812
<i>The Saskatchewan Telecommunications Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=865
<i>The Saskatchewan Telecommunications Fees Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=26448
<i>The Saskatchewan Water Corporation Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=867
<i>The SaskEnergy Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=869
<i>The SaskEnergy Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1444
<i>The Subdivision Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1312
<i>The Water Regulations, 2002</i>	http://www.publications.gov.sk.ca/details.cfm?p=1063

Provincial Policy	Web Address
<i>Easement Policy</i>	http://www.agriculture.gov.sk.ca/Default.aspx?DN=1f22e65f-5c5b-4174-a00f-1e31c4d4483c
Federal Acts, Regulation and Policy	Web Address
<i>Canada Transportation Act (S.C. 1996, c. 10)</i>	http://laws-lois.justice.gc.ca/eng/acts/C-10.4/index.html
<i>National Energy Board Act (R.S.C., 1985, c. N-7)</i>	http://laws-lois.justice.gc.ca/eng/acts/N-7/
<i>Railway Safety Act (R.S.C., 1985, c. 32 (4th Supp.))</i>	http://laws-lois.justice.gc.ca/eng/acts/R-4.2/

Relevant Government Publications and Documents

Title	Author	Web Address
Climate Change Adaption Planning: A Handbook For Small Canadian Communities	Canadian Institute of Planners, Natural Resources Canada	http://www.planningforclimatechange.ca/wwwroot/Docs/Library/CIPReports/RURAL%20HANDBOOK%20FINAL%20COPY.PDF
Drinking Water Information Binder	Ministry of Environment, Municipal Branch	http://www.saskh2o.ca/DWBinder.asp
Municipal Government Sustainability Self-Assessment Tool	Ministry of Municipal Affairs	http://www.municipal.gov.sk.ca/Administration/Assessment/MGSST
Recommended Set Back and Utility Corridor Requirements	SaskEnergy Incorporated and TransGas Limited	http://www.saskenergy.com/business/ngservice.asp or http://www.transgas.com/safetyintegrity/safety/developerscommunityexpansion.asp
Starting a Regional Waste Management System in Saskatchewan	Ministry of Environment	http://www.environment.gov.sk.ca/adx/asp/adxGetMedia.aspx?DocID=523,424,252,94,88,Documents&MediaID=213&Filename=Starting+a+Regional+Waste+System+in+Saskatchewan.pdf&l=English
Waste Disposal Grounds Binder	Ministry of Environment, Municipal Branch	http://www.saskh2o.ca/WDGbinder.asp

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Management of Regional Public Works Assets	Ministry of Environment	Phone: 1-800-567-4224
	Ministry of Highways and Infrastructure, Regional Services Division	Phone: 306-787-4901
	SaskWater Corporation	Phone: 1-888-230-1111 Fax: 306-694-3207
Public Works Corridors and Easements	TransGas Limited, Manager Pipeline Engineering	Phone: 306-777-9503 Fax: 306-522-1355
	SaskEnergy Incorporated, Manager Distribution Engineering	Phone: 306-777-9992 Fax: 306-721-9220

7.9. Recreation and Tourism

STATEMENT OF INTEREST

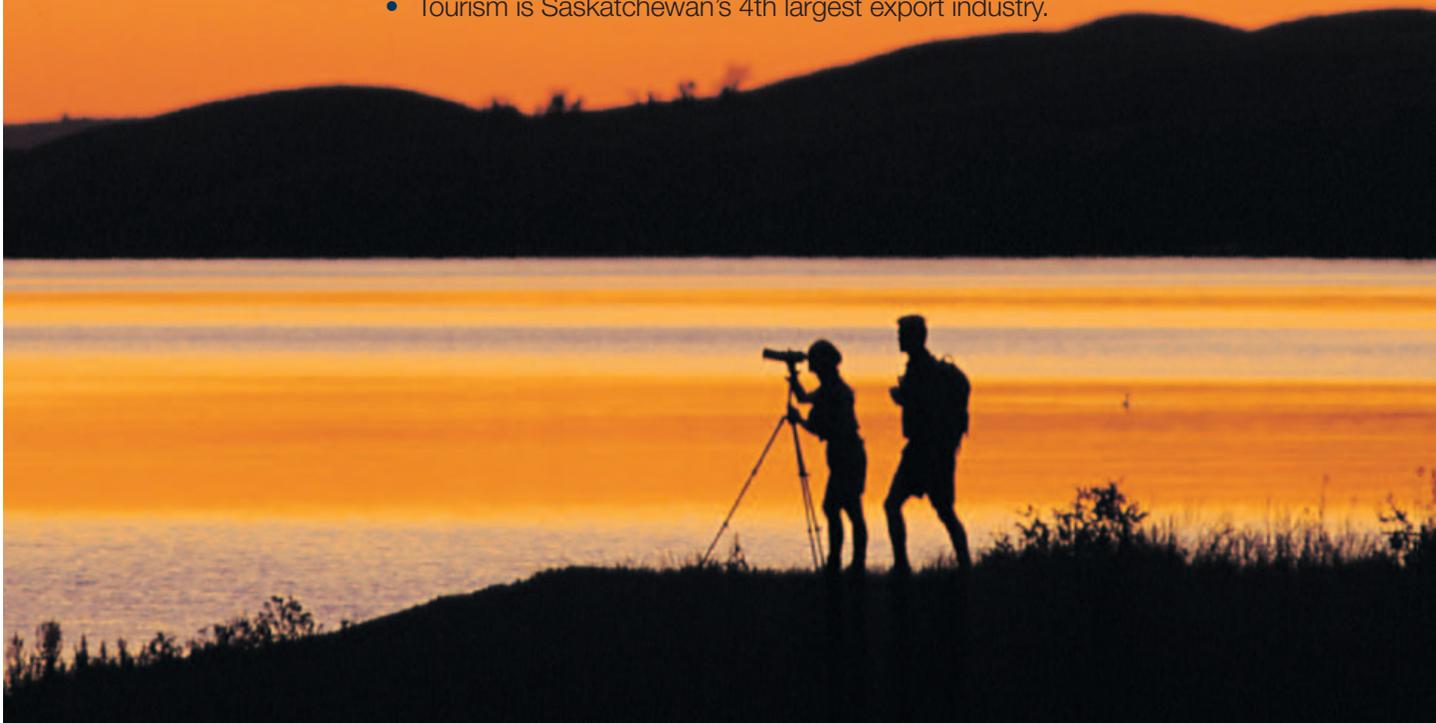
The province has an interest in supporting a high quality of life for Saskatchewan's citizens and visitors by providing and actively promoting recreation and tourism opportunities.

To assist in meeting the province's recreation and tourism interests, planning documents and decisions shall, insofar as is practical:

1. Consider the development of regional open space, leisure and tourism opportunities;
2. Identify local and regional landscapes that are suitable for open space, leisure and tourism opportunities;
3. Support access to unoccupied Crown lands and provincial forests for recreation, tourism, hunting and fishing;
4. Identify the future open space and recreation needs of the community and a broad strategy to meet those needs; and
5. Consider development impacts on existing or planned recreational and tourism areas.

Context

- Recreation opportunities are essential to our quality of life and the vitality of local and regional communities.
- There are 196 provincial parks in Saskatchewan, comprising 1.4 million hectares.
- There are nearly 100 locally-managed regional parks in Saskatchewan.
- Municipalities designate, manage and maintain municipal, public and environmental reserves in their jurisdictions as a service to their local and regional community.
- Sport and recreation events contribute to the economy of Saskatchewan communities.
- Tourism is Saskatchewan's 4th largest export industry.



Implementation Guidance

1. Consider the development of regional open space, leisure and tourism opportunities.

What does the municipality need to know?

- Location of existing open space, leisure and tourism opportunities within the municipality;
- The community's view on existing opportunities and potential service gaps; and
- The opportunity for regional recreational services potentially in response to an identified service gap.



Council may wish to consider:

- Discuss the development of open space, leisure and tourism opportunities and a cost sharing strategy which reduces the cost of service for individual municipalities and regional partners.

Planning documents should:

- Encourage inter-municipal partnerships which provide for regional open space, leisure and tourism opportunities.

Planning decisions should:

- Support regional scale opportunities as a method of reducing costs for individual municipalities and increasing the quality of services provided.

2. Identify local and regional landscapes that are suitable for open space, leisure and tourism opportunities.

What does the municipality need to know?

- Location of areas or landscapes which have value as open space and/or provide for leisure and tourism.

Council may wish to consider:

- Discussing the opportunity to connect recreation areas with regional partners.

Planning documents should:

- Identify landscapes with the potential for local or regional recreation, leisure or tourism, natural landscapes, pathway systems and rest stops along river or lake systems;
- Outline appropriate development standards for open space, leisure and tourism opportunities; and
- Ensure recreational opportunities are safe, healthy and minimize unnecessary public cost.



Planning *decisions* should:

- Ensure new development meets targets for dedicated lands requirements;
- Consider opportunities for recreation facilities to serve new developments; and
- Incorporate appropriate development standards for active and passive recreational sites and tourism venues to address issues, such as access management, environmental sensitivity, ecosystem capacity, the preservation of cultural and heritage resources and potential hazards.

3. Support access to unoccupied Crown lands and provincial forests for recreation, tourism, hunting and fishing.

What does the municipality need to know?

- The location and condition of developed access to Crown land; and
- Consider the impact of closure to undeveloped road allowances which provide access to Crown land resources.

Planning *documents* should:

- Allow for the public access to and use of Crown lands and provincial forests for appropriate recreational purposes.

Planning *decisions* should:

- Consider any likely impacts to public recreation, tourism, hunting and fishing uses on Crown lands and provincial forests when reviewing development proposals on adjacent lands;
- Consider the impact, if any, on public recreation, tourism, hunting and fishing uses on Crown lands and provincial forests when contemplating access closure or removal; and
- Allow for public access, including barrier-free access where practical, to public recreation areas and provincial water bodies or watercourses.

4. Identify the future open space and recreation needs of the community and a broad strategy to meet those needs.

What does the municipality need to know?

- Recreation includes both sports and green spaces;
- Economic, population and demographic trends for the municipality and surrounding region to forecast future open space and recreation needs;
- Condition of existing facilities; and
- Location of local and regional open space, leisure and recreation opportunities.

Council may wish to consider:

- Consolidating cash-in-lieu to purchase larger land areas than would normally be received from a single subdivision;
- Financing new or upgraded open space and recreation services; and
- Developing or updating an asset management plan to account for future service requirements and create a strategy to finance future services.

Planning documents should:

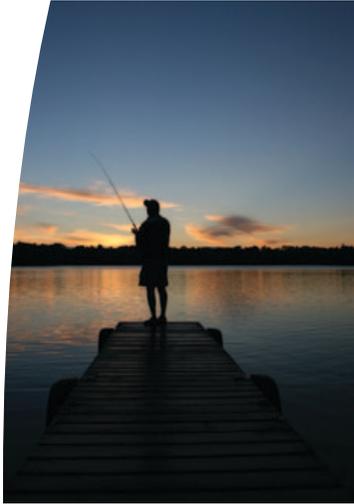
- Include local policies regarding the dedication of municipal reserve or collection of cash-in-lieu of reserve funds during the subdivision process; and
- Provide for the inclusion of passive or eco-tourism opportunities, such as pathway systems or improving environmental reserves for public use and access.

Planning decisions should:

- Ensure developers dedicate a portion of the subdivision area as municipal reserve or collect cash-in-lieu of land to provide open space and recreation opportunities for the community.



5. Consider development impacts on existing or planned recreational and tourism areas.



What does the municipality need to know?

- Construction methods and practices for projects adjacent to existing recreation and tourism areas (i.e. noise, light, odour and dust pollution and sediment runoff during construction);
- Operational impacts from development (i.e. issue of on-going noise, light, odour and dust pollution); and
- Developments producing significant offsite impacts, such as light, traffic, noise, dust or odour, may be incompatible with open space, recreational lands and tourism venues.

Planning documents should:

- Ensure that land uses adjacent to open space, recreational lands and tourism venues will not reduce or limit the enjoyment or use of these lands for recreation or tourism purposes;
- Protection, where necessary, recreational lands that have been identified by the province as being critical or threatened, containing endangered plants or animals, or having significant cultural or heritage resources or natural features; and
- Encourage development that has low impact on adjacent open space, recreational lands and tourism venues.

Planning decisions should:

- Consider the initial and ongoing impacts from development on adjacent open space, recreational lands and tourism venues;
- Consider the addition of permit standards or conditions, such as buffers, screens, setbacks, luminance controls or defined operating hours or seasons, to address development impacts to open space, recreational lands and tourism venues, such as lights, traffic, noise, dust or odour; and
- Address on-site and off-site stormwater retention and management for industrial and commercial applications as well as large-scale agriculture and residential applications to minimize the impact on adjacent open space, recreational lands and tourism venues.

Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Dedicated Lands Regulation, 2009</i>	http://www.publications.gov.sk.ca/details.cfm?p=27966
<i>The Parks Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=752
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Regional Parks Act, 1979</i>	http://www.publications.gov.sk.ca/details.cfm?p=837

Relevant Government Publications and Documents

Title	Author	Web Address
Tourism Initiatives	Ministry of Tourism, Parks, Culture and Sport	http://www.tpcs.gov.sk.ca/TourismInitiatives
Various topics related to Saskatchewan's provincial parks	Ministry of Tourism, Parks, Culture and Sport, Parks Service Branch	http://www.saskparks.net/
Various topics related to sport and recreation in Saskatchewan	Ministry of Tourism, Parks, Culture and Sport	http://www.tpcs.gov.sk.ca/Recreation

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Provincial Parks	Tourism, Parks, Culture and Sport, Parks Service Branch	Phone: 306-787-8676 Fax: 306-787-7000
Sport and Recreation	Tourism, Parks, Culture and Sport, Sport, Recreation and Stewardship Branch	Phone: 306-787-7451 Fax: 306-787-0069
Tourism	Tourism, Parks, Culture and Sport, Tourism Branch	Phone: 306-787-8985 Fax: 306-798-3177



7.10. Residential Development

STATEMENT OF INTEREST

The province has an interest in citizens having access to a range of housing options to meet their needs and promote independence, security, health and dignity for individuals, and enhancing the economic and social well being of communities.

To assist in meeting the province's residential development interests, planning documents and decisions shall, insofar as is practical:

1. Locate residential development to be compatible with other land uses;
2. Make best use of existing municipal infrastructure when planning residential development;
3. Identify existing and future residential needs of the community along the entire housing continuum; and
4. Allow for a range of housing options appropriate for development in the community.

Context

- Shelter is a basic human need.
- Ideally, Saskatchewan people have access to homes that meet their present and future needs.
- Access to appropriate housing is directly affected by supply and affordability.
- Residential land uses are infrastructure intensive.
- Residential land uses create long-term development patterns which must be planned strategically to ensure diversity and cost effectiveness.
- Private sector investment for residential development should be encouraged to continue meeting market demand for housing growth.

Implementation Guidance

1. Locate residential development to be compatible with other land uses.

What does the municipality need to know?

- Expectations of the community for future residential development;
- Potential impacts of residential development proposals on affordability and infrastructure requirements;
- Real and perceived land use compatibility concerns from the community; and
- Benefits of consistent zoning bylaws among regions.

Council may wish to:

- Encourage the use of concept plans to ensure new residential development will be consistent with the existing character of the neighbourhood.

The Ministry of Environment, Municipal Branch:

- Has established buffer zones for setbacks between residential development and sewage treatment and landfill facilities.

Planning documents should:

- Allow for multiple residential zones, based on characteristics such as density, height, site coverage and property line setbacks;
- Ensure that bylaws allow for the inclusion of various types of housing, such as group care homes, social housing and halfway housing, where compatible;
- Identify non-residential land uses that are appropriate for mixed use development in predominantly residential areas; and
- Introduce uses into existing residential areas that are well-matched with residential development, outside of a concept plan to redevelop the character of the area.



Planning decisions should:

- Discourage residential development in areas that are predominantly comprised of industrial, commercial or agricultural uses, outside of a concept plan to redevelop the character of the area;
- Discourage residential development in areas where natural hazards or human threats present a concern for the safety of citizens or their property;
- Encourage a mix of appropriate land uses in areas to provide a range of commercial and residential options;
- Preserve open space, farmland, natural beauty and important environmental areas;
- Encourage consultation with responsible agencies to ensure adequate buffer zones for sewage works are established and achieved; and
- Ensure new residential development is compatible with existing and planned land uses.

2. Make best use of existing municipal infrastructure when planning residential development.

What does the municipality need to know?

- Identify and map existing public works;
- Capacity of existing public works; and
- The cost of system upgrades to support additional development.

Council may wish to consider:

- Financing upgrades to public works as part of the planning process; and
- Determining and incorporating the true cost of infrastructure for growth and development to encourage long-term fiscal sustainability.

Planning documents should:

- Encourage an orderly progression of development in areas planned for residential growth;
- Provide opportunities for adaptive reuse of appropriate existing buildings for residential development;
- Consider setting and implementing minimum targets for residential intensification in existing neighbourhoods;
- Provide the opportunity for innovative and/or compact building design, where services are appropriate;
- Encourage walkable neighborhoods to minimize the dependence on vehicular transportation; and
- Promote higher density development that makes multiple modes of transportation viable in the community, such as transit, cycling, walking and private vehicle use.

Planning decisions should:

- Consider the capacity and efficient use of public works when determining residential growth patterns and phasing of residential growth;
- Correlate public works planning and capacity with residential development and phasing policies; and
- Encourage new or infill residential development that increases residential density where public works capacity and facilities exist.



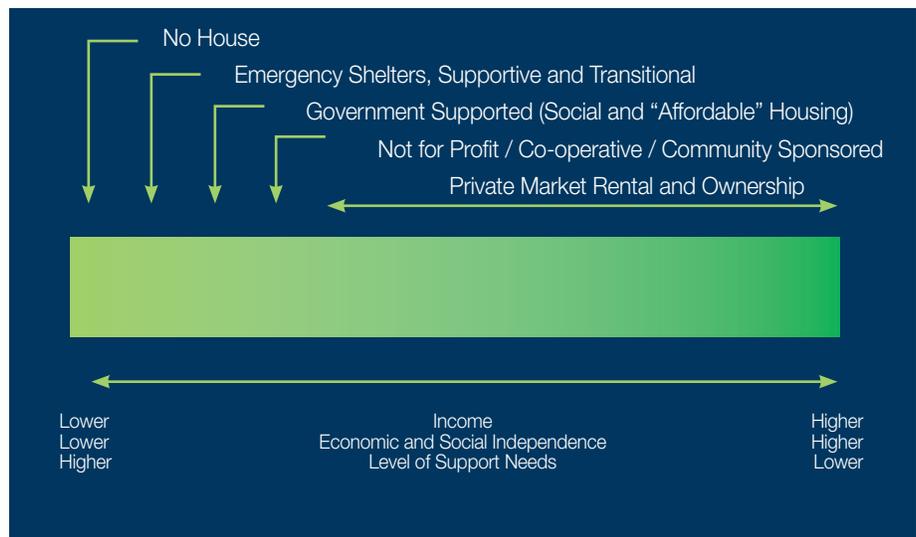
3. Identify existing and future residential needs of the community along the entire housing continuum.

What does the municipality need to know?

- Economic, population and demographic trends for the municipality and surrounding region to understand existing housing needs and forecast future housing needs.

The Saskatchewan Housing Corporation:

- Uses data from the Canadian Mortgage and Housing Corporation, Statistics Canada and their own Small Communities Rental Market Survey to understand existing housing needs and forecast future housing needs; and
- Uses the housing continuum below in the Housing Strategy for Saskatchewan:



Planning documents should:

- Identify appropriate residential growth areas to guide private investment;
- Allow for the development of various types of residential housing to meet the social, health and economic needs of current and future residents;
- Coordinate housing policies with economic development and community revitalization strategies; and
- Reflect the opportunity for regional housing strategies.

Planning decisions should:

- Encourage the development of various types of residential housing, as appropriate to anticipated economic, population and demographic trends; and
- Coordinate with other municipalities in the region, where appropriate, to better assess need and entice private investment.

4. Allow for a range of housing options appropriate for development in the community.

What does the municipality need to know?

- Range of housing needs is related to economic, population and demographic trends of the municipality and surrounding region.

Council may wish to:

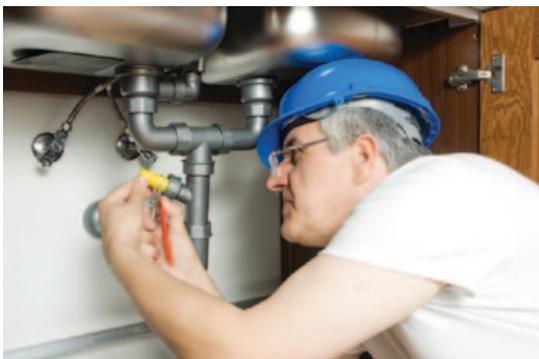
- Consider opportunities for partnership with the private, non-profit and other public sector organizations to expand the stock of housing that is affordable; and
- Consider opportunities for multi-unit housing development for infill and non-residential sites.

Planning documents should:

- Encourage various types of residential development in new and existing residential areas of the community, including higher density forms of residential development;
- Consider mixed use communities that allow for ownership, rental tenures and mixed densities;
- Encourage the development of energy and water efficient housing;
- Include a range of residential development options as permitted uses;
- Include a range of residential development options as discretionary uses and list appropriate development standards and criteria;
- Allow for secondary suites, where appropriate, within existing and new residential developments; and
- Provide for higher density developments, as infill or new development.

Planning decisions should:

- Be consistent with goals and objectives of the municipality.



Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Saskatchewan Housing Corporation Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=851
<i>The Saskatchewan Housing Corporation Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1423
Provincial Policy	Web Address
<i>A Strong Foundation – The Housing Strategy for Saskatchewan</i>	http://www.socialservices.gov.sk.ca/housing-strategy
Federal Acts, Regulation and Policy	Web Address
<i>National Housing Act (R.S.C., 1985, c. N-11)</i>	http://laws-lois.justice.gc.ca/eng/acts/N-11/index.html

Relevant Government Publications and Documents

Title	Author	Web Address
Community Profiles	Statistics Canada	http://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E
Homelessness Partnering Strategy	Human Resources and Skills Development Canada	http://www.hrsdc.gc.ca/eng/homelessness/index.shtml
Housing Initiatives	Saskatchewan Housing Corporation	http://www.socialservices.gov.sk.ca/housinginitiatives
Links to various housing publications	Ministry of Social Services	http://www.publications.gov.sk.ca/deplist.cfm?d=17&c=924
Parallel Growth Policy: Assisting Infrastructure Growth in Saskatchewan EPB 417 (Drinking Water Information Binder)	Ministry of Environment, Municipal Branch	http://www.saskh2o.ca/DWBinder.asp
Range of data, reports and fact sheets	Canadian Mortgage and Housing Corporation	http://cmhc.ca/en/index.cfm

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Affordable Home Ownership Program (AHOP)	Saskatchewan Housing Corporation	Phone: 306-933-6291 Toll Free: 1-866-245-5758 Email: AHOP@gov.sk.ca
Headstart on a Home	Westcap Management Limited, Crown Investments Corporation	Phone: 306-652-5557 Fax: 306-652-8186 Web: www.headstartonahome.ca
Rental Construction Incentive (RCI)	Saskatchewan Housing Corporation	Phone: 306-933-6291 Toll Free: 1-866-245-5758 Email: RCI@gov.sk.ca
Encouraging Community Housing Options (ECHO) Program	Saskatchewan Housing Corporation	Phone: 306-787-4177 Toll Free: 1-800-667-7567 Email: ECHO@gov.sk.ca
Secondary Suite Program	Saskatchewan Housing Corporation	Phone: 306-787-4177 Toll Free: 1-800-667-7567

7.11. Sand and Gravel

STATEMENT OF INTEREST

The province has an interest in ensuring sand and gravel resources are accessible for development.

To assist in meeting the province's sand and gravel interests, planning documents and decisions shall, insofar as is practical:

1. Ensure that sand and gravel development is compatible with existing and planned land uses;
2. Ensure that sand and gravel development is operated with minimal disturbance to the environment and aquifers;
3. Require that future reclamation of the sand and gravel development be addressed during the development permit approval stage; and
4. Include sand and gravel development as a permitted or discretionary land use in each rural municipality.

Context

- Accessible sand and gravel is a valuable resource essential to the construction of infrastructure, public works, residential development and places of business.
- The extraction of some sand and gravel resources can lead to negative effects on surface water, groundwater, drainage patterns, soil and slope stability, air quality, plant life, wildlife habitat and rare or endangered species.
- The appearance and standards of operation of sand and gravel developments is an important concern to surrounding residents and landowners.

Implementation Guidance

1. Ensure that sand and gravel development is compatible with existing and planned land uses.



What does the municipality need to know?

- Location of a sand and gravel development proposal relative to:
 - Significant water bodies and wetlands;
 - Urban municipalities, rural settlements, provincially designated lands and environmentally sensitive lands and features; and
 - Neighbouring land uses;
- Potential impacts of a sand and gravel development and operations proposal;
- Mitigation options to address issues, such as dust, odour, smoke, noise, public safety and periods of operations; and
- Sand and gravel developments may create hazardous terrain conditions and fencing of the extraction site should be considered in the context of the local area and surrounding land uses.

Planning documents should:

- Include a natural resources zone, where sand and gravel development is either a permitted or discretionary use;
- Include appropriate development standards for the establishment, operation and reclamation of lands used for sand and gravel development;
- Address stormwater management;
- Encourage mitigation of dust, odour, smoke and noise;
- Regulate hours of operation;
- Consider screening of sand and gravel development from nearby residential uses and transportation routes through the use of landscaping, tree plantings or strategic placement of overburden and appropriate phasing of extraction;
- Consider safety measures, such as fencing and signage; and
- Consider environmental protection measures for the release of contaminants, such as oil and other hydrocarbons.

Planning decisions should:

- Balance the interest of residents and developers against the goals and objectives of the municipality;
- Discourage new development that will conflict with existing sand and gravel development and known expansion areas;
- Identify reciprocal buffers between sand and gravel development and other, potentially incompatible uses, such as residential and institutional, as well as urban municipality boundaries;
- As conditions of development permit approval, address appropriate development standards for the establishment, operation and reclamation of lands used for sand and gravel development; and
- Highlight applicable environmental requirements to ensure compliance.



2. Ensure that sand and gravel development is operated with minimal disturbance to the environment and aquifers.



What does the municipality need to know?

- Location of water sources within the municipality and surrounding region;
- Location of known sand and gravel deposits;
- Consider potential impacts to surface water, groundwater, drainage patterns, soil and slope stability, plant life, wildlife habitat, rare or endangered species and air quality;
- Environmental impacts of removing sand and gravel from the soil on watercourses and drainage, wildlife habitat, rare and endangered species, erosion and sediment control and slope stability;
- Sand and gravel development impacts can be mitigated through appropriate erosion and sediment control measures; and
- Potential threats to aquifers from sand and gravel operations, such as hydrocarbon spills from equipment malfunction.

Planning documents should:

- Where a sand and gravel development is proposed within the vicinity of a municipal water source, the application should be accompanied by appropriate hydrological studies and outline necessary mitigation measures.

Planning decisions should:

- Consider the results of a hydrological study; which identifies potential impacts to any local aquifers, to protect municipal water sources; and
- Locate sand and gravel development away from water bodies or watercourses where run-off or erosion has the potential to compromise water quality or damage ecological resources.

3. Require that future reclamation of the sand and gravel development be addressed during the development permit approval stage.

What does the municipality need to know?

- Reclamation is necessary following the closure of a sand and gravel operation;
- Reclaimed sand and gravel development sites should be brought to a state that is environmentally and ecologically viable and suitable for all other uses permitted under the municipality's zoning bylaw by the developer of the sand and gravel operation; and
- Reclamation should be environmentally and economically viable.

Planning *documents* should:

- Require an operation and reclamation plan addressing:
 - Clearing and disposal of vegetation;
 - Stripping and conservation of topsoil;
 - Placement of overburden material;
 - Phasing of extraction;
 - Phasing of remediation;
 - Storage of extracted materials;
 - Final grading of the pit face and other slopes to no steeper than 4:1;
 - Rehabilitation of slopes to become part of the surrounding topography and local conditions;
 - Protection of slopes during and after construction to control slope instability and erosion potential;
 - Reapplication of topsoil;
 - Revegetation, grading or other methods of stabilizing the reclaimed surface from erosion;
 - Stormwater management;
 - Drainage control;
 - Erosion and sediment control;
 - Access and/or haul roads;
 - Housekeeping and clean-up; and
 - Public safety.



Planning *decisions* should:

- Include the operation and reclamation plan as a condition of development permit approval;
- Include environmental protection and mitigation measures in the operation plan, reclamation plan and development permit conditions of approval;
- Include a bond, letter of credit or other form of security ensuring the completion of a reclamation plan as a condition of approval; and
- Include a bond, letter of credit or other form of security ensuring exercise of environmental responsibility and prudence as a condition of approval.

4. Include sand and gravel development as a permitted or discretionary land use in each rural municipality.

What does the municipality need to know?

- Sand and gravel development may be a permitted or discretionary land use;
- Sand and gravel development should require a development permit, as this requirement enables the municipality to address local concerns like access, land use compatibility, setbacks, servicing and rehabilitation;
- Ancillary land uses that are necessary for extraction and processing of the resource should be recognized as permitted or discretionary land uses in at least one zoning district of a rural municipality;
- Ancillary land uses that are not directly related to the extraction and processing of the resource could be listed as a permitted or discretionary land use; and
- Location of existing or potential extraction sites to ensure compatibility with new land uses.

Council may wish to consider:

- Creating a natural resources zoning district within its zoning bylaw to accommodate sand and gravel development.

Planning documents should:

- Recognize sand and gravel development as a permitted or discretionary land use in at least one zoning district of a rural municipality; and
- Outline permit requirements for sand and gravel development to minimize their impacts to the municipality and surrounding land uses.

Planning decisions should:

- Consider the negative land use compatibility implications of allowing sand and gravel development in the immediate vicinity of residential, commercial, recreational or institutional uses; and
- Evaluate development permit applications against defined development standards.



Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Clean Air Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=410
<i>The Clean Air Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1000
<i>The Environmental Management and Protection Act, 2002</i>	http://www.publications.gov.sk.ca/details.cfm?p=489
<i>The Environmental Management and Protection Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=30313
<i>The Fisheries Act (Saskatchewan), 1994</i>	http://www.publications.gov.sk.ca/details.cfm?p=523
<i>The Fisheries Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1116
<i>The Land Surveys Act, 2000</i>	http://www.publications.gov.sk.ca/details.cfm?p=612
<i>The Land Surveys Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1246
<i>The Natural Resources Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=733
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Provincial Lands Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=777
<i>The Provincial Lands Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1482
<i>The Sand and Gravel Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=874
<i>The Weed Control Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=31364
<i>The Weed Control Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=31361
<i>The Wildlife Act, 1998</i>	http://www.publications.gov.sk.ca/details.cfm?p=938
<i>The Wildlife Habitat Protection Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=939
<i>The Wildlife Regulations, 1981</i>	http://www.publications.gov.sk.ca/details.cfm?p=1602
Provincial Policy	Web Address
<i>Sand and Gravel Policy</i>	http://www.agriculture.gov.sk.ca/Default.aspx?DN=c457a520-af34-4322-b2e4-4e722c346240
Federal Acts, Regulation and Policy	Web Address
<i>Acts and Regulations, Natural Resources Canada (list)</i>	http://www.nrcan.gc.ca/acts-regulations/332
<i>Canada Wildlife Act (R.S.C., 1985, c. W-9)</i>	http://laws-lois.justice.gc.ca/eng/acts/W-9/
<i>Fisheries Act (R.S.C., 1985, c. F-14)</i>	http://laws-lois.justice.gc.ca/eng/acts/F-14/
<i>Migratory Birds Convention Act, 1994 (S.C. 1994, c. 22)</i>	http://laws-lois.justice.gc.ca/eng/acts/M-7.01/
<i>Species at Risk Act (S.C. 2002, c. 29)</i>	http://laws-lois.justice.gc.ca/eng/acts/S-15.3/index.html

Relevant Government Publications and Documents

Title	Author	Web Address
Environmental Guidelines (Various Topics)	Ministry of Energy and Resources	http://ir.gov.sk.ca/Default.aspx?DN=3891,3620,3384,2936,Documents
Handbook for Reclaiming Sand and Gravel Pits in Minnesota	Minnesota Department of Natural Resources, Division of Lands and Minerals	http://files.dnr.state.mn.us/lands_minerals/handbook_reclaimingsandgravelpits.pdf
Mineral Exploration Guidelines for Saskatchewan	Saskatchewan Mineral Exploration and Government Advisory Committee	http://www.er.gov.sk.ca/adx/asp/adxGetMedia.aspx?DocID=12149,10306,3385,5460,2936,Documents&MediaID=38293&Filename=BMP+01+to+14%2C+110613.pdf
Rare Plant Survey Guidelines, Species at Risk and others	Saskatchewan Conservation Data Centre	http://www.biodiversity.sk.ca/

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Sand and Gravel Development	Ministry of Energy and Resources, Mines Branch	Phone: 306-787-8247 Fax: 306-798-0047

7.12. Shore Land and Water Bodies

STATEMENT OF INTEREST

The province has an interest in environmental stewardship, responsible development and public access to provincial water bodies and shore lands.

To assist in meeting the province's water bodies and shore lands interests, planning documents and decisions shall, insofar as is practical:

1. Consider the impacts of development on associated water bodies and shore lands, aquatic life and habitat;
2. Minimize, mitigate or avoid potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater;
3. Integrate provincial watershed management planning considerations into local and regional planning; and
4. Preserve and enhance public access to water bodies, shore lands and reservoirs for recreational use.

Context

- Natural shorelines and riparian areas are richly diverse habitats and an integral part of a functioning lake ecosystem.
- The abundant aquatic vegetation provides important habitat for fish and other aquatic species and act as erosion control from ice and wave action.
- Riparian areas are significant in ecology and environmental management because of their role in soil conservation, habitat biodiversity and their influence on aquatic ecosystems, including grasslands, woodlands and wetlands.
- Waterfront development should not adversely impact shoreline and riparian areas.
- Shore lands are a public resource.



Implementation Guidance

1. Consider the impacts of development on associated water bodies and shore lands, aquatic life and habitat.

What does the municipality need to know?

- Local and regional goals for protection and conservation of shore lands and water bodies should balance economic, environmental, social and cultural concerns;
- Construction methods and practices for projects adjacent to water bodies and shore lands (i.e. noise, light, sediment runoff, odour and dust pollution during construction);
- Operational impacts from a development (i.e. noise, odour and runoff);
- Runoff and drainage routes;
- Location of existing stormwater management structures;
- Alterations of the bed, bank and boundary of a water body may have implications on the stability of the shoreline; and
- Within 467 meters (1,500 feet) of a water body, sanitary sewer systems are required to be self-contained or piped systems to avoid excessive nutrient loading of water bodies.

The Ministry of Environment:

- Authorizes any work in or near a water body.

Council may wish to consider:

- Discussing the development of regional strategies for shore lands and water bodies.

Planning documents should:

- Ensure that land use development activities are compatible with the long-term sustainability of water bodies and shore lands, aquatic life and habitat;
- Consider developments producing significant offsite impacts, such as light, traffic, noise, dust or odour, as potentially incompatible with water bodies and shore lands;
- Require appropriate federal and provincial approvals be acquired prior to any alteration of or development adjacent to shore lands;
- Minimize, mitigate or avoid adverse impacts to water bodies and shore lands;
- Provide protection, where necessary, to water bodies and shore lands that have been identified by the province as being critical or threatened, containing endangered plants or animals or having significant cultural or heritage resources or natural features; and
- Encourage development that has low impact on adjacent water bodies and shore lands.



Planning *decisions* should:

- Ensure that land use development activities are compatible with the long-term sustainability of water bodies and shore lands, aquatic life and habitat;
- Consider mitigation options, such as buffers, screens, setbacks, luminance controls or defined operating hours or seasons, to reduce offsite impacts to water bodies and shore lands, such as lights, traffic, noise, dust or odour;
- Consider on-site and off-site stormwater retention and management for industrial and commercial applications as well as large-scale agriculture and residential applications to minimize the impact on adjacent water bodies and shore lands;
- Minimize disturbance to natural vegetation adjacent to water bodies and shore lands; and
- Address setbacks to shore lands and areas subject to flooding adjacent to water bodies to reduce impacts to development.

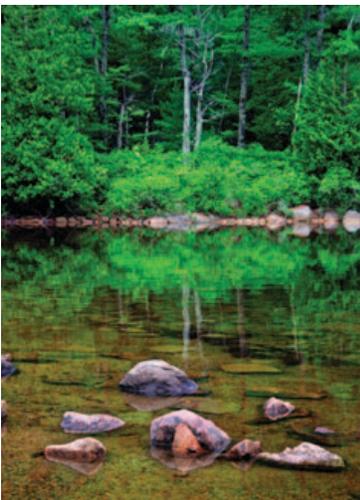
2. Minimize, mitigate or avoid potential development impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater.

What does the municipality need to know?

- Construction methods and practices for projects adjacent to water bodies and shore lands (i.e. noise, light, odour and dust pollution and sediment runoff during construction);
- Operational impacts from a development (i.e. noise, odour and runoff); and
- Planning approval processes should complement or cooperate with provincial authorities on the management of beds and shorelines as it relates to lakeshore subdivision.

Planning *documents* should:

- Identify, link and preserve significant waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater;
- Support a systems-based, inter-municipal approach to planning the management of significant waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater, to ensure negative impacts as a result of development are minimized or avoided; and
- Include appropriate development standards to minimize, mitigate or avoid impacts to waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater, such as:
 - Piped service or holding tanks in proximity to the high water mark;
 - Dedication of shore lands, riparian areas and flood hazard lands as environmental reserve;
 - Natural vegetation landscaping requirements;
 - Restrictions on shoreline alterations or construction;
 - Setbacks for development from shore lands; or
 - Stormwater drainage.



Planning *decisions* should:

- Require developers to submit a hydrogeological report assessing the location and extent of waterways, watersheds and groundwater and the impact of development on these resources;
- Ensure development around provincial reservoirs is compatible with, and does not preclude, the full operating capacity of the reservoir;
- Fairly balance competing local, inter-municipal and provincial needs for use of the water bodies, shore lands and reservoirs;
- Apply standards and conditions to development permits to mitigate impacts of development on significant waterways, watersheds, water bodies, wetlands, shore lands, aquifers and groundwater through measures such as buffers, screens and setbacks; and
- Consider on-site and off-site stormwater retention and management for industrial and commercial applications as well as large-scale agricultural and residential applications.



3. Integrate provincial watershed management planning considerations into local and regional planning.

What does the municipality need to know?

- Watershed management is an effective regional approach to water management because watersheds do not follow political boundaries; and
- Development impacts adjacent to watercourses or water bodies are cumulative.

Council may wish to consider:

- Contacting the Saskatchewan Watershed Authority to see what activities are occurring in their area.

Planning *documents* should:

- Recognize the role and authority of the province in watershed management planning;
- Support the role of organizations, programs and planning initiatives contributing to watershed management planning; and
- Include watershed management objectives identified in provincial watershed management strategies.

Planning *decisions* should:

- Align with provincial watershed management planning documents.

4. Preserve and enhance public access to water bodies, shore lands and reservoirs for recreational use.

What does the municipality need to know?

- Public access to water bodies, shore lands and reservoirs may take many forms, including a trail along an undeveloped road allowance; and
- Closing of undeveloped road allowances that admit access to water bodies, shore lands and reservoirs should be avoided, unless there is a considered purpose to the road closure.

Planning documents should:

- Allow for the public access to and use of water bodies, shore lands and reservoirs for appropriate recreational purposes; and
- Identify shore lands as public areas and provide guidance for the dedication of these lands during subdivision approval.

Planning decisions should:

- Consider any likely impacts to public recreation, tourism and fishing uses around water bodies, shore lands and reservoirs when reviewing development proposals on adjacent lands;
- Ensure lakeshore subdivisions provide public access to the water body and public open space;
- Ensure barrier-free public access to water bodies, shore lands and reservoirs; and
- Avoid closing public access points.



Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Cities Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=408
<i>The Environmental Management and Protection Act, 2002</i>	http://www.publications.gov.sk.ca/details.cfm?p=31893
<i>The Environmental Management and Protection Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=30313
<i>The Municipalities Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=11455
<i>The Municipalities Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=11457
<i>The Northern Municipalities Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=31500
<i>The Northern Municipalities Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=31519
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220

Relevant Government Publications and Documents

Title	Author	Web Address
Lakeshore Development	Municipal Affairs, Community Planning Branch	www.municipal.gov.sk.ca/Dedicated-Land/Lakeshore-Development
Overview of Watershed and Aquifer Planning process & Watershed and Aquifer Plans	Saskatchewan Watershed Authority	http://www.swa.ca/Stewardship/WatershedPlanning/Default.asp

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Provincial Watershed Management Planning	Saskatchewan Watershed Authority	Phone: 306-694-3400 Email: comm@swa.ca



7.13. Source Water Protection

STATEMENT OF INTEREST

The province has an interest in the protection of water sources that provide safe drinking water.

To assist in meeting the province's interests in source water protection, planning documents and decisions shall, insofar as is practical:

1. Ensure that water quality for human consumptive or hygienic use is not compromised by new development;
2. Consider the effects of development on water quantity; and
3. Confirm, before approval, that there is an established or proven supply of water capable of servicing the needs of a proposed development.

Context

- A safe supply of drinking water is a basic human requirement.
- Development in source water areas may threaten drinking water quality and quantity.
- Development in one community may negatively affect source water areas and resources in another jurisdiction, with no direct means of protecting its own water supply.
- Development must be managed in a way that does not compromise local or regional water resources used for human consumptive or hygienic use.

Implementation Guidance

1. Ensure that water quality for human consumptive or hygienic use is not compromised by new development.

What does the municipality need to know?

- Location of known water sources;
- Potential development areas where water source contamination could occur;
- Mitigation options, which reduce threats to water quality;
- Responsibility to monitor and maintain drinking water quality rests with the municipality;
- All development within 467 metres of the high water mark of a water body must have an individual holding tank or be hooked up to a communal system; and
- Municipalities with recreational subdivisions must consider building sewage treatment facilities to accommodate growth that requires liquid domestic sewage to be disposed of by other means, such as sewage haulers.

Planning documents should:

- Address stormwater management where infiltration of contaminants is possible;
- Establish reasonable mitigation measures to reduce erosion, sedimentation, loss of wetlands, runoff and vegetation removal associated with development for land uses with the potential to contaminate water sources, major wetlands, infiltration areas, sizable water bodies and watercourses; and
- Include intensive agricultural activities and industrial uses in the definition of 'potentially contaminating land uses.'

Planning decisions should:

- Include appropriate mitigation measures as conditions of approval for new development that has the potential to contaminate water sources, major wetlands, infiltration areas, sizable water bodies and watercourses; and
- Require stormwater management plans for land uses where run-off or spilled contaminants may be hazardous to water supplies.



2. Consider the effects of development on water quantity.



What does the municipality need to know?

- Identify types of land uses, such as industrial development, that require significant quantities of water to operate;
- Identify future growth plans which may increase community water demands;
- Identify regional economic development activities which may increase community water demands; and
- The vulnerability of the municipality's water supply to changes in climate.

Council may wish to:

- Discuss regional development plans and water needs with neighbouring municipalities.

Planning documents should:

- Consider conditions or standards of development to reduce unnecessary water usage or encourage capture and reuse of precipitation.

Planning decisions should:

- Limit development, which negatively impacts water supply for existing users.

3. Confirm, before approval, that there is an established or proven supply of water capable of servicing the needs of a proposed development.

What does the municipality need to know?

- The location of:
 - Piped municipal services;
 - Municipal wells;
 - Inter-municipal water services;
 - Private water resource companies;
 - Significant aquifer; and
 - Private groundwater resources;
- Water allocations should be considered during development review to manage impacts to existing users and plans for new or upgraded infrastructure; and
- Infrastructure must support drinking water and wastewater capacity for present and future development.

Planning documents should:

- Consider available water supply in community growth projections, asset management plans and phasing of growth;
- Require an adequate source of water be determined for any proposed development prior to approval; and
- Identify the potential local and regional drinking water supplies.

Planning decisions should:

- Require a written confirmation of the water source location and the quantity required to sustain the proposed development from the applicant, if the proposed development relies on private water sources, such as private wells and water hauled in from an off-site source.

Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Environmental Management and Protection Act, 2002</i>	http://www.publications.gov.sk.ca/details.cfm?p=489
<i>The Environmental Management and Protection Act, 2010</i>	http://www.publications.gov.sk.ca/details.cfm?p=30313
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Saskatchewan Watershed Authority Act, 2005</i>	http://www.publications.gov.sk.ca/details.cfm?p=10498
<i>The Water Regulations, 2002</i>	http://www.publications.gov.sk.ca/details.cfm?p=1063
Provincial Policy	Web Address
Long Term Safe Drinking Water Strategic Plan	http://www.swa.ca/Publications/Documents/SafeDrinkingWaterStrategy.pdf

Relevant Government Publications and Documents

Title	Author	Web Address
Drinking Water Information Binder	Ministry of Environment, Municipal Branch	http://www.saskh2o.ca/DWBinder.asp
Liquid Domestic Sewage Disposal EPB 349 (Drinking Water Information Binder)	Ministry of Environment, Municipal Branch	http://www.saskh2o.ca/DWBinder.asp
Surface Water Quality Objectives EPB 356 (Drinking Water Information Binder)	Ministry of Environment, Municipal Branch	http://www.saskh2o.ca/DWBinder.asp
Water Use in the Home Water Use on Farm Toilet Rebate Program Water Wise Quiz Sask H2O Publications	Saskatchewan Watershed Authority	http://www.swa.ca/WaterConservation/default.asp
Wellhead Protection EPB 299 (Drinking Water Information Binder)	Ministry of Environment, Municipal Branch	http://www.saskh2o.ca/DWBinder.asp

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Water Conservation	Saskatchewan Watershed Authority	Phone: 306-694-3900 Fax: 306-694-3465 Email: comm@swa.ca
Water Quality	Saskatchewan Watershed Authority	Phone: 306-694-3900 Fax: 306-694-3465 Email: comm@swa.ca
Water Quantity / Supply	Saskatchewan Watershed Authority	Phone: 306-694-3900 Fax: 306-694-3465 Email: comm@swa.ca



7.14. Transportation

STATEMENT OF INTEREST

The province has an interest in safe, cost-effective, transportation systems that meet existing and future needs for economic growth, community development and diversification.

To assist in meeting the province's transportation interests, planning documents and decisions shall, insofar as is practical:

1. Consider both human and environmental interests when planning, constructing, maintaining, decommissioning and reclaiming road systems and other transportation corridors;
2. Ensure that development is compatible with existing and planned transportation infrastructure, including rail lines, rail yards, airports, barge docks, ferry landings and provincial highways;
3. Be consistent with provincial transportation plans; and
4. Encourage opportunities for efficient and cost-effective alternative transportation methods.

Context

- Saskatchewan has more rural public highways per capita than any other province. Rural public highways include provincial highways, provincial roads, rural municipal roads and undeveloped road right-of-ways.
- The province and local governments are responsible for managing the connectivity of our neighbourhoods, communities and regions through various methods of transportation.
- Our wide spaces and resource based economy requires safe, cost effective and reliable local, regional and provincial infrastructure to move people, products and resources.

Implementation Guidance

1. Consider both human and environmental interests when planning, constructing, maintaining, decommissioning and reclaiming road systems and other transportation corridors.



What does the municipality need to know?

- Children, youth, the elderly and the disabled have different transportation needs, which should be considered in community design;
- Multiple lot subdivisions should be designed with more than one point of access and egress;
- Construction methods and practices for projects adjacent to significant lands, features or residential development (i.e. noise, light, odour and dust pollution and sediment runoff during construction);
- On-going impacts to significant lands, features or residential development once construction of the transportation corridor is complete;
- Reclaimed transportation corridors should be brought to a state suitable for a different use permitted under the municipality's zoning bylaw by the developer of the transportation corridor;
- Transportation facilities may have different operational parameters that are dependent on their differing functions (i.e. freeways versus local access roads); and
- Development will cause increased traffic flows, which will have an impact on the provincial highway system. Impacts and appropriate mitigation measures can be identified by preparing a Traffic Impact Analysis and must be considered as a part of the development strategy.

The Ministry of Highways and Infrastructure:

- Requires, as one of the fundamental principles of a public highway system, that each property owner shall have some form of access to the highway system;
- Controls access to the provincial highway system; and
- Requires access to the public highway system to meet established standards.



Planning documents should:

- Require that local roads, transportation corridors and subdivision designs are safe for vehicles, pedestrians and other common forms of traffic;
- Retain public access to publically owned lands, where it exists;
- Outline appropriate development standards to minimize impacts to surrounding lands, features and residential development that are significant; and
- Outline an operation, decommissioning and reclamation plan addressing:
 - Clearing and disposing of vegetation;
 - Construction of a berm or other barrier, if necessary, on either side of the corridor;
 - Seasonal maintenance plan;
 - Phasing of system upgrades and expansion; and
 - Revegetation, grading or other methods of stabilizing the reclaimed surface from erosion.



Planning decisions should:

- Consider the impact of developing a new road on the municipality's maintenance expenses, natural environment and neighbouring land uses; while protecting the overall function of the roadway;
- Consider connectivity and integration to other provincial transportation networks and modes of transportation;
- Utilize mitigation measures, such as buffers, screens and setbacks, to minimize impacts of road system and other transportation corridor development on surrounding lands, features and residential development that are significant;
- Consider the impacts upon existing and future businesses; and
- Consider on-site and off-site stormwater retention and management for major road system or other transportation corridor projects.



2. Ensure that development is compatible with existing and planned transportation infrastructure, including rail lines, rail yards, airports, barge docks, ferry landings and provincial highways.

What does the municipality need to know?

- Issues important to the community and transportation infrastructure operators;
- Potential impacts of planning proposals;
- How to mitigate issues, such as odour, dust and background noise;
- Real and perceived land use compatibility concerns from the community and transportation infrastructure operators; and
- Allow for the cooperative management and maintenance of provincial highway infrastructure.

The Ministry of Highways and Infrastructure:

- Does not have a current listing of transportation studies and associated plans. Interested parties should contact the Director of Asset Management for their respective region for information.

Planning documents should:

- Identify the location, purpose and expected future alignment of key transportation corridors and facilities in the municipality;
- Have a road hierarchy map identifying provincial and municipal transportation assets, their linkages and long term extensions/expansions; and
- Include recommended setbacks from rail lines, rail yards, airports, barge docks, ferry landings and provincial highways.

Planning decisions should:

- Obtain a permit from the Ministry of Highways and Infrastructure for all development within 90 metres of a provincial highway;
- Refer to the *Roadside Management Manual* for development guidelines and standards;
- Limit encroachment into recommended setbacks from transportation infrastructure providers to reduce the likelihood of land use compatibility issues; and
- Minimize impacts from transportation corridors and facilities to surrounding land uses by establishing:
 - Appropriate separation distances;
 - Sound barriers;
 - Safety berms;
 - Screening and fencing; or
 - Other mitigation measures relating to noise, air pollution and safety.



3. Be consistent with provincial transportation plans.

What does the municipality need to know?

- The province plays an important role in improving Saskatchewan's transportation network.

The Ministry of Highways and Infrastructure:

- Publishes a five year plan of major capital projects; and
- Publishes a list of lands that are protected from development in the *Roadside Management Manual*.

Planning documents should:

- Recognize the role and authority of the province in transportation planning;
- Be consistent with any provincial transportation plans adopted for their region or specific provincial assets. This includes road hierarchy maps;
- Encourage the development of safe, efficient and economical transportation options and infrastructure for the movement of primary and value-added products; and
- Support the role of organizations, programs and planning initiatives contributing to transportation planning.

Planning decisions should:

- Align with provincial transportation planning documents; and
- Support area transportation planning between municipalities and the province to meet expanding regional service needs, support emerging development and movement of goods and resources.

4. Encourage opportunities for efficient and cost-effective alternative transportation methods.

What does the municipality need to know?

- Children, youth, the elderly and the disabled have different transportation needs, which should be considered in community design;
- The community's interest in alternative transportation methods, such as transit, bicycling and walking; and
- Public works associated with transportation can be costly to install and maintain.



Planning documents should:

- Encourage a variety of transportation methods;
- Consider mixed-use areas, compact design, pedestrian connectivity and, where established, transit supportive development in large urban centres;
- Consider the specific transportation needs of children, youth, elderly and the disabled in the community;
- Support pedestrian connectivity through planning functional open space, supporting public transit, designing streets supporting various forms of transport and creating safe, efficient linkages for pedestrian walkways; and
- Create or update an asset management plan to account for existing and proposed alternative transportation infrastructure and associated services.

Planning decisions should:

- Review subdivision proposals for their connectivity with existing adjacent development, their potential connectivity to future adjacent development and their ability to support alternative transportation methods; and
- Consider the full lifecycle cost to the municipality to provide alternative transportation methods.

Relevant Acts, Regulation and Policy

Provincial Acts and Regulation	Web Address
<i>The Controlled Access Highways Regulations</i>	http://www.publications.gov.sk.ca/details.cfm?p=1202
<i>The Highways and Transportation Act, 1997</i>	http://www.publications.gov.sk.ca/details.cfm?p=559
<i>The Planning and Development Act, 2007</i>	http://www.publications.gov.sk.ca/details.cfm?p=23220
<i>The Railway Act</i>	http://www.publications.gov.sk.ca/details.cfm?p=32273
Provincial Policy	Web Address
Roadside Management Manual (RSMM) Part 1	TBD
Federal Acts, Regulation and Policy	Web Address
<i>Canadian Aviation Regulations (CARs) 2011-12</i>	http://www.tc.gc.ca/eng/civilaviation/regserv/cars/menu.htm
<i>Canadian Road/Railway Grade Crossing Detailed Safety Assessment Field Guide</i>	http://www.tc.gc.ca/eng/railsafety/guideline-tp14372-288.htm
<i>Draft: Canadian Railway-Roadway Grade Crossings Standards</i>	http://www.tc.gc.ca/eng/railsafety/grade-crossings-standards.htm
<i>Railway Safety Act (R.S.C., 1985, c. 32 (4th Supp.))</i>	http://laws-lois.justice.gc.ca/eng/acts/R-4.2/

Relevant Government Publications and Documents

Title	Author	Web Address
Major Policy and Planning Initiatives	Ministry of Highways and Infrastructure	www.highways.gov.sk.ca/major-initiatives
Transportation for Growth	Ministry of Highways and Infrastructure	www.highways.gov.sk.ca/growthmaterial
Engineering Manuals	Ministry of Highways and Infrastructure	www.highways.gov.sk.ca/manuals
Five Year Capital Plan	Ministry of Highways and Infrastructure	http://www.highways.gov.sk.ca/capitalplan/
Traffic Safety Articles	Saskatchewan Government Insurance	http://www.sgi.sk.ca/about/index.html

Contact Information

For More Information On	Contact Ministry, Agency or Crown Corporation	Contact Information
Planning, Constructing, Maintaining, Decommissioning and/or Reclaiming Road Systems and Other Transportation Corridors	Ministry of Highways and Infrastructure, Policy and Programs Division, Systems Planning and Management	Phone: 306-787-0825 Fax: 306-787-3963
	Ministry of Highways and Infrastructure, Regional Services Division, Southern Region, Regional Asset Management	Phone: 306-787-2735 Fax: 306-787-4910
	Ministry of Highways and Infrastructure, Regional Services Division, Central Region, Regional Asset Management	Phone: 306-933-5197 Fax: 306-933-5188
	Ministry of Highways and Infrastructure, Regional Services Division, Northern Region, Regional Asset Management	Phone: 306-953-3516 Fax: 306-953-3533

8. Glossary

“**Act**” means *The Planning and Development Act, 2007*.

“**compatible**” means, with respect to land use, that land uses are able to exist near to each other without conflict or are consistent and capable of being used in combination with each other.

“**ecosystem**” means an interdependent system containing all living organisms, the physical and chemical factors of their environment and the processes that link them.

“**environmentally sensitive lands and areas**” means lands or areas with natural features where precautions, mitigation or constraints are needed to minimize impacts. These include the following:

- a ravine, coulee, swamp, natural drainage course or creek bed;
- wildlife habitat, environmentally sensitive or significant natural or heritage areas;
- flood-prone or potentially unstable land; or
- land abutting lakes, streams or rivers for pollution prevention, bank preservation or development protection from flooding.

“**flood plain**” means the area prone to flooding from a water body or watercourse that comprises the combined area of the flood way and flood fringe.

“**flood proofed**” means a measure, or combination of structural and non-structural measures, incorporated into the design of a structure that reduces or eliminates the risk of flood damage to a defined elevation.

“**flood way**” means the portion of the flood plain adjoining the channel where the waters in the 1:500 year flood are projected to meet or exceed a depth of one metre or a velocity of one metre per second.

“**flood fringe**” means the portion of the flood plain where the waters in the 1:500 year flood are projected to be less than a depth of one metre or a velocity of one metre per second.

“**hazard land**” means land that is contaminated, unstable, prone to flooding or otherwise unsuited for development or occupation because of its inherent danger to public health, safety or property.

“**heritage resources**” means:

- a. archaeological and paleontological objects; and
- b. any property or site of interest for its architectural, historical, cultural, environmental, archaeological, paleontological, aesthetic or scientific value.

Heritage resources include built sites and structures, archaeological sites and objects, paleontological localities and objects, traditional cultural locations and cultural landscapes.

“housing continuum” means the range on housing in a community and includes shelters, supportive or transitional housing, cooperative housing, rental properties and various other properties regardless of ownership or market characteristics.

“human-induced threats” means hazardous or toxic spills, utility failures, structural collapse, train derailments and other human-induced events harmful to public safety.

“mineral exploration and development” means any development necessary to fulfill the rights of the lessee:

- a. to search, dig, bore and drill for oil and gas, oil sands or oil shale, as the case may be, within the lands described in a lease;
- b. to win, get, recover, extract, procure, carry away, dispose of and sell the oil and gas, oil sands or oil sands products or oil shale or oil shale products, as the case may be, found within those lands; and
- c. to explore for, mine, work, recover, procure, carry away and dispose of any minerals within the lease lands.

“mineral resources” means mineral resources as defined in *The Mineral Resources Act, 1985*.

“planning document” means any official community plan, a plan prepared for a planning district pursuant to section 102 of the Act, a zoning bylaw, a subdivision bylaw and any appendices forming part of the plan or bylaw.

“planning decisions” means any decision of a municipal council, district planning commission, district planning authority, development appeals board or the Saskatchewan Municipal Board made pursuant to an authority under the Act.

“provincially designated lands” means lands designated or identified by the province or its agencies as parklands, ecological reserves or wildlife habitat lands, including critical habitat of species at risk.

“provincial forests” means Crown resource lands as defined in *The Forest Resources Management Act*.

“responsible development” means the management of human relationships with the natural environment so that economic, social and cultural needs are balanced with the ecological processes and natural diversity of the area.

“sand and gravel” means sand and gravel products, excluding ceramic clays, found on the surface of land and obtainable by either or both of the following methods:

- a. stripping off the surface; and
- b. excavating.

“sustainable” means meeting present needs without compromising the ability of future generations to meet their needs.

