Town of La Ronge
Basic Planning Statement
Bylaw 424/02
Town of La Ronge
Bylaw No. 424/02

A Bylaw of the Town of La Ronge to adopt a Basic Planning Statement.

Whereas the Council of the Town of La Ronge has, by resolution authorized the preparation of a Basic Planning Statement for the Town pursuant to Section 39 of the Planning and Development Act, 1983;

And Whereas, the said Planning and Development Act, 1983, provides in Section 44 that council may, by bylaw, adopt a Basic Planning Statement;

Therefore, the Council of the Town of La Ronge in the Province of Saskatchewan, in open meeting hereby enact as follows

1. This Bylaw may be cited as the "Town of La Ronge Basic Planning Statement Bylaw".

2. "The Basic Planning Statement" of the Town of La Ronge, is attached as Schedule A to and forms part of this Bylaw.

3. Bylaw No. 220/86, the La Ronge Basic Planning Statement Bylaw, and all associated amendments, are repealed.

4. This Bylaw shall come into force on the date of final approval by the Minister of Saskatchewan Government Relations.

______________________________
Mayor

SEAL

______________________________
Administrator

Certified a True Copy of Bylaw No. ______, adopted by Council on the ______ day of _________, 2003

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1. INTRODUCTION

1.1 Authority

In accordance with Sections 39 and 42 of the Planning and Development Act, 1983, the Council of the Town of La Ronge has prepared and adopted this Basic Planning Statement to provide the Town with goals, objectives, policies and guidelines for the future development of the Town and surrounding areas.

Section 42 of the Planning and Development Act, 1983, provides that a Basic Planning Statement must:

a) contain a statement of the objectives for the future development of the municipality;

b) contain a statement of the objectives to be accomplished by a zoning bylaw;

c) incorporate insofar as is practical, any applicable provincial land use policies;

d) be based on any studies and surveys that the Minister may require or that may otherwise be appropriate; and,

e) address any other matters that Council considers advisable.

1.2 Purpose

This Basic Planning Statement serves as a statement of the goals, objectives and policies of the Town of La Ronge relating to the future development of the community and area. The policies provide guidelines and direction for future land use and actions as well as assist in establishing bylaws and programs to guide future growth of the Town.

1.3 Scope

The policies and guidelines of this Basic Planning Statement shall apply to the incorporated area of the Town. All development within the incorporated area shall comply with the objectives, policies and standards contained within this Statement.

Policies and guidelines which address land use and development outside the incorporated area of the Town are intended to provide Council with guidelines for responding to proposals in those areas and will apply if those areas are annexed to the Town. Council will work with adjoining communities, First Nations, the Provincial Government departments and agencies and other interested groups to encourage conformance with the objectives, policies and guidelines in those areas outside the incorporated area.
2. COMMUNITY GOALS

The role of La Ronge is to provide services to the residents of the community and region, and to visitors to the area. The community serves northern resource industries including:

- mining
- forestry
- traditional resource uses, and
- tourism,

The community plays a significant role in northern Saskatchewan in terms of the provision of transportation services and government services, including social, administrative, judicial, medical and educational.

In some cases the community faces a mixture of pressures, as the resource industries are perceived to compete with tourism needs.

Growth of outlying developments at Napatak, Waden Bay, Eagle Point and Potato Lake will affect the Town, requiring Council’s participation in regional issues.

Cooperation and consultation with the adjoining communities of Air Ronge and the Lac la Ronge Indian Band are needed to deal with the issues of regional growth and development and the provision of services and facilities for the region’s residents.

The Council will ensure adequate and appropriate land and services are in place for the future development of the community and surrounding area.

The Council must encourage growth and development of the community in a manner that maintains the environment and aesthetics of the community and area.

2.1 Community Objectives

(1) To ensure that adequate, suitable land is available in the community to meet future development needs for a target population of 4000.
(2) To ensure that the residents of the community have access to a range of services and facilities that meets their needs.
(3) To work with adjoining, and outlying communities to provide regional benefits for the people of the area.
(4) To guide development in a manner that meets community needs, recognizing the physical and economic constraints in the Town.
(5) To strengthen the role of the community in the development of northern Saskatchewan as an administrative, educational and service centre.
(6) To ensure that development in the community and area does not result in unacceptable effects on the environment, particularly the lake.
(7) To work towards enhancing the appearance of the community.
3. OBJECTIVES AND POLICIES

3.1 General Land Use

(1) The Basic Planning Statement and Zoning Bylaw will be used to ensure that incompatible land uses are separated, or that appropriate standards are in place to minimize any negative impacts.

(2) The suitability of the land, determined by terrain and servicing capability, for development will be the main factor used in determining the form of development allowed on that land.

(3) Map 1, forming part of this document, shows the generalized future land use scheme for the Town.

3.2 Residential

3.2.1 Single Detached Residential

(1) Background

- The Town’s population is growing at an average of 3% per year.
- 52% of the Town’s current housing stock is single detached, and this is the preferred housing accommodation for most people.
- Average household size for 1996 in the Town was 3.3 persons, a slight drop from 3.6 in 1991.
- 125 ha. (309 acres) of land is zoned R1, which includes approximately 575 properties.
- Approximately 175 to 200 new lots will be needed for single detached housing over the next 15 to 20 years, requiring around 23 hectares (60 acres) of land.
- There are a limited number of vacant residential lots in the community at present.
- Constraints, such as muskeg and bedrock, severely limit the ability to economically develop land.
- Single detached dwellings are currently permitted in the existing R1 and R2 zoning districts. Two unit dwellings, convenience stores, group homes, boarding houses, day care centres, churches, home occupations are allowed at Council’s discretion in the R1 zone.
- The community population is slowly aging. The percentage of population over 55 increased from 5.1% in 1986 to 7.1% in 1996.
- The Town owns most of the vacant land in the community, with an existing inventory of around 74 surveyed residential lots (3 without water and sewer and 7 with bedrock outcrops).
(2) Objectives

(a) To recognize the existing single detached housing development in the community.

(b) To provide suitable areas for future development of single detached housing that meets the current and future needs of the community.

(c) To provide alternative housing for seniors which reduce dependence on institutional housing and maintain independence while providing family support.

(d) To ensure that the existence or intrusion of conflicting uses does not disrupt residential areas.

(e) To minimize the costs of developing new residential subdivisions.

(f) To ensure that the Town, as the major land owner, recovers the costs of developing new residential subdivisions.

(g) To develop subdivision layouts that consider the physical terrain, as well as access to municipal services and community facilities.

(3) Policies

(a) Single detached residential uses and compatible developments will be allowed in those areas shown as single detached residential on Map 2.

(b) These residential areas will be zoned appropriately to allow infill and replacement of single detached dwellings.

(c) Temporary accommodation for senior family members [elder suites] will be considered on the same site as existing single detached residential dwellings.

(d) Area A, Map 2 is the most economical for the short term. However, the inventory may only be suitable for 1 to 2 years.

(e) Area B, Map 2 is the preferred medium term solution, which may accommodate up to 140 lots, should be suitable for the time frame of this planning document. Development can be phased using groups of 20 to 30 lots, to provide a 3 to 5 year inventory of lots.

(f) Area C, Map 2 will be for longer-term expansion of residential uses. The development of this area will be managed to ensure that it will be available for residential development when needed.
(g) Parks and municipal reserves will be designed in the subdivisions to meet both neighbourhood and community needs.

(h) Surveyed, undevelopable residential lots may be exchanged for developable areas of existing municipal reserves that abut existing streets and services, subject to the provisions of the Planning and Development Act.

(4) Implementation

(a) A more detailed site suitability examination of Area B, Map 2 will be undertaken and an overall concept and phasing plan finalized within the next three years.

(b) A subdivision application for Area B, Map 2, Phase 1 will be submitted before the current residential inventory falls below 10 lots.

(c) Subsequent subdivision phases will be submitted and developed based on development needs, usually being initiated when the preceding phase is 60 to 75% developed (under 10 lots vacant).

(d) An R1- Residential zoning district will be established for single detached residential and compatible uses including 2 unit dwellings at Council’s discretion.

(e) Elder suites (attached or detached) may be allowed, temporarily, at the discretion of Council, in all residential districts subject to development standards in the zoning bylaw.

(f) Existing single detached residential areas - Areas A along with Area B, Map 2 will be zoned as R1 Residential in the Zoning Bylaw.

(g) Area C, Map 2 will be zoned as a Residential Holding District and areas will be rezoned to other residential zones, as needed, based on final subdivision designs.

(h) Council will establish residential lot sales price based on recovery of all development costs, but subject to market values, and recognizing unique terrain features that may affect the use of the lot.

(i) The exchange of developable municipal reserve lands for other areas will be considered on a case by case basis.
3.2.2 Two Unit Residential

(1) Background

- This sector consists of semi-attached dwellings (side by side) and duplex (over/under) buildings.
- In 1996, 8% of the dwelling units in the Town were two unit dwellings.
- These types of uses are permitted in the R2 Zoning District and are allowed at Council’s discretion in the R1 Zoning District. There are no discretionary standards for two-unit dwellings in the R1 district.
- There are 17 ha. (42 acres) of R2 zoned land in Town (120 lots).
- Most two unit dwellings are located in the R2 zone, except for a couple on Block 13 which is zoned R1.
- Based on the existing dwelling composition, the proportion of two unit dwellings will remain at around 8%. This would require only 20 units over next 20 years.
- 1991 Statistics Canada data indicates that 62% of the Town’s population migrated from other areas, indicating a need for rental and temporary accommodation.
- There are about 24 vacant lots (Area D, Map 1) zoned R2, mainly located along Studer Street. However, three of these are larger, and intended for multiple unit dwellings. In addition 10 of the lots are located on a bedrock outcrop and are not suited for development, leaving only eight lots available in the existing R2 zone.
- Area E, Map 1 contains 41 lots zoned R2-Residential. This area is being effected by growth demands from the commercial area and requires special consideration.

(2) Objectives

(a) To ensure availability of lands for development of rental and medium density housing.
(b) To recognize existing two unit residential developments
(c) To provide for more effective and economical residential use of land at a medium density.
(d) To maintain compatibility with adjoining land uses.
(3) Policies

(a) Infill of existing lots on Studer Street [Area D, Map 2] will be continued as the short-term method of meeting medium density residential needs. Single detached dwellings will also be allowed in this area.

(b) Additional two unit residential development may be allowed in the transitional area [Area E, Map 2] based on criteria and standards contained in Section 3.9.4 of this bylaw.

(c) Provision will be made for two-unit residential development in subdivision designs for the new areas [Areas B and C, Map 2].

(4) Implementation

(a) An R2-Residential zoning district will be established allowing development of both single detached and two unit dwellings along with compatible uses.

(b) Two unit dwellings will also be allowed as a discretionary use in multiple unit dwelling zones.

(c) Subdivision designs, and future zoning, for Areas B and C will include provision for two unit dwellings, preferably along collector streets or on corner locations for vehicle access.

(d) Area D, Map 2 will be zoned as R2-Residential.

(e) Existing residential lots in Area E, Map 2 will also be zoned as R2-Residential, however, Council will consider applications for rezoning to downtown commercial for sites in this area based on criteria in Section 3.9.4 – Commercial/Residential Transition Area.

3.2.3 Multiple Unit

(1) Background

- Multiple Unit dwellings include all units with three or more units in a single building, and would include condominium type developments, townhouses and apartment blocks.
- In 1996, 26% of the Town’s dwelling units were in multiple unit buildings (305 units in 15 buildings).
- 120 lots are zoned R2-Residential, which permits two-unit dwellings, and includes multiple unit dwellings as discretionary uses.
- Some apartment blocks are presently located in areas zoned R1 and would be nonconforming uses.
• Fourteen townhouse units were constructed along Studer Street in 1998-99 in a 4-6-4 setup.
• There are 3 vacant large parcels zoned R2 which have a combined area of 1.8 ha. (4.4 acres)
• Apartments are also allowed as an accessory use in commercial buildings in the C1-Commercial District.
• The high mobility of the population living in the community indicates that there may be a demand for dwelling units to provide short term rental accommodation.
• Some interest has been expressed in development of condominiums in the community.
• Seniors units may also be needed as Town's population ages, and provision will need to be made for institutional housing as well as seniors suites.
• If 30% of dwelling units for the future are allocated to multiple unit, around 100 new units would be needed over the next 20 years [4.7 ha. (12 acres)]. However vacancy rates in 1999 were between 15 and 18%, but mostly in lower rent units.
• Due to traffic generation, more suitable locations for multiple unit dwellings are along main (collector or arterial) streets.
• Four apartments and a senior's housing group are located in Area E, Map 2 which is being affected by growth of the commercial sector.

(2) Objectives

(a) To ensure availability of lands for development of rental housing or condominium development within multiple unit dwellings.

(b) To recognize existing multiple unit residential developments, unless they are incompatible with adjoining development.

(c) To provide for more effective and economical residential use of land at higher densities.

(d) To maintain compatibility with adjoining land uses and ensure adequate access and parking.

(3) Policies

(a) Infill and expansion of multiple unit dwellings will be allowed in Area H, Map 2 to meet multiple unit residential needs.
(b) Existing multiple unit residential uses that do not conflict with adjoining uses will be accommodated by spot zoning the sites. Developments in Area E, Map 2 will be based criteria and standards contained in Section 3.9.4 of this bylaw.

(c) The existing apartment buildings on Lot 23, 24, and 25, Block 10, will be accommodated as discretionary uses and allowed to rebuild, if required, only to the current density level of 8 units.

(d) Where needed, provision will be made for multiple unit residential development in subdivision designs for Areas B and C, Map 2, with preference given to establishing sites at intersections and along collector streets.

(e) Multiple unit residential units will continue to be allowed as accessory to commercial uses in downtown commercial and shoreline commercial areas provided they are contained within the principal commercial building.

(f) Consideration will be given to applications for multiple unit dwellings at the old fish plant site [Area I, Map 2] and the upper ATCO site [Area J, Map 2], or in other areas, based upon submission of specific acceptable proposals.

(g) Multiple unit dwellings will not be allowed on lots that lack piped municipal water and sewer, or in areas where the existing water and sewer system lacks capacity to handle added demands.

(4) Implementation

(a) Multiple unit dwellings will be provided for in a separate R3 Residential zoning district as well as being allowed at Council's discretion in the R2 Residential District.

(b) Existing or proposed multiple unit dwelling will be accommodated within the R3 Residential or R2 Residential zoning districts, except where there is a potential for conflict with adjoining developments. Lots 23, 24 and 25; Block 10 will be zoned as R2 Residential allowing the existing apartments as discretionary uses.

(c) Subdivision designs, and future zoning, for Areas B and C, Map 2 will include provision for multiple unit dwellings, preferably along collector streets or on corner locations, and those sites will be appropriately zoned.
(d) Areas I and J, Map 2 will not be initially zoned for multiple unit residential, but Council may consider rezoning the areas by contract for multiple unit residential developments if an acceptable proposal is submitted.

3.2.4 Mobile Home Residential

(1) Background

- In 1996, 14% of the housing in La Ronge was mobile homes.
- There are no vacant lots left in mobile home areas (currently 110 lots are zoned MH-Mobile Home). In addition there is a mobile home park on Parcel M.
- Thirty lots were subdivided for mobile home lots in 1994, but these were later rezoned for single detached residential uses.
- Demand may be slowing for mobile homes; the projected demand, at 8% of housing, would require around 25 sites over the next 15 to 20 years.
- Mobile homes are permitted on individual lots in the MH- Mobile Home zoning district.
- Current zoning bylaw provisions allow mobile home courts to locate in any zoning district at Council’s discretion, but this provision should be reviewed.

(2) Objectives

(a) To recognize that mobile homes are an important component of the Town’s residential mix.
(b) To accommodate the existing subdivision and mobile home court.
(c) To allow for new mobile home development in suitable areas when demand warrants.

(3) Policies

(a) Mobile homes will be allowed in the Town within specifically zoned areas.
(b) Existing mobile homes areas will be zoned appropriately.
(c) Expansion of mobile home development in the Town will take place within Area G, Map 2, however, if demand warrants, lots within Area C, Map 2 may be zoned for mobile home development.
(d) Mobile home developments will be clustered and not allowed on scattered lots.

(4) Implementation

(a) The zoning bylaw will establish a separate MH-Mobile Home zoning district which will allow for mobile home and compatible developments both in subdivisions and in courts.

(b) Area F, Map 2 will zoned as MH-Mobile Home district for existing mobile home developments.

(c) Future expansion of mobile home development will be considered in Area G, Map 2 through development of a subdivision and zoning plan. If demand is high, allocation of locations, along with appropriate zoning, will be considered within Area C, Map 2.

(d) Design of mobile home subdivision and courts should be based on conventional residential lots.

3.2.5 Unserviced Residential

(1) Background

- About 30 lots at extreme north end of La Ronge Avenue and Bird's Point [Area K, Map 2] do not have municipal water and sewer service.
- Extension of services to this area will be expensive and may not be cost effective, as a result these lots will need to continue to rely on private means of supplying water and for sewage disposal.
- Any methods used must be acceptable to Public Health (holding tanks will be required for sewage due to the proximity to the lake)
- Larger lots may be needed to accommodate private methods of water and sewer.
- Due to servicing limitations, higher densities of residential development are not suitable for these areas.
- Should the Eagle Point subdivision be annexed to Town, the area would be subject to same requirements.
- Unless areas are added to the Town, the existing area is likely to remain the only unserviced residential area for the foreseeable future.

(2) Objectives

(a) To accommodate the existing unserviced area, recognizing the physical and economic constraints of extending services to the area.

(b) To ensure that adequate services are provided to the area.
(c) To limit residential development in areas that do not have full municipal services.

(3) Policies

(a) Water and sewer services will not be extended to Area K for the foreseeable future due to the extreme costs involved.

(b) Where larger lots exist in the area, re-subdivision will not be allowed to ensure that adequate private water and sewer systems can be installed in the area.

(4) Implementation

(a) Private water and sewer systems, acceptable to Public Health, will the required in Area K. Sewage disposal will require septic holding tanks due to the proximity to the lake.

(b) The zoning bylaw will contain an R4 Residential zoning district for unserviced residential development, requiring larger lots sizes.

3.3 Commercial

3.3.1 Downtown Commercial

(1) Background

- This sector is the primary retail and service commercial area of the community. It is made up of stores, restaurants, motels, hotels, offices, rental operations and other similar uses.

- There is around 33 ha. (81 ac.) of land zoned for C1-Commercial. Most of the developed downtown commercial land is found along a 1.6 kilometres linear area of La Ronge Avenue. The downtown commercial sector has a strong orientation to lake. As a result development is squeezed into a long linear strip between the lake and residential areas. There are limited areas for expansion in the primary downtown section. There are also perceived conflicts between the commercial development and access to the lake.

- Most of the vacant land zoned C1 is in areas away from the lake. There are around 12 vacant C1 zoned properties in the Town, with an area of around 6.5 ha.(16 ac.) The majority of this land is Town owned (Parcel B and BB as well as portions of Lots 12 and 13, Plan AQ777). Since these areas are separated from the lake and La Ronge Avenue, a downtown commercial designation may not be the most
suitable. Development of downtown commercial uses in these locations could also act to fragment the commercial area.

- The relocation of the hospital has resulted in Lot 1, Block 13 becoming vacant. This land is presently owned by the province, but may revert to the federal government under the terms of the original transfer. The land is also affected by a claim by the Lac La Ronge Indian Band. This site, containing around 3.5 ha (8.6 ac) provides an opportunity for commercial expansion within the established downtown commercial area.

- The lack of suitable, available land in the community for downtown commercial expansion is a major concern. As noted, expansion opportunities are limited along La Ronge Avenue and new development must occur away from the lake. Expansion into the adjoining residential area is occurring as demand for commercial sites increases. This is resulting in a haphazard mix of residential and commercial lots in the area, creating a potential for conflicts. This area has the highest potential for downtown commercial expansion, but the proximity of the area to the lake also makes it attractive for residential use.

- The linear nature of the downtown area is of some concern as it created traffic pressure on La Ronge Avenue. However, given the existing development and the physical terrain of the community, encouraging a more compact downtown area would be difficult.

- Inadequate on site parking and loading spaces are available in much of the downtown. The need for parking is increased by the long linear nature of downtown which limits ability to walk from one location to another. Existing zoning requires developments to provide off street parking, which can be up to 150 metres from the business.

- Improved pedestrian routes in the downtown would make walking an alternative to driving.

- The appearance of the area along La Ronge Avenue is of concern due to the tourist component of the Town’s economy. Maintaining good views of the lake will assist in enhancing the downtown as well.

(2) Objectives

(a) To ensure a healthy and strong downtown commercial area to serve the residents in the Town and surrounding area.

(b) To provide for improved parking for people shopping in the downtown commercial area.
(c) To develop improved pedestrian routes and linkages in the downtown and to other parts of the community.

(d) To develop and maintain a good visual appearance in the downtown area and main entrance points into the community.

(e) To maintain views of the lake.

(f) To maintain a cohesive downtown commercial area.

(g) To ensure that there are opportunities to allow expansion of the downtown commercial uses as needed.

3) Policies

(a) The downtown commercial area will focus along the northwest side of La Ronge Avenue and the southeast end of Boardman, areas along Highway 2 will be designated as highway commercial.

(b) The Kitsakie Meats operation in Block 3 will be included in the downtown commercial district, but the processing component of the operation will be allowed as a discretionary use.

(c) Government offices (e.g. Mistastinhk Place) and facilities will be included within the downtown commercial area.

(d) The old hospital site [Area L, Map 2] will be designated as downtown commercial. If the land is turned over to Lac La Ronge Indian Band, the agreement for use and development of this site should specify that the use is to be for downtown commercial. Subject to Section 3.9.3 of this bylaw, consideration will be given to using the area for an institutional use such as a level 3 or other seniors care facility if a proposal is received.

(e) Expansion of commercial uses into the residential sector [Area E, Map 2] will be based on criteria and standards contained in Section 3.9.4 of this bylaw.

(f) Expansion of the downtown commercial area northeast along La Ronge Avenue (past Louis Road) will not be allowed as it will encroach into residential areas and further stretch out the commercial area.

(g) The zoning bylaw will provide requirements for off street parking for new developments in the downtown area.
(h) New developments will be required to provide landscaping of the site in accordance with standards contained in the zoning bylaw.

(i) Council will work to carry out streetscape improvements along La Ronge Avenue to improve views of the lake and develop a consistent design for the area.

(4) Implementation

(a) Areas L and M, Map 2 will be zoned as C1-Downtown Commercial for retail and service commercial development.

(b) Redevelopment and rezoning of land in Area E, Map 2 to C1-Downtown Commercial will be allowed subject to Section 3.9.4.

(c) The objective of the C1-Downtown Commercial District is to provide an area for retail commercial development that supplies local residents with basic needs. This district will accommodate central commercial uses such as retail stores, financial institutions, offices (including government offices), eating establishments, and personal service uses. Commercial uses will generally need smaller lots and access to a full range of municipal services.

(d) Landscaping standard will be established in the zoning bylaw for new developments in the downtown.

(e) Council will establish a program for implementation of the streetscaping recommendations in La Ronge Waterfront Development Plan, November 2000.

3.3.2 Shoreline Based Commercial

(1) Background

- These areas, located along the lakeshore, in the main part of Town, are currently zoned C3 - Water-based Commercial. The C1-Downtown Commercial District surrounds the area. At present there are 12 properties (2 ha.) in this classification.

- This zone was setup to accommodate tourist-orientated operations such as floatplane bases and outfitters. The range of permitted uses is limited, although all C1 Downtown Commercial uses are allowed if they are accessory to one of the permitted uses.

- Parcel M is the only remaining vacant C3 property and at one time was proposed to be rezoned to C1. Other C3 locations have existing floatplane and associated operations. There have been inquiries about redeveloping some of these properties for other uses as well. There are
limited areas for expansion of this district as all other shoreline property in Town is developed.

- With the limited range of uses allowed in this zone and the limited amount of land available for this type of zoning, the need for a separate C3 zoning district is not high.
- Other concerns relate to the storage of hazardous products such as aviation fuel in the downtown and near the lake.
- The location of commercial operations along the lakeshore, and La Ronge Avenue also affects the visual appeal of the community. In this regard landscaping standards may be needed to enhance the aesthetics of the downtown and lakeshore area.
- Development of the lakeshore for commercial operations may also affect public recreational use of land along the lake as well as physical and visual access to the lake.
- The floatplane operations are an integral part of the communities tourist service operations and need to be recognized and accommodated.

(2) Objectives

(a) To provide for tourist oriented commercial operations near the lake.

(b) To recognize existing commercial operations requiring access to the lake.

(c) To ensure that development is compatible with the unique environmental needs of shoreline areas.

(d) To develop and maintain the visual appearance of the area along the lake.

(e) To maintain views of the lake.

(f) To maintain a cohesive downtown commercial area.

(3) Policies

(a) The commercial development area (Area N, Map 2) lying between La Ronge Avenue and shoreline will be designated to accommodate commercial uses that will benefit by proximity to an access to the lake. Such uses may include hotels, motels, restaurants, and mixed use developments (eg. commercial/residential combination).

(b) In order to provide acceptable visual access to the lake, building height will be limited in the lakeshore area.
(c) A C3-Shoreline Commercial zoning district will be established that contains special development standards for the environmental protection of the lake and shoreline based on Section 3.7(1).

(d) Existing floatplane operations will continue to be accommodated in this zone as discretionary uses.

(e) Mixed use developments made up of commercial and residential uses may be allowed at Council's discretion, providing that the commercial uses make up at least 20 per cent of the building floor area.

(f) The zoning bylaw will provide requirements for off street parking for new developments.

(g) New developments will be required to provide landscaping of the site in accordance with standards contained in the zoning bylaw.

(h) Council will work to carry out streetscape improvements along La Ronge Avenue to improve views of the lake and develop a consistent design for the area.

(i) Where lands in this zone requires subdivision in order to accommodate a development proposal, the subdivision plan will include provision for dedication of shoreline areas as environmental reserve. Where the entire flood hazard area cannot be set aside as environmental or municipal reserve, the proponent of the development may be required to fill the site in acceptable manner or ensure that the development complies with standards for construction in flood hazard areas.

(4) Implementation

(a) The zoning bylaw will contain a separate zoning district for C3-Shoreline Commercial uses.

(b) The area between La Ronge Avenue and shoreline, currently containing commercial uses and shown as Area N, Map 2 will be zoned for C3-Shoreline Commercial.

(c) Development in this zoning district will be subject to environmental performance standards in the zoning bylaw, as well as other shoreline polices contained in this bylaw, relating to developments in proximity to the lakeshore.

(d) Landscaping standard will be established in the zoning bylaw for new developments in the downtown.
(e) Council will establish a program for implementation of the streetscaping recommendations in La Ronge Waterfront Development Plan, November 2000.

(f) Council recommends to the subdivision approving authority that environmental reserve be provided in a suitable width along the shoreline were subdivisions are proposed.

3.3.3 Highway Commercial

(1) Background

• Highway commercial uses are intended to accommodate uses that need larger lots or cater to the travelling public. In 1998, the Town had 32 ha. (80 ac.) of land consisting of 35 properties along the northwest side of Highway No. 2 zoned as C2-Commercial for these uses. The area is mostly serviced with water and sewer, except for Parcel A, Plan 76PA24040 and Block 27, Plan 77PA13828. There are approximately 8.5 ha (21 ac.) of other vacant land available in this area. Extending services to Parcel A and Block 27 would provide a substantial amount of land to meet future highway commercial needs. Some of the adjoining industrial lands could be converted to highway commercial as necessary.

• The area along Highway 2 between Boardman Street and Hildebrand Drive can be considered for commercial development, as they are on the main accesses into the Town. However, due to the high visibility of these locations, the range of uses should be restricted to ones that will provide a pleasing visual appearance. In addition, landscaping and other standards should be used to maintain a good visual appearance. Standards could include retention, or planting of trees and vegetation, proper surfacing of parking and driving areas etc. In combination with this a building maintenance bylaw can be used to ensure that property is kept up.

• Longer term highway commercial expansion can be considered along the south side of Highway No. 2 between Riese Crescent and the Elk’s fairground.

• Since the Town has taken over ownership of the airport there are also development opportunities for some commercial uses in conjunction with airport operations. The range of uses may be restricted to ensure compatibility with airport operations. Other
limitations in the area include lack of municipal water and sewer services at the airport.

- The allowed range of uses in the existing C2-Highway Commercial district is quite extensive and includes retail and wholesale stores, restaurants, shopping malls, hotels, motels, service stations, etc. Some of these, such as retail stores, shopping malls, may compete with the C1-Commercial District. The range of allowed uses should be reviewed.

- Since the highway commercial areas are usually along main highways and arterial streets, the appearance of the properties is a concern. In order to promote the community as a tourist destination, attempts to retain an aesthetically pleasing appearance along the highway should be made. Inclusion of landscaping and screening standards in the zoning bylaw would serve to do this. Landscaping provisions in the current bylaw relate to methods of reducing dust and storm water runoff.

(2) Objectives

(a) To provide for commercial development requiring access to highways and arterial streets as well as larger lots.

(b) To maintain the visual appearance of these areas due to their proximity to main through fairs in the community.

(c) To minimize the potential fragmentation of the downtown commercial zone by limiting the range of uses allowed in the highway commercial area.

(d) To provide for development of uses at the airport that will support and enhance airport operations.

(3) Policies

(a) A separate highway commercial district will be provided for highway commercial oriented uses. Land along Highway No. 2, service roads and arterial streets may be zoned for highway commercial development.

(b) The range of uses in the highway commercial district will be targeted towards travelling tourists, and commercial operations requiring larger site areas.

(c) Standards for maintaining the visual appearance of the developments will be contained in the zoning bylaw.
(d) Where the highway commercial zone abuts residential or community service uses, appropriate buffering and screening will be provided either through subdivision, or internally through landscaping and fencing.

(e) Development of hotels and restaurants, along with other uses needed by the travelling public will be considered at the airport. However, these uses will have to depend on access to their own water and sewer services.

(4) Implementation

(a) A C2-Highway Commercial District will be established in the zoning bylaw for commercial uses which require larger sites and access to main streets such as service stations, motels, cafes and confectioneries. Other commercial uses may be allowed at the discretion of Council.

(b) Areas O and P, Map 2 will be designated for highway commercial uses. As needed the C2 zoning may be extended to Area Q, Map 2.

(c) Development standards will be included in the zoning bylaw covering landscaping of sites including retention or planting of vegetation, surfacing of driveways and parking areas; access [locations of driveways]; screening of outside storage areas [types of acceptable fencing and screening].

(d) Council will improve the appearance of the entrances to the community at the intersections of Highway 2 with of Brown Avenue, Boardman Street and Hilderbrandt Drive.

(e) Council will consider application for lease development at the airport based on servicing plans. If the airport property is added to the corporate limits of the Town, a separate Airport Commercial zoning district will be established, and areas at the airport designated for commercial development.

3.3.4 Neighbourhood Commercial

(1) Background

- These uses include operations, such as confectioneries, intended to provide commercial services to the immediately adjoining residential area. They provide a useful method for residents to obtain supplies in close proximity to their homes. Currently they are allowed as a discretionary use in residential zones.
• The two existing confectionery sites have been zoned C1 through use of contract zoning to minimize the impact of the uses on surrounding residential developments.

• An alternative to using contract zoning is to establish clear policies on the location of neighbourhood commercial uses in this Basic Planning Statement along with appropriate standards in the zoning bylaw.

• The major concerns relating to neighbourhood commercial developments relate to traffic generation, visual appearance, noise and light generation.

• Development of more extensive commercial operations such a neighbourhood malls would serve to reduce demand on limited commercial land in the downtown as well as reduce travel needs in the community. Larger commercial operations including some retail operations, offices, rental stores would be acceptable in new residential areas under certain conditions.

(2) Objectives

(a) To provide for neighbourhood commercial services in or near residential areas.

(b) To allow for zoning of specific sites in residential neighbourhoods for commercial operations.

(c) To minimize the effect of commercial uses on adjoining and nearby residential and community service uses.

(3) Policies

(a) Neighbourhood commercial uses, such as confectioneries, gas bars, will be provided for in the Town.

(b) Neighbourhood commercial uses will be accommodated within low and medium density residential zoning districts at the discretion of Council.

(c) Sites for neighbourhood commercial uses will be restricted to corner lots, and sites on arterial or collector streets with both a minimum and maximum site area.

(d) Neighborhood commercial operations must be separated by at least 250 metres.
(e) Neighbourhood commercial strip malls may be allowed in residential zoning districts [Areas B and C, Map 2] under contract zoning to C1-Commercial.

(4) Implementation

(a) A specific definition for neighbourhood commercial use will be included within the zoning bylaw.

(b) Neighbourhood commercial uses will be allowed at Council’s discretion in the R1-Residential District, the R2-Residential district and the MH-Mobile Home district. They will not be allowed in the R3-Residential district or the R4-Residential District.

(c) In order to be considered by Council, a neighbourhood commercial use will have to be located on a lot at the intersection of an arterial or collector streets with another street.

(d) Neighbourhood commercial uses will also be subject to requirements for screening and landscaping, including hard surfacing of driving and parking areas.

(e) Operational standards that may be attached to Council’s discretionary decision, or contract, include screening, emissions of noise and light, and site maintenance such as garbage control.

(f) Contract rezoning for C1-Commercial will also be restricted to lots on arterial or collector streets [Map 3], and subject to any conditions of Council on landscaping, screening, access that are necessary to protect the residential uses in the area.

3.3.5 Home Based Businesses

(1) Background

- These are termed “home occupations” in the current zoning bylaw and are defined as a trade, profession or craft which is customarily carried on in a residence and is clearly secondary to the residential use. The existing definition allows greenhouses.

- Presently home occupations are allowed as discretionary uses in the R1, R2 and MH residential districts.

- Restrictions on the operations include a maximum percentage of the floor area they can occupy in the dwelling, no signs and standards on operations.
• Generally such uses are acceptable in residential areas, providing the scope and nature of the operations does not interfere with the use and enjoyment of neighbouring residential properties. Concerns relate to noise, traffic, parking, and outside storage of goods or materials. In addition, other concerns relate to competition with commercial operations established in commercial zones.

• The current Development Permit process provides that a home occupation must apply annually for operation. This is along the lines of a temporary use.

2) Objectives

(a) To allow people to operate limited types of businesses out of their homes.

(b) To ensure that the operation of home based businesses does not adversely affect the residential character of the area.

3) Policies

(a) Home based businesses or home occupations may be allowed to operate out of single detached dwellings, mobile homes and dwelling units in two unit dwellings.

(b) Home based businesses must occupy less floor area in the dwelling than that devoted to residential purposes. In addition, the business must make only limited use of accessory buildings. In general, the home based business must not provide any visual evidence that commercial activity is taking place within the dwelling unit.

(c) Any home based business which is creating a nuisance [eg. noise, odour, vibration, dust, smoke etc.] for the residential neighbourhood, or disrupting enjoyment of nearby residential properties will either be required to cease operations, or modify operations to remedy the causes for concern.

(d) The zoning bylaw will contain appropriate administrative provisions to allow the Town to effectively regulate the establishment and continued operation of home based businesses.

4) Implementation

(a) Home based businesses will be accommodated at Council’s discretion in the R1-Residential, R2-Residential and MH-Mobile Home districts.
(b) The Zoning Bylaw will contain development and operational standards for home based businesses, such as maximum building floor area use, number of employees, outside storage, signs, screening, parking etc.

(c) The zoning bylaw will include a special permitting process for home based businesses, including a limited validity period.

3.4 Industrial

3.4.1 Industrial

(1) Background

- The Town’s main industrial area is located north of Highway No. 2, except for the Kitsakie Meats operation and the old fish plant site at Police Point. There is around 50 ha. (123 ac.) of land zoned M-Industrial in the community.

- The main industrial uses are related to the transportation and resource extraction industries such as trucking companies, storage facilities. Processing operations include Kitsakie Meats and the wildrice operation.

- The main industrial area is well separated from rest of Town and doesn’t pose any major potential for land use conflicts. The area has good street access and has municipal services to some parts. The C2-Commercial zone serves to buffer the industrial area from the highway, limiting negative visual effects.

- The site of the old fish plant operation has been sold. Since the surrounding development is mainly residential, this presents an opportunity to change the zoning from industrial to residential or another compatible designation.

- There is adequate room to expand the industrial area into Parcel G. However some problems may exist with terrain and servicing in parts of this parcel. Further investigation will be required.

- If the range of uses in the highway commercial zone is set up to be more restrictive, the zoning bylaw could establish two industrial zones, one for lands visible from the highway which will include some highway commercial operations and lighter industrial. Standards on maintaining the visual appearance of the area can be placed in the zoning bylaw. Heavier industrial uses, with fewer restrictions, will be allowed in areas set back further from the highway.

- Standards for landscaping, screening, noise, odours, and storage of hazardous goods can be included for some operations.
• Residential development, limited to one dwelling unit, is currently allowed as an accessory use to industrial development. Due to the high level of potential conflict with industrial uses, extensive residential uses are not recommended in or near heavier industrial areas.

• The potential for some industrial uses can be considered at airport. These would relate more to storage and warehousing as well as aircraft maintenance and storage. Any use allowed at the airport will have to ensure that the operation does not interfere with the use of the airport in areas such as emissions of electrical interference, dust, smoke or glare. In addition, height restriction will need to be maintained in the areas around the strips.

(2) Objectives

(a) To ensure the Town has adequate suitable land within the community to supply the needs for industry.

(b) To ensure that industrial operations do not adversely impact other land uses in the community.

(c) To maintain a good visual appearance along Highway No. 2 through the community.

(3) Policies

(a) A light industrial district will be established along Highway 2 with a more restricted range of allowed uses, including some commercial uses, and requirements for landscaping and screening.

(b) The area set back from the highway will be zoned for general industrial development accommodating a full range of industrial uses.

(c) The industrial area may be extended further west into Parcel G depending on terrain conditions.

(d) Landscaping standards in both zones will be included to help reduce the potential spread of forest fire through the area.

(e) Accessory residential uses in any industrial district must be clearly incidental to an industrial operation. Residential uses must recognize they are in an industrial area and may be affected by industrial operations.

(f) Building standards can be included in the building bylaw relating to fire prevention and spread.
(4) Implementation

(a) Area S, Map 2 will be zoned as M1 - Light Industrial, while Area T, Map 2 will be zoned as M2-General industrial.

(b) The General Industrial zone may be extended to Area U as demand warrants, and will be zoned as Industrial – Holding pending submission of development proposals.

(c) The M1-Light Industrial zone will allow some highway commercial uses and contain landscaping and screening standards to promote a good visual appearance.

(d) Accessory residential uses may be allowed at Council’s discretion, subject to conditions. No more than one residential dwelling unit will be allowed per site.

(e) The M2-General Industrial zone will allow a full range of industrial uses, however uses which may produce potentially noxious or hazardous emissions may be subject to Council’s discretion and special performance standards.

(f) Landscaping standards will be included in both zones, which will serve to minimize the potential for fire spreading through the area.

(g) The building bylaw will be reviewed to determine if construction standards can be added to assist with fire prevention in the area.

3.5 Community Services and Facilities

3.5.1 Schools and Educational

(1) Background

- The are two kindergarten to grade 6 elementary schools in the community: Pre-Cam (enrollment – 460) and Gordon Deny (enrollment – 242). Pre-Cam is nearing its capacity of 520 students.
- Northern Lights School Division operates one high school, Churchill school with grades 7 to 12 and an enrollment of around 424.
- Northern Lights School Division is reviewing options for meeting future needs which may require another school site in the Town. Options are to keep school services centralized around the existing facilities or establish another site in new developments. If the Lac la Ronge Indian Band builds an elementary school on reserve the pressures will be reduced.
- Lac la Ronge Indian Band operates Senator Miles Venne school which is kindergarten to grade 12 with an enrollment of 450.
• Northlands College in the Town offers various programs including high school equivalency, University of Saskatchewan extension courses, and adult education opportunities. Enrollment is around 1000 in the programs.
• NORTEP and NORPAC offer teacher education, and first and second year University of Saskatchewan Arts and Sciences courses. Enrollment runs around 100.
• Development of a Northern University has been discussed with the old Hospital site (Lot 13, Plan AQ777) as one possible location. However, this location may conflict with the Town’s needs for commercial expansion.

(2) Objectives

(a) To ensure adequate land is available, in appropriate locations, to meet schooling and educational needs.

(b) To accommodate educational development within the communities zoning bylaw.

(3) Policies

(a) Council will continue to work with the Northern Lights School Division on options for school location in the Town.

(b) Where necessary, subdivision designs will provide for a school site locations in subdivision designs.

(c) Council will support the development of a northern university in the community to enhance resident’s educational opportunities. However, any location of a northern university should not interfere with needs for commercial expansion in the Town.

(4) Implementation

(a) Potential school sites noted on Map 2. Prior to adoption of subdivision plans for areas around these sites, the subdivision concept plan will be discussed with the Northern Lights School Division to determine if land for a school site needs to be incorporated in the design.

(b) Schools will be allowed within a CS-Community Service Zoning District.

(c) Council will work with interested parties to find suitable a location for a northern university. Since the Town owns large tracts of land, Council is willing to provide development areas at costs of development for the facility.
3.5.2 Protective Services

(1) Background

- The Royal Canadian Mounted Police have a 20-member detachment with 2 auxiliaries in Town. The Town contracts for services for 5 officers.
- The RCMP office and staff housing is located at Police Point (Block 21).
- The Town has a volunteer department with a permanent fire chief and 22 volunteer members. With 2 fire trucks, a water truck and a rescue van. A second rescue unit for highway rescue is being bought.
- The Fire Chief also acts as the Town's building inspector and can ensure fire and building codes are complied with in the community.
- The Town will now be assuming responsibility for responses at the airport, which may require added equipment and staffing depending on the federal government safety requirements.
- The Town has joint agreements with Lac La Ronge Indian Band and Air Ronge. Responses in other areas are charged to the owner of the property.
- The forest fire in spring of 1999 emphasized the need to protect the Town from wildfires.
- The Town has hired an Emergency Measures Officer to look after major incidents and prepare an emergency operations plan for the community.
- With the potential increased use of Highway No. 2 as a major transportation link to the North, the movement of hazardous goods along the road will likely increase.
- Storage of hazardous goods in the Town such as bulk fuel and explosives is also a concern.

(2) Objectives

(a) To provide a safe, secure community for the residents.

(b) To ensure that the community has an adequately equipped and trained emergency response services.

(c) To develop and maintain an Emergency Measures plan for the community.

(d) To cooperate with adjoining communities and the province in responding to emergencies in the area.

(e) To designate routes in community for movement of dangerous goods, or establish policies on conditions for movement.
(3) Policies

(a) The Town will continue to contract with the RCMP for the provisions of police service within the community.

(b) Water services will be extended and systems upgraded to ensure that adequate amounts of water and pressures are available for fire fighting. Additional capacity may be required in areas where there are fire critical buildings. Hydrant spacing will be maintained at appropriate levels (150m).

(c) Council will work to develop and maintain an Emergency Measure plan, providing training for staff, and liaison with other agencies and organizations.

(d) Development and maintenance on an annual basis of the fire breaks around the developed area of the community will be critical.

(e) In the community landscaping and building standards will be used to help to minimize the development and spread of fires.

(f) Plans will be developed to deal with major incidents. Emergency personnel will be trained and equipped to respond to these types of incidents.

(g) Movement of hazardous goods in and through the community will be regulated to protect the residents for potential dangers from spills and other accidents.

(h) The existing mutual aid arrangements with the Lac la Ronge Indian band and the Northern Village of Air Ronge will be maintained and expanded as necessary.

(i) The Town will work with appropriate government departments and agencies for fire suppression in areas in and around the Town.

(j) The Zoning and Building bylaws will be used to establish safety measures and standards for property and buildings.

(k) Council will ensure allocation of budget money to ensure needed equipment is purchased and maintained.

(l) Council will discuss airport emergency response with the federal government and work to obtain federal funding for any upgrades required as a result of federal standard changes.
(4) Implementation

(a) Infrastructure will be upgraded as the municipal water system is expanded and enhanced.

(b) The Zoning bylaw and Building bylaw will contain requirements for landscaping and building separation distances, as well as use of fire retardant materials where appropriate.

(c) Uses involving the bulk storage of dangerous or hazardous goods will be restricted to locations in the industrial area and, where necessary, added development criteria may be required to ensure public safety.

(d) Council will maintain five year capital works budget for equipment maintenance and purchase.

(e) Vehicles hauling bulk hazardous goods and materials will be restricted to routes as designated by council.

(f) Mutual aid agreements will be discussed with the Lac La Ronge Indian Band and Air Ronge.

(g) The Town will meet with appropriate government agencies on an annual basis to review emergency needs and requirements.

(h) The fire breaks will be maintained on an annual basis.

3.5.3 Medical

(1) Background

• The new health centre was built 1997 with 19 acute care beds, 16 long term beds and 12 other beds. There is also a medical clinic located in the Town.

• The community has 4 doctors and a dentist. The Town actively provides housing to maintain medical services in the community.

• There are four ambulances in the community.

• It would be beneficial to add an Optometrist, Chiropractor Physiotherapist to available medical services in the community.

(2) Objectives

(a) To ensure residents have continued access to appropriate levels of medical services and care.

(b) To promote the role of the Town as a medical service centre to Northern Saskatchewan.
(3) Policies

(a) Council will support and encourage the development of enhanced medical care and services in the community.

(b) The existing hospital site will be accommodated.

(c) Provision will be made for other medical services and facilities in the community.

(d) Encourage retention of medical people in Town by provision of needed facilities.

(4) Implementation

(a) The CS - Community Service district will allow for larger medical facilities and services.

(b) Other medical services such as offices and clinics will be allowed in the C1 and C3 Commercial Zoning Districts.

(c) The Town will maintain the housing facility for doctors until other suitable arrangements can be made.

(d) The Council will work with the Mamawetan Churchill River Health District on provision of services to community residents.

3.5.4 Cultural and Institutional Facilities and Services

(1) Background

- Expansion and upgrading of the library has been identified as a need. It is currently in the same building as the Town office. The site has sufficient area to allow expansion on site.

- There are seven existing places of worship in the community covering a number of denominations. Places of worship are permitted in the I-Institutional District and are discretionary in the R1, R2 and C1 Districts.

- There are facilities in the Town capable of hosting larger public events. The Royal Canadian Legion has a hall with a seating capacity of 120. The Kikinahk Friendship Centre can seat up to 400, and the Uniplex (arena) can handle around 500-600 in the off season and 300 in the winter.

- For museum services there are historical exhibits located on the main floor of Mistasinihk Place. In addition the Energy and Mines building has a geological museum dealing with mineral exploration and mining.

- There is a day care centre located on Parcel Z adjoining the Town office.

- Group homes provide various opportunities for special needs groups such as shelters, hospices, halfway houses.
• Senior citizen’s facilities may be needed as the community’s population ages. The over 60 age groups grew by over 1 per cent from 1986 to 1996. Over the next 20 years these age groups may double in size.
• Residents are often concerned about the impact of group homes on residential neighbourhoods.

(2) Objectives
(a) To ensure residents have access and opportunities for cultural enjoyment.
(b) To make provision for meeting the needs of residents who require special accommodation.
(c) To work to integrate special facilities in residential areas in a manner that minimize disruption and impacts on existing uses and development.

(3) Policies
(a) Council will work with the library board and adjoining communities towards expansion of the library in the community.
(b) Places of worship, halls and other places of assembly will be allowed in the community.
(c) Expansion of or development of new museums in the community will be encouraged for telling the history of the community and region.
(d) Buildings will be reviewed for possible designation as heritage buildings.
(e) Opportunities for development of senior citizen’s housing and facilities will be provided.
(f) Development of group homes will be considered, subject to public review and suitable locational standards contained in the zoning bylaw.

(4) Implementation
(a) Council will work with the library board on a suitable location for expansion of the facility, including enlarging the facility at the existing site.
(b) Places of worship, assembly halls and similar uses will be permitted in the CS – Community Service district and allowed at Council’s discretion in the R2 - Residential and C2 – Commercial districts.
(c) Museum will be allowed in the CS – Community Service zoning district and at Council’s discretion in the C1 – Commercial and C3 – Commercial districts.

(d) Council will review for designation as heritage buildings the Anglican Church, the former Smoke Jumpers headquarters and the Jim Brady house.

(e) Facilities for seniors housing will be allowed in the R2 - Residential district, seniors service facilities will be allowed at Council’s discretion in the C1 – Commercial district.

(f) The use of the Old Hospital Site may be considered for seniors housing under Section 3.9.3.

(g) Group homes will be allowed at Council’s discretion in the CS – Community Service and R2 - Residential districts subject to public review. Proponents will be required to supply information that will allow Council and the public to evaluate the impact of the project on the area.

3.6 Parks and Recreation

3.6.1 Provincial Park

(1) Background

- The Town is adjacent to the 336,197 hectare Lac la Ronge Provincial Park which has extensive outdoor recreation facilities.
- Since the park abuts the Town boundary, particularly along the lakeshore, there is a need for cooperation between the Town and provincial government parks branch on policy development.
- The Park provides the Town with significant opportunities for tourism and is an important factor in the community’s economy.

(2) Objective

(a) To work in cooperation with the Provincial Park to enhance the environment and local recreational opportunities.

(b) To provide services and developments that supports or enhances enjoyment of the Park.

(3) Policies

(a) Council will establish a mechanism for regular consultation with the management of the Lac La Ronge Provincial Park.
(b) Council will work with the Provincial Park to establish compatibility of shoreline development policies.

(4) Implementation

(a) Council will contact Provincial Park staff at least once per year to arrange a meeting to review any issues of common concern.

(b) Applications for development permits on lands that adjoin the lake or park will be sent to Provincial Park staff for comments before a decision is made on the application.

(c) Standards and policies for use and development of lakeshore lands will be discussed with Provincial Park staff as needed.

3.6.2 Municipal Parks

(1) Background

- At present the Town has 28.49 ha. (70 acres) of dedicated municipal reserve, and 1.4 ha. (3.4 acres) of environmental reserve. There are also 2.25 ha. (5.5 acres) of buffer strips.
- In addition to the dedicated areas there is an additional 31 ha. (77 acres) of other lands used for park and recreation.
- Developments on school yards also support recreation facilities in the Town.
- There are a total of 151 ha. (373 acres) of land currently zoned as RP-Recreation and Park in the Town.
- A park Development Study was completed in 1984 dealing with the development of parks in the community.

(2) Objectives

(a) To provide open spaces and recreational opportunities for the residents of the community as well as visitors to the area.

(b) To maintain and enhance an integrated open space system in the Town.

(c) To protect and preserve natural and environmentally sensitive areas within the community.

(d) To comply with provincial legislation in the provision and use of dedicated lands.

(e) To establish policies on the use of dedicated lands in the community.
(3) Policies

(a) A hierarchy of three types parks will be established for the Town:
   - community,
   - neighborhood and
   - environmental [natural area].

(b) Community parks, serving all community and visitors, will provide for
    more intensive level of use and development. Existing recreation areas
    in this category include Patterson Park, Morley Wilson Park, the Elks
    fairgrounds and the arena site.

(c) Neighbourhood parks are intended to serve local residential areas, but
    those along lakeshore also serve a wider community. These areas are
    to be used as playgrounds and for passive recreation. New
    neighbourhood parks will be located on corner sites for ease of access.

(d) Natural area parks have significant terrain constraints such as muskeg
    and bedrock and will be left in a natural state and used as open space.
    Some passive activities such as trails may be developed.

(e) Other than shoreline parks, only municipal uses and public recreational
    uses will be permitted on dedicated lands. Use and development of
    shoreline dedicated lands will be reviewed under the provisions of
    Sections 3.6.3 and 3.7.1.

(f) New residential subdivisions will provide appropriate sites and areas
    for municipal reserve.

(g) Existing surveyed sites with significant development constraints, that
    are municipally owned, will be dedicated as Municipal Reserve or
    Environmental Reserve.

(h) Unless appropriate mitigation measures can be provided, flood hazard
    areas along the lake will be dedicated as Environmental Reserve when
    those lands are affected by subdivision.

(i) The possibility of linking lakeshore dedicated lands and parks with
    walking trails will be considered.

(j) Dedication of lands in industrial subdivisions will be dealt with by
    deferral to Parcel J, Plan for municipally initiated subdivisions and as
    cash in lieu for privately initiated subdivisions.
(k) In commercial subdivisions Council may request dedication of Environmental Reserve or Municipal Reserve where the site is adjacent to the lake, otherwise cash in lieu will be the preferred option.

(4) Implementation

(a) Map 3 shows the park designations for existing recreational lands.

(b) Parks and other recreational lands will be zoned as RP, except neighborhood parks which may be accommodated in the appropriate residential zone.

(c) Development of new facilities (play equipment, benches, landscaping and lighting) in neighbourhood parks will take place as needed.

(d) Council will recommend to the subdivision approving authority on dedication of lands based on policies in this bylaw.

(e) Council will pursue bylaws to designate those lots with development constraints, identified on Map 3, as Municipal Reserve or Environmental Reserve under section 205.1 of the Planning and Development Act.

3.6.3 Dedicated Lands - Leases, Permits and Agreements

(1) Background

- The Planning and Development Act and the Dedicated Land Regulations allow Council to lease, permit or enter into agreements for the use of dedicated lands.
- The legislation and regulations allow dedicated lands to be sold or exchanged under certain circumstances.
- In order to ensure appropriate use and continued public access to these lands, Council needs to establish clear policies on lease, permits and agreements.

(2) Objectives

(a) To allow limited use of some dedicated lands for private purposes.

(b) To guarantee the public right to access and use all dedicated lands.

(c) To ensure dedicated lands are restored to an appropriate state after removal of developments.
(3) Policies

(a) Community parks may only be leased to non-profit public recreational organizations for the purposes of developing or managing recreation facilities or services to the residents of the community.

(b) Except for dedicated lands along the shoreline, neighborhood and natural area parks will not be leased.

(c) Council, at its discretion, may issue leases or permits for shoreline dedicated lands to be used for:
   - public boat dock
   - seaplane docking,
   - water lines
   - private docks

(d) Developments expressly prohibited on dedicated lands include:
   - boat houses
   - septic tanks
   - fuel storage, and
   - removal of live trees except for landscaping purposes.

(e) Dedicated lands leases, agreements or permits shall be issued only for a limited time.

(f) Any development placed on the dedicated lands must be removed at the end of the period of the lease, agreement or permit unless the term is extended.

(g) Public access to dedicated lands shall not be unduly restricted by the leasee or permittee.

(4) Implementation

(a) Council may require that an application for a permit, lease or agreement be publicly advertised before making a decision on the application.

(b) Any person receiving a permit, lease or use agreement for dedicated lands is required to post adequate security with the Town to cover costs of restoration of dedicated lands upon lapse or cancellation of the lease, permit or agreement.

(c) Persons leasing, or using land must obtain and maintain acceptable insurance and maintain the land in suitable condition.
(d) Permits for private docks shall only apply to the upland portion of the dock and will not be issued without evidence that appropriate provincial or federal agencies have issued, or are prepared to issue a permit for the dock.

(e) Permits will be issued annually with the applicant being required to apply for renewal before expiry.

(f) Leases and agreements may be issued for terms not exceeding 5 years, but the applicant may apply for renewal before the expiry date.

3.7 Environmental

3.7.1 Shoreline

(1) Background

- The lake is also an important resource for the community for tourism, recreation and aesthetic purposes.
- It is also source of Town water supply and it is critical to protect quality of water; the Town’s water treatment plant is located on Parcel B (Patterson Park) and the intake must be protected from contamination from hazardous or toxic materials, erosions, runoff etc.
- The Town limit is the bank of the lake, the Lac La Ronge Provincial Park is below the bank.
- In places the lake has been filled to support development. The question of jurisdiction on this filled “land” needs to be clarified.
- The area along the shore contains a large amount of commercial development, including float plane operations with fuel storage.
- There are a number of municipal reserve parcels along lake, some are developed as park (Fietz Park (R), Riese Park (R2 and R3)), others remain undeveloped. In some cases they are leased for use with float plane operations (R1 by Block 9), or have been appropriated by adjoining upland uses (R1 by Block 9)
- There are a number of private properties that extend to the bank (the Anglican Church property in Block 19 and residential lands at north end of La Ronge Avenue)
- The flood damage reduction program has identified areas along the shore which are at risk from flooding, both high and moderate risk areas. High flood risk potential ranges from 365.08 metres above sea level to 366.01 metres depending on the location. There is a moderate flood risk extending from 365.43 to 366.42 metres above sea level.
• There are a number of private docks along lake, some are used for commercial operations, such as float planes, while other are for private boat docking. Some are located adjoining dedicated lands. Docks are needed to serve both float plane operations and boating.

(2) Objectives

(a) To maximize public access to lake for recreational purposes.

(b) To protect the quality of the water in the lake for drinking and for recreational purposes.

(c) To protect significant fish habitat from damage.

(d) To enhance and maintain the visual appearance of community along the lake for recreational and tourism purposes.

(e) To clarify the location of the lake bank.

(f) To limit potential flood damages to developments near the lake.

(3) Policies

(a) Lakeshore Municipal Reserves or Environmental Reserves will not be sold or exchanged for other areas of land.

(b) Clearing of natural vegetation along or near the lakeshore is to be discouraged.

(c) Restoration of areas along the lake with natural vegetation is the preferred method of landscaping.

(d) Any fill placed near the lake must either be surfaced to prevent erosion or leveled so that runoff is directed away from the lake.

(e) Excavation that breaks the bank of the lake is not allowed.

(f) Surveys of land along the lake must clearly identify the bank of the lake.

(g) No development will be allowed in designated high flood risk areas in Flood Risk Study, and these areas are to be dedicated as or Environmental Reserve if affected by subdivision.

(h) Limited development in designated moderate flood risk area is subject to flood proofing standards.
(4) Implementation

(a) Development permits will not be issued for properties along the lake without an approved shoreline alteration permit issues by the appropriate provincial or federal agencies.

(b) Applications for developments along the lake will be required to submit a detailed landscaping plan showing any proposed vegetation removal, hard surfacing and directions for water runoff from the site.

(c) Any hard surfacing of land along the lake must direct runoff away from the lake.

(d) Flood proofing guidelines will be included in the zoning bylaw.

3.7.2 Muskeg and Bedrock Areas

(1) Background

- The Town has significant areas of land affected by severe physical development limitations, including, approximately:
  - 1,500,000 m$^2$ of land affected by deep muskeg,
  - 2,500,000 m$^2$ of shallow muskeg,
  - 70,000m$^2$ affected by bedrock outcrops, and
  - 2,750,000 with 3 m or less of cover over bedrock.

- Developing these areas, particularly the deep muskeg and bedrock, would be expensive.
- Avoiding lands with development constraints scatters development out which also increases development costs.
- Some areas with development constraints are privately owned.

(2) Objectives

(a) To reduce development costs by avoiding land with severe development constraints.

(b) To find methods of effectively using some of the areas to make more efficient use of existing municipal services.

(3) Policies

(a) Subdivision of land involving bedrock or deep muskeg areas will designate those areas as Municipal Reserve or Environmental Reserve, which may be over and above the 10% dedication requirement of the Planning and Development Act.
(b) To undertake more detailed investigation of shallow muskeg and shallow covered areas to determine suitability for development.

(4) Implementation

(a) Subdivision plans will show areas of deep muskeg and bedrock outcrops as Municipal Reserve or Environmental Reserve.

(b) Areas with moderate constraints will be reviewed to determine if actions can be taken which will reduce or mitigate the constraint.

(c) The zoning bylaw will designate known lands with severe development constraints as RP-Recreation and Park.

(d) Where large areas of privately owned lands are affected by severe development constraints, Council will review possible exchange options.

3.8 Public Utilities

3.8.1 Water

(1) Background

- The new treatment plant on Parcel B will improve some of the immediate needs in terms of storage capacity.
- The storage reservoir capacity and pumping capacity of the booster station on Lot 8, Block 17 needs to be upgraded soon. This is important since all new residential development will be taking place in the area north and west of the booster station. Expansion may also be able to take place across the street in Morley Wilson Park (MR5).
- There are also concerns with the capacity of water mains in some parts of Town to handle critical fire flows. These lines may need to be upgraded.
- Added services and flow capacity is also needed in the industrial area for emergency purposes.
- Extension of services to Police Point and parts of La Ronge Avenue has reduced the number of lots that don’t have access to municipal water. However, the high cost of extension and limited number of lots makes expansion further along La Ronge Avenue unlikely.

(2) Objectives

(a) To ensure residents continue to have access to water which meets drinking water quality guidelines.

(b) To ensure that flows are adequate for fire suppression, especially in fire critical buildings.
(c) To establish criteria for adequate service in those areas of the Town where services cannot be extended.

(3) Policies
(a) The Town will ensure that the water supply, treatment, storage and distribution meet the required standards with design capacity for at least the 20 year projected demand.
(b) To ensure that water safe quality is maintained.
(c) To ensure that the distribution system provides adequate flows and pressures to meet emergency needs.
(d) Usage fees for water will be used to assist in recovery of operating and maintenance costs of the system.

(4) Implementation
(a) Council will work with Northern Revenue Sharing Trust Account’s infrastructure program to upgrade booster station including storage capacity in 2000-2001 (cost estimate $1.7 million).
(b) A study of water flow capacity in critical areas will be carried out, and where necessary upgrading undertaken.
(c) Water will be tested on a weekly basis.
(d) Funding for capital works will be allocated in the Town’s capital works budget.

3.8.2 Sewer
(1) Background
• The Town has 15 sewer lift stations, some which are noted as being under capacity. In addition, building and equipment improvements are needed to some of the structures.
• The sewage treatment plant also needs upgrading as it is at or near capacity. However, to date no major problems have been noted with the quality of the effluent being discharged. Since the discharge flows to McGibbon Bay, it is important to ensure that the quality is maintained.

(2) Objectives
(a) To ensure that sanitary sewer is disposed of in an environmentally acceptable manner.
(b) To protect lake water quality.

(c) To provide access to adequate sewage disposal by residents, including areas not serviced by the municipal system.

(3) Policies

(a) The sewage treatment plant will be operated and maintained in line with provincial standards.

(b) Unconnected areas will be required to provide holding tanks for sewage disposal.

(c) Lift stations will be expanded and upgraded to ensure proper flows and meet emergency needs.

(4) Implementation

(a) The sewage treatment plant will be upgraded within 5 years, depending on demand (cost estimate $650,000).

(b) The quality of discharge will be checked weekly.

(c) Lift station repairs and upgrading to begin in current year and continue until complete.

(d) Public health bylaw will be adopted for holding tanks and septic pump outs.

3.8.3 LandFill

(1) Background

- The existing landfill site located about 8 km south of Town. The Town leases the site from the provincial government. The Town, Air Ronge, Lac la Ronge Indian Band, Potato Lake, Lamp Lake and Eagle Point subdivisions as well as the Provincial Park use the landfill.

- Concerns have been expressed about the operation of the facility. Since it has not been staffed, there is no control of materials going into the site and as a result there is the possibility that hazardous materials were deposited. In addition, fires are common and these could spread to the adjoining forest, as well as release noxious substances into the air.

- The life span of the site is not known. Reduction of the amount of material going in would help extend the life of the site. If the site is closed there could be substantial costs associated with decommissioning the facility as well as with locating an alternative site.

- The most immediate need is improved management of the facility. This would require staffing the facility while it is open to ensure that
inappropriate materials are not deposited. The site would also have to adequately fenced and secured when not staffed.

- Management of the site could also extend the life of the facility by providing for separation of materials. A location for recyclable or reusable materials could be set up and enforced.
- Public education could encourage reduction of materials going in, as well as affect the types of materials being thrown away.
- A monitoring program for soil and water contamination from seepage/runoff could also be initiated to determine if there are any contaminants and if they are leeching off site.
- A longer term consideration would be a regional approach for waste disposal. A single site for all communities including Napata, the Provincial Park, Sucker River and Wadin Bay could be investigated. However determining a location for a site may be difficult and time consuming.

(2) Objectives

(a) To provide an area for disposal of garbage in an acceptable manner.
(b) To work to reduce the amount of garbage going into land fill.
(c) To investigate development of a regional waste disposal system.

(3) Policies

(a) The amount and type of garbage going into the site will be monitored.
(b) Adequate fencing will be developed and maintained around the site.
(c) If there are indications of ground water contamination from the site, Council will look into establishing a monitoring program.
(d) Council will investigate the feasibility of establishing a waste recycling and reduction program in the community.
(e) Agreement for use and operation of the site will be maintained with the Lac la Ronge Indian Band, Air Ronge and the provincial government.
(f) Investigation into regional waste management will be discussed with the stakeholders.

(4) Implementation

(a) Council will hire staff to operate and maintain the landfill site, including restrictions on hours of use.
(b) Charges will be used to assist with offsetting the costs of operation.
(c) The Town will contact the other Councils and other authorities in the area to work out a long term agreement for the operation of the landfill site.
(d) The Town will discuss a undertaking a study on regional waste management if the Lac la Ronge Indian Band, Air Ronge and the provincial government agree.

3.8.4 Streets and Roads

(1) Background

- The Town has approximately 32 kilometres of streets (including the Highway.) Most of these are paved (21 km) with 7 km of gravel and 1.3 km of undeveloped road.
- All properties in the Town have adequate legal access. In some areas, bedrock and muskeg make it difficult and expensive to construct roads.
- Emergency access to some areas is limited. La Ronge Avenue is currently the only access to all the properties past Mistastin Lake. This includes Police Point and Birds Point. Development of a secondary access for emergency purposes should be considered. In addition, Reise Drive does not extend through to the highway, although it is surveyed. As a result the entire mobile home area and new residential development only has a single point of entry. Consideration should be given to constructing Reise to the highway for emergency purposes.
- The portions of La Ronge Avenue providing to the Nut Point Campground is not surveyed past the Parada Road intersection. This section of road should be surveyed and dedicated as street.

(2) Objectives

(a) To establish a hierarchy of streets in the community based on use and traffic volume.
(b) To establish appropriate street signs for traffic control.
(c) To maintain safe and efficient traffic movement in the community.
(d) To ensure all areas have adequate access, including for emergency purposes.

(3) Policies

(a) The existing arterial, collector and local street system is shown on Map 3.
(b) Traffic will be monitored to ensure traffic signs are erected at appropriate locations.

(c) Standards for sight triangles at major intersections will be provided, and the Town will maintain appropriate sight triangles, particularly at intersections with Highway No. 2.

(d) Emergency secondary access routes will be constructed as needed and funds are available.

(4) Implementation

(a) Riess Drive will be extended to Highway 2.

(b) Secondary access will be developed from Bedford Drive to La Ronge Avenue near Parada Road in conjunction with other development in area.

(c) Collector and local streets will be provided in new subdivisions.

(d) La Ronge Avenue will be surveyed, in cooperation with Saskatchewan Environment and Resource Management, from Parada Road to the Town boundary to provide legal access to Nut Point.

(e) Maintenance and upgrading plans will be developed for the streets.

3.9 Site Specific Discussions

3.9.1 Upper Atco Site

(1) Background

- Parcel S, Plan 71PA13973 (Area J, Map 2) is a vacant land 6900 m² lot owned by Saskatchewan Property Management Corporation (SPMC).
- The site was formerly used for government offices.
- The site is zoned R2-Residential under existing zoning and has access to municipal water and sewer lines.
- The site is cleared, with a large level area, but drops off steeply to the lake.
- There is an excellent view of the lake.
- The site is located at a high point and is highly visible from many parts of Town and the lake.
- The site provides opportunities for multiunit residential development, extension of shoreline commercial, seniors housing, or even use as park.

(2) Objectives

(a) Establish a use for the site that is compatible with the surrounding uses
(b) To ensure that any development of the site enhances the visual appearance of the community.

(3) Policies

(a) Multi unit residential is the preferred use for the site, however applications for other uses will be considered and evaluated by Council.

(b) Council will pursue acquisition of the site from contact SPMC.

(c) Development of the site must adhere to the shoreline protection policies in Section 3.7(1).

(4) Implementation

(a) The site will be zoned R1-Residential district for the interim.

(b) Council will continue to contact SPMC to have the site transferred to the Town.

(c) Council may consider applications to develop the site for shoreline commercial or seniors housing, however any such rezoning will be subject to the contract zoning provisions of this bylaw.

3.9.2 Fish Plant Site

(1) Background

- Lots 1 to 4, Block 22, Plan CZ1761, (Area I, Map 2) are zoned M-industrial under the current zoning. The fish plant has been closed for a number of years.
- The four lots total 4822 m², and are privately owned.
- The lots have good lake access and one lot is surveyed to the bank.
- Some of the lots are partly in the designated flood hazard area, but the majority of site is above.
- The site is highly visible from the shoreline to the south.
- Adjoining uses are single detached residential and the RCMP.
- Water and sewer services were extended to the area in 1999.
- The site provides opportunities for single detached dwellings or consolidation for use as a multiple unit dwelling.

(2) Objectives

(a) To ensure compatibility with adjoining uses.

(b) To ensure that any development in the area develops and maintains a pleasing visual appearance.
(c) To ensure that impacts from any developments on the shoreline and lake are minimized.

(3) Policies

(a) The sites will be designated for lower density of development.

(b) If higher density or other form of development an application containing detailed information on the proposal will have to be submitted to Council for rezoning.

(c) Development of the site must adhere to the shoreline protection policies in Section 3.7(1).

(4) Implementation

(a) The area will be zoned as R1-Residential district in the zoning bylaw.

(b) Council will consider rezoning to higher density residential or other uses by contract.

3.9.3 Old Hospital Site

(1) Background

- Lot 1, Block 13, Plan 72PA01508 (Area L, Map 2) is 10690 m².
- It is owned by the federal government and currently zoned I-Institutional.
- The federal government (INAC) also owned the area behind Lot 1 (a portion of lot 13, plan AQ777) which is 16,712 m² and is also zoned I-Institutional.
- There is a potential for the site moving to reserve status if INAC sells the area to a First Nation.
- The area has access to municipal water and sewer services.
- This site is in the core of downtown, and is located opposite Patterson Park.
- Adjoining lands are mainly used for commercial purposes.
- The site provides opportunities for expansion of the C1-Commercial area as well as for a senior’s housing facility or a northern university.

(2) Objectives

(a) To provide additional land for downtown commercial development.

(b) To recognize that the site has other potential uses that would benefit the community.

(3) Policies

(a) The preferred use of the site will be for downtown commercial uses.
(b) Council will be prepared to consider alternative uses based on submissions of a detailed project proposal.

(c) In order to ensure acceptable long term development of the area rezoning of the site for uses other than downtown commercial will be done by contract.

(4) Implementation

(a) The area will be initially zoned as C1-Commercial district.

(b) Consider rezoning the area for seniors housing if an acceptable proposal submitted.

3.9.4 Commercial/Residential Transition Area

(1) Background

- This is an area (Area E, Map 2) of mainly residential development north of the La Ronge Avenue commercial strip. The area is a mix of commercial, light industrial, single detached residential, apartments and institutional uses. Land has been rezoned from R2-Residential to C1-Commercial on a case by case basis in the past.

- There are approximately 90 lots in the area, 41 zoned R2-Residential District, 46 zoned C1- Commercial District and 2 zoned I-Institutional District.

- Current land uses include 4 apartment blocks, 68 single detached dwellings, churches, senior's housing and services, offices, storage building etc.

- The area is one of the older residential areas in the Town and due to its proximity to the lake remains attractive for this use.

- However, as vacant commercial land is used up along La Ronge Avenue, pressure to extend commercial uses into this area continue to increase, often resulting in conflicts with established residences.

- Due to the high pressure for development in the area, clear development policies are needed to respond.

(2) Objectives

(a) To provide for expansion of the downtown commercial uses into this area as needed, and in the long term it is expected that most of the area will become commercial.

(b) To accommodate the existing residential uses in the area, and allow for some new developments.
(c) To ensure that land use conflicts in the area are minimized as transition takes place.

(3) Policies

(a) The interim land use zones for the transition area are shown on Map 4.

(b) Single detached, two unit and multiple unit residential development will be allowed in the areas shown as R2 - Residential on Map 4.

(c) Expansion of commercial uses into the residential area will be allowed, with preference being given to sites that abut sites designated as C1-Commercial.

(d) Specific sites within the area may be zoned for commercial use as long as the change is consistent with the eventual expansion of the C1-Commercial district. Spot zoning which will create long term isolated spot zones will not be allowed.

(e) Rezoning of commercial lands to residential will not be considered.

(4) Implementation

(a) Residential lots, as shown on Map 4, will be zoned as R2-Residential district, commercial lots will be zoned as C1-Commercial, community service uses as CS – Community Service.

(b) Development of new residential uses will be limited to upgrading or replacement of existing buildings.

(c) Application for rezoning to C1-Commercial will be considered where the site proposed for rezoning abuts a lot that is zoned C1-Downtown Commercial. Any rezoning from R2 - Residential to C1-Commercial in this area is to be done by contract zoning to minimize impacts on existing residential uses.

(d) Spot zoning for commercial uses in this area may be allowed if the lot is within one lot width (15 metres) of a lot zoned C1-Commercial.

3.9.5 Airport

(1) Background

- The Town purchased the airport in 1999 and is responsible for the maintenance and operation of the facility.
- The federal government can establish standards for airport operations.
- Commercial and industrial developments exist at the airport as leases at
present.
- The airport provides significant benefits for the Town and area.
- Annexation of the area to the Town may provide added control and benefits.

(2) Objectives
(a) To ensure that the airport continues to be operated.
(b) To get federal and provincial support for the operation.
(c) To provide for appropriate developments at the airport site that support the operations.

(3) Policies
(a) The Town will continue to lobby federal and provincial government for support to operate the airport. If adequate support is not provided by senior governments, the Town will reexamine its ownership of the land and facility.
(b) Council will consider sale of lands at the airport, if the area is annexed to the Town, otherwise land will only be developed under lease.
(c) Council will develop a land use plan for airport that allows for commercial and other uses that would benefit from proximity to the airport.
(d) Council will review annexation of the area to Town to provide for full municipal control.

(4) Implementation
(a) Sale of lots at the airport will only take place if the airport is annexed to the Town and a land use plan for the area developed. A suitable subdivision and servicing plan will also be developed before any land is sold.
4. FUTURE TOWN EXPANSION

(1) Background

The Town is restricted in the directions it can expand by number of factors. The lake is a barrier to the south, the Provincial Park blocks expansion in some areas to the north while Kitsakie Indian Reserve limits expansion somewhat to the west [Map 5.]

The primary area for future municipal expansion will likely be northward along the highway. This includes the possibility of including the Eagle Point subdivision and golf course along with the airport. Extension may be possible to the west, but the terrain in this area, as well as distances from existing services do not make it the most viable area for municipal expansion within the foreseeable future.

Development in areas near the Town may affect future expansion. Council needs to ensure that development near the Town does not block, or interfere with future Town needs.

Implications of extending the municipal limits to some of these areas would include the necessity to be able to adequately deliver municipal services such as fire protection, garbage and pickup. In addition, residents of these areas would be impacted if included within municipal limits by changes in taxation.

At the present time, the Town does not appear to require annexation of land to meet immediate or short-term development needs. There is adequate land within the existing limits to accommodate residential, commercial and industrial development to the target population.

However, since the Town has acquired ownership of the airport, expansion of the municipal boundary to include this property would provide the Town with control over development and taxation at the airport. If the airport were to be annexed, it would also be feasible to include the Eagle Point subdivision at the same time.

(2) Objectives

(a) To ensure development on lands near the Town does not affect future municipal needs or services.

(b) To extend limits to include municipally owned lands.
(3) Policies

(a) The Town will participate in area land use planning as identified in Section 5.1.

(b) The airport and intervening lands, as indicated on Map 5, will be annexed to the Town as needed.

(4) Implementation

(a) If a permanent regional planning body is established, the Town will participate.

(b) Annexation of the airport and intervening areas will be reviewed with affected parties and landowners.

5. AREA PLANNING AND DEVELOPMENT

5.1 Lac La Ronge Regional Planning

(1) Background

The area around the Town encompasses land under the jurisdiction of the Lac La Ronge Indian Band, the Northern Village of Air Ronge, and the provincial government, through Saskatchewan Environment. Outlying developments include Eagle Point, Napata, Potato Lake, Wadin Bay, and English Bay. In addition, the Town abuts the Lac La Ronge Provincial Park with its own development needs. Co-operation in planning the development of the entire area is needed among the parties. Weyerhaeuser Canada Ltd. and other forestry companies also have an interest in the area through forestry operations and licenses.

Saskatchewan Environment, in cooperation with area stakeholders in a local advisory board, has undertaken development of a land use plan for the area around the Town. The Town is a participant in this process, and will work with the local advisory board in following any land use plan implemented for the area.

One method of cooperative planning is provisions in the Planning and Development Act, 1983, for the establishment of formal planning districts for joint planning of an area of common interest to the municipalities involved. Formation of a planning district requires a formal agreement between the participating municipalities and the preparation of a Development Plan for the area encompassed by the District. This option can be investigated with the other communities.
(2) Objectives

(a) To assist in developing and implementing a plan for the land range use and development of land and resources in the area around the Town.

(3) Policies

(a) Council will support the development of a land and resource plan for the area around the Town.

(4) Implementation

(a) The Town will participate as a member of any body established to set up and administer any plan developed for the region.

(b) Council will review the provision of resources on an equitable basis to ensure any plan is administered properly.

5.2 Lac La Ronge Indian Band

(1) Background

- The Kitsakie Indian Reserve abuts the south limit of the Town. The reserve area closest to the Town includes some residential development as well as the Lac la Ronge Indian Band offices and a Bingo Hall. Since the two jurisdictions are in close proximity, cooperation in the use and development, as well as servicing of these areas is needed.

- In addition, the Band development corporation owns lands in the Town.

(2) Objectives

(a) To work with the Band in areas of common interest.

(3) Policy

(a) To work with the Band in the provision of services and facilities in areas of common interest.

(b) To cooperate with the Band to ensure compatibility of land use and development in land areas where the Town and Reserve abut.

(c) To promote cooperation between the Town and the First Nation in areas such as economic development.

(4) Implementation

(a) Council will work with the Band to establish a forum or mechanism to maintain regular communication.
(b) Where needed, specific joint ventures may be set up, such as in serving and land use development.

5.3 Treaty Land Entitlement and Specific Claims

(1) Background

- Due to significant portion of the Town’s population that are First Nation’s members, as well as the proximity to the Lac La Ronge and Kitsakie reserves there is a potential for selection of lands in, or near, the Town for Treaty Land Entitlement reserve or addition to reserve.

(2) Objectives

(a) To ensure compatibility of development between the Town and any new reserve lands that may be established in and near the Town.

(3) Policies

(a) The Town will require an agreement with any First Nation seeking to establish a reserve in or near the Town to cover matter such as:

i. Compatibility of land use,
ii. Compatibility of bylaws,
iii. Compensation for funding losses due to assessment decreases or lost grants,
iv. Payment for services provided, and
v. Joint economic development initiatives.

6. ECONOMIC DEVELOPMENT

(1) Background

- The population over 15 increased by about 18 percent over the ten year period, while the labour force grew by around 11.5 percent.
- Government and other services employ 60% of the workforce.
- Unemployment decreased between 1991 and 1996.
- Average income has increased.
- Potential for employment expansion in forestry, tourism, transportation industries.

(2) Objectives

(a) To have employment opportunities for the Town residents.

(b) To encourage business and industrial development in the community and area.
(3) Policies
(a) Council will ensure availability of land for commercial and industrial development through appropriate zoning and subdivision.
(b) Council will promote business and economic activities in the Town and region.
(c) Council will review incentive programs for business development.
(d) Council will work with Air Ronge and the Lac la Ronge Indian Band to develop regional industries and economic development opportunities.

(4) Implementation
(a) Council will adopt a zoning bylaw with commercial and industrial zones.
(b) Where possible the Town will provide appropriately serviced and subdivided land for commercial and industrial development.
(c) The Town will continue to participate in the Community Development Corporation.

7. IMPLEMENTATION

7.1 Zoning Bylaw
The zoning bylaw will be the principal method used for implementing the land use provisions of this Basic Planning Statement and shall be adopted in conjunction with this bylaw.

7.1.1 Purpose
The purpose of the Town's zoning bylaw is to control the use of land providing for the amenity of the area within Council's jurisdiction and for the health, safety and general welfare of the inhabitants of the Town.

7.1.2 Content and Objectives
The zoning bylaw will implement land use policies contained in this Basic Planning Statement by prescribing and establishing zoning districts as noted in the Basic Planning Statement. Regulations will be included on the types of uses, site sizes, setbacks, building location, off-street parking and landscaping.
7.1.3 Development Permit

The zoning bylaw will regulate development through a development permit procedure. An administrative section will specify the requirements for application, review, decision and appeals for a development permit.

Special permitting provisions will be required for certain uses such as home based businesses.

7.1.4 General Regulations

The zoning bylaw will include a general regulation section containing regulations and standards applicable to all zoning districts, or to specific classes of development. Regulations on safe building elevations, placement of fill, excavation, discharge of wastes, and hazard land will be included.

7.1.5 Zoning Districts

The Zoning Bylaw will initially establish the following zoning districts in the zoning bylaw:

UR – Urban Reserve for areas beyond the intended development range of this planning statement.
RP – Recreation and Park for parks, recreation facilities and open space.
CS – Community Service for uses and developments that serve the cultural and social needs of the residents of the community.
R1 – Residential for single detached residential and compatible uses.
R2 – Residential for medium density residential (single detached and two unit) uses and compatible uses.
R3 – Residential for higher density residential uses (3 unit and higher) residential developments.
R4 – Residential for lightly services residential
MH – Mobile Home Residential for mobile home courts and mobile home developments on lots.
C1 – Downtown Commercial for retail and service commercial uses.
C2 – Highway Commercial for commercial uses intended to service the travelling public.
C3 – Shoreline Commercial for commercial uses requiring access to the lake, or which are intended to serve tourism needs.
M1 – Light Industrial for
M2 – General Industrial for industrial uses which may cause
H – Holding may be added to any of the above zoning districts to indicate future development. The H-Holding designation may be
removed for all or any part of the area when land is needed for development.

7.1.6 Amending the Zoning Bylaw

Council will consider the following factors when dealing with applications to rezone land:
- conformance to the Basic Planning Statement;
- suitability of the site for development;
- compatibility of land use;
- the Municipality's financial capability to accommodate the development; and
- the adequate provision of municipal services.

7.2 Contract Zoning

Rezoning by agreement (contract zoning) will be used to minimize potential negative impacts of a development on the environment, services and existing development by controlling the specific type of use and development of the site, or ensuring that the development is completed within a specific time frame.

(1) Rezoning agreements may be used in the following situations:

(a) shoreline based commercial uses adjacent to the lakeshore or existing development.

(b) industrial uses which require extension of the general industrial district,

(c) rezoning of land within the transition area for any type of development,

(d) proposals for mixed use developments such as a commercial/residential project, or

(e) rezoning applications in any of the specific areas identified in this planning statement.

(2) The following guidelines and procedures will apply to contract zoning:

(a) The proposal must conform with the policies of this statement.

(b) Where Council has requested an agreement for rezoning, the proponent of the rezoning shall supply to Council the following:
(i) Where the proposal involves landscaping, site grading or construction of driveways, a performance bond equal to 10% of the estimated value of the development.

(ii) Specific site plans, in duplicate, showing the current and future:
- lot lines, easements and right-of-ways
- streets, driveways and parking areas
- building locations
- landscaping
- topography.

(iii) Blueprints of all proposed buildings or additions.

(iv) A written description, in duplicate describing the proposed development in terms of use of buildings and land, expected traffic generation, and required municipal services.

(v) A list of the owners of adjacent properties within 100 metres of the proposal.

(c) Council, after reviewing the plans and descriptions, may request such changes to the plans and proposal as may be necessary to:
- conform to the policies of this statement,
- other applicable requirements in the zoning bylaw,
- to protect adjacent properties,
- to ensure that the development will be compatible with surrounding areas, or
- to ensure that the development is completed within a reasonable time.

(d) Once the site plan and development proposal are satisfactory to both parties, a draft agreement setting forth the description of the proposed development, terms and conditions of development and a time frame for the work shall be prepared.

(e) An agreement for rezoning shall not be formally entered into until such time as the public has had an opportunity to review and comment on the proposed rezoning and development. Public notice and review shall take place as stipulated for a zoning bylaw amendment in Part IX of The Planning and Development Act, 1983, and shall be held in conjunction with the public notice and hearing for the zoning bylaw amendment related to the agreement.
(f) Council may only formally enter into the agreement for rezoning following the public hearing.

(g) Final reading of the zoning bylaw amendment shall only be given after the rezoning agreement has been entered into.

(4) If the proponent fails to develop the site in accordance with the agreement, fails to meet the time frames set out in the agreement, or ceases to use the site for the use set out in the agreement, Council will rescind the agreement and the zoning of the site will revert to the prior zoning designation.

(5) If the agreement is voided for cause, the proponent shall remove all development that does not comply with the prior zoning, or Council may have the development removed and the proponent billed for any costs associated with the removal.

7.3 Subdivision Standards

(1) Background

- Most multiple lot subdivisions in the Town, other than lot splits, will be on Town owned lands.
- Land development in the Town is affected by significant adverse terrain conditions which affect development and servicing costs.

(2) Objectives

(a) To minimize development costs for new subdivisions.
(b) To ensure the people have appropriate access to their land
(c) Provide effective movement of vehicles and pedestrians

(3) Policies

(a) New subdivision developments are to adjoin existing subdivisions.
(b) Single frontage lots (lots only on one side of a street) are to be avoided where possible.
(c) Cul-de-sacs and crescents are the preferred design for new residential subdivisions.
(d) Lots provided in a subdivision shall meet the minimum lot size of the zoning district ensuring that any structures placed on the lot will be able to meet the district setbacks, provisions for off-street parking and landscaping.
(e) The minimum width for each class of street is as set out in the Subdivision Regulations.

(f) Street design shall conform to the Subdivision Regulations.

(g) The natural terrain, drainage and riparian areas, and vegetation shall be preserved to the maximum extent possible in development of the subdivision.

7.4 Dedicated Lands

(1) Background

- The Planning and Development Act, 1983, specifies that the subdivision approving authority may require the proponent of a subdivision to dedicate land for buffer strips, environmental, public or municipal reserve land, and public highways.

(2) Objectives

(a) To protect environmentally sensitive areas when land is being subdivided.

(b) To ensure adequate open space is provided within the community to recreation and community service needs.

(c) To prevent development on hazardous lands.

(3) Policies

(a) Flood prone areas, as identified at the time of a subdivision, are to be designated as Environmental Reserve unless the area can be developed for public recreational facilities or acceptable corrective measures can be undertaken.

(b) Swamp and natural drainage courses, which cannot be modified in an acceptable manner to allow development, shall designated as Environmental Reserve only.

(c) Municipal reserve may be waived in whole or in part where the proponent agrees to pay cash-in-lieu for the land that would otherwise have been dedicated, based on the fair market value of the unserviced land immediately following subdivision.
(d) Dedication of public or municipal reserve land may be deferred to the remaining land owned by the developer, or to another area owned by the developer in the same municipality. A caveat will be filed on the land noting there is a requirement for providing dedicated land if further subdivision takes place.

7.5 Service Agreements

(1) Background

- In order to minimize the financial effect on a municipality, Council can require a private developer proposing a subdivision to enter into a service agreement under Section 143 of The Planning and Development Act, 1983. This agreement requires the proponent to install all on-site municipal services including streets, lanes, curbs, gutters, drains, connecting and boundary streets, landscaping of parks and boulevards and public recreation facilities required by Council.

- In addition, levies and charges may be included to cover costs of construction or improvement of municipal services located within or outside the proposed subdivision which directly or indirectly serve the subdivision. Facilities included in this area include main public roadways, sewage or water treatment facilities, drainage facilities and parks or recreation spaces and facilities. The levies must be proportionate to the level of demand or usage which will be created by the proposed subdivision.

(2) Objectives

(a) To ensure that the Town does not assume any financial risk from the subdivisions of private lands

(b) To ensure that subdivisions are provided with appropriate services that comply with municipal standards.

(3) Policies

(a) Where a private developer applies to the Town to subdivide land, the Town will assess the impact of the development in terms of on-site services requires as well as the impact on off-site services and facilities.

(b) Where on-site services are needed, or off-site services are affected, the proponent will be required to enter into a service agreement with the Town.
7.6 Land Acquisition or Sale

(1) Background

- The Town is the majority land owner in the community, having title to over 900 hectares of land. Most of this land is in areas designated for future residential, future highway commercial or future industrial uses. In addition much of the area has significant development constraints.
- Generally the Town should not need to acquire additional land for these uses. However, it may be necessary to investigate acquiring land for downtown commercial expansion, to assist with relocation of non-conforming use or for special parks and recreation development along the shoreline.
- As a major land developer the Town must ensure that adequate funds are in place to ensure that it will be able to develop new areas as needed.

(2) Objectives

(a) To ensure that an adequate inventory of land of all types is available to meet development needs

(b) To ensure that funds are available to develop new areas.

(c) To acquire lands where necessary, to promote appropriate development.

(3) Policies

(a) Council will establish lot sales price based on recovery of all development costs, but subject to market values, and recognizing unique terrain features that may affect the use of the lot.

(b) The exchange of developable municipal lands for other areas will be considered on a case by case basis.

(c) Land acquisition will be considered to facilitate downtown commercial expansion, to assist with relocation of non-conforming uses or for special parks and recreation development along the shoreline.

(d) Council will establish a land development account.

(e) Larger parcels may be sold to private developers under a development agreement whereby the private developer will undertake the development process. The development agreement will include a service agreement as set out in Section 7.6
7.7 Building Bylaws

In accordance with The Uniform Building and Accessibility Standards Act the Municipality will ensure that building construction is regulated so that they are physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

7.8 Capital Works

In accordance with The Urban Municipality Act, 1984 Council will prepare a capital works plan, which will be co-ordinated with policies of the Basic Planning Statement to ensure the effective and efficient control of development and public spending.

The Capital Works plan will be updated on an annual basis.

8. MONITORING AND AMENDMENT

The Basic Planning Statement establishes the policies that are expected to meet anticipated residential, commercial, and industrial requirements within the financial and servicing capabilities of the community. The policies will serve as a basis for detailed planning and servicing.

To ensure the effectiveness of the policies in meeting overall community objectives, Council will monitor the local situation and evaluate the appropriateness of these policies.

The Basic Planning Statement may be amended if necessary by Council. Amendments may also be proposed by developers and the public to facilitate development proposals. Council will consider such requests based on:

- appropriate community development and public interest; and
- overall community objectives as established by the Basic Planning Statement.
MAPS

Map 1 – Generalized Future Land Use
Map 2 – Residential, Commercial and Industrial Development
Map 3 – Parks, Recreation and Utilities
Map 4 – Transition Area Detail
Map 5 – Future Municipal Expansion