

**Lac La Ronge
Planning Area**

Official Community Plan



Appendix “1”

LAC LA RONGE PLANNING AREA BYLAW NSAD 1/2011

A Bylaw of the Lac La Ronge Planning Area to adopt an
Official Community Plan.

Whereas the Minister of Municipal Affairs has authorized the preparation of an *Official Community Plan* for the Lac La Ronge Planning Area in consultation with Advisory Northern Planning Commission, pursuant to Section 29 and Section 110-113 of *The Planning and Development Act*, 2007 Chapter P-13.2 (the “PDA”); and

Whereas section 35 of the PDA provides that the *Official Community Plan* be adopted in accordance with the public participation requirements of Part X of the PDA:

Whereas in accordance with Part X of the PDA, the Minister of Municipal Affairs advertised in a weekly paper on July 21, 2011 and July 28, 2011;

Whereas in accordance with Part X of the PDA, the Minister of Municipal Affairs held a public meeting on August 21, 2011;

Therefore, the Minister of Municipal Affairs, on behalf of the Northern Saskatchewan Administration District, in the Province of Saskatchewan, hereby enacts as follows:

1. This bylaw may be cited as "*Lac La Ronge Planning Area Official Community Plan*".
2. The *Lac La Ronge Planning Area Official Community Plan*, as shown on Schedule 'A', attached to and forming part of this bylaw, is adopted to provide a framework to guide and evaluate future development within the Planning Area.

LAC LA RONGE
PLANNING AREA
OFFICIAL COMMUNITY PLAN

This is Schedule 'A', attached to and forming part of Bylaw NSAD 1/2011
*Official Community Plan of the
Lac La Ronge Planning Area*

Contents

1	INTRODUCTION	1
2	VISION	2
3	PLANNING CONTEXT.....	3
3.1	La Ronge Integrated Land Use Management Plan	3
3.2	Plan Philosophy	4
3.3	Planning Area Goals	5
3.4	Authority and Mandate.....	6
3.5	Guiding Principles.....	7
4	BACKGROUND	10
4.1	Site and Situation	10
4.2	Planning Area Resources	14
4.3	Regional Context.....	15
5	ECONOMIC WELL-BEING.....	17
5.1	Diversification and Enrichment	18
5.2	Sustainable Economic Development	19
6	ENVIRONMENTAL WELL-BEING	22
	The Built Environment	22
6.1	Residential Development	23
6.2	Commercial and Industrial Development	28
6.3	Home Occupation and Bed and Breakfast Facility	30
6.4	Agricultural Development	31

6.5	Local Area Communities	31
	Eagle Point.....	34
	Lamp Lake.....	36
	Nemeiben Lake.....	38
	Rabbit Creek	39
	Potato Lake.....	40
	Napatak.....	42
	The Natural Environment	44
6.6	Resource Management.....	44
	Traditional Resource Use Cabin Development	46
6.7	Shoreline Protection	48
6.8	Dedicated Lands.....	50
7	SOCIAL WELL-BEING	52
7.1	Roads, Services and Utilities.....	52
7.2	Protection Services and Emergency Preparedness.....	56
7.3	Recreation	59
7.4	Community Involvement and Partnerships.....	60
7.5	Heritage and Culture.....	62
8	TAKING ACTION AND TRACKING PROGRESS.....	65
8.1	Implementation.....	65
8.2	Future Land Use Designations.....	65
8.3	Zoning Bylaw	68
8.4	Additional District Classifications	70
8.5	Other Implementation Tools	71

1 INTRODUCTION

This *Official Community Plan* is adopted by the Minister of Municipal Affairs for the Lac La Ronge Planning Area (Planning Area), to provide a framework of goals, objectives and policies to guide the management and use of land and future development within the Planning Area (Map 1).

As a community, region, and country, we are in a time of significant and accelerated change. The way in which we manage the challenges of the next few years and decades will be critical to the health and well-being of the Planning Area. The *Official Community Plan* serves as the guiding document to stimulate change, improve quality of life and offer security to our northern area while providing opportunities for social and economic evolution.

The *Official Community Plan* is designed to assist decision makers in securing the future and current goals of the Planning Area while evaluating the future effects of decisions regarding land use planning. Specifically, the *Official Community Plan* is intended to assist the Advisory Northern Planning Commission (ANPC) in:

1. Implementing the vision for the Planning Area;
2. Promoting stewardship of the Planning Area's natural and cultural heritage and character;
3. Providing for orderly growth that is environmentally and economically sustainable;
4. Protecting the resources within the Planning Area;
5. Preserving the quality of life within the Planning Area by fostering healthy, active and safe communities;
6. Providing for predictable, open and integrated decision making; and
7. Interpreting and applying Federal, Provincial and local area policy within the context of the Planning Area.



2 VISION

The Northern Saskatchewan Administration District (the District) seeks to put into practice a vision that charts a new course for the future land use in the Planning Area. It is a vision that is based on a number of fundamental principles, first and foremost being an innovative approach to planning, grounded on the premise that the land must be protected. It is a vision which:

1. Equates the importance of human development with the requirement for a wise and sustainable stewardship of the land;
2. Regards the Planning Area as a protected landscape in which economic development activities are permitted if they are sustainable and benefit local communities;
3. Believes human development must be grounded on integrated and coordinated planning that honors the social integrity of communities and the natural integrity of the environment;
4. Commits to planning for the sustainability of the ecosystem, where human interactions maintain or restore ecological integrity, not cause it to deteriorate;
5. Understand there are environmental thresholds for all human activity; and
6. Recognizes the rights of the residents to have access to services and necessities that improve the quality of their lives.

The *Lac La Ronge Planning Area Official Community Plan* overall achieving goal is to “manage the use of the land and renewable and non-renewable resources of the Lac La Ronge Planning Area in an integrated and environmentally sound manner to ensure ecological, economic and social benefits for present and future generations”.



Pictured here is the Pink Lady Slipper, also known as the Moccasin Flower; the only native orchid hardy enough to withstand the cold northern climate.

3 PLANNING CONTEXT

3.1 La Ronge Integrated Land Use Management Plan

The Ministry of Municipal Affairs (MA) and Ministry of Environment (ENV) have been tasked with developing methods for local input into land use issues in areas around the northern municipalities of La Ronge and Air Ronge, as well as Reserve lands of the Lac La Ronge Indian Band. Each ministry has the responsibility to oversee management of all lands within the District, thus have been assigned separate roles and responsibilities. MA, in its role as the municipality, is responsible to ensure appropriate and compatible development occurs within the District. ENV's role in the District is to administer Crown resource land to maintain a high level of environmental quality, ensure sustainable development and provide economic and social benefits for present and future generations. In preparing a consistent, comprehensive and fair *Official Community Plan* and *Zoning Bylaw* for the Planning Area, MA recognizes the interconnectivity of the District and ENV.

Government collaboration initially resulted with the approval of the La Ronge Integrated Land Use Management Plan (ILUMP) in 2003. The ILUMP was approved by Provincial Cabinet to direct government's management of land and resource use within the La Ronge area. It was prepared to address the increasing demand on the area's land and resources. The ILUMP presents a policy framework for land and resource management, provides direction for public involvement and presents options for resolving conflict among users. The ILUMP recommended the establishment of an Advisory Northern Planning Commission (ANPC) to prepare an *Official Community Plan* and *Zoning Bylaw*.

The Lac La Ronge ANPC was formed with nine local representatives and is responsible for land use issues in the established Lac La Ronge Planning Area. The Lac La Ronge ANPC consists of representatives from the Town of La Ronge, Village of Air Ronge, Lac La Ronge Indian Band, Napatak Recreation Subdivision and the surrounding District, including the Eagle Point, Potato Lake, Rabbit Creek, Nemeiben Lake and Lamp Lake Subdivisions. The ANPC will oversee the implementation of the Planning Area *Official Community Plan* and *Zoning Bylaw*.

The *Zoning Bylaw* will contain a Resource Land District that will accommodate natural resource harvesting activities, outdoor recreation activities and traditional resource use on lands within the Planning Area. The disposition and use of provincial Crown resource land is under the direction of ENV pursuant to the ILUMP, as directed by Cabinet. The Resource Land District presents goals and objectives which are consistent with the general policy framework of the ILUMP. Developments which are not specified as permitted uses in the *Zoning Bylaw* are at the discretion of the District and are subject to the development standards specified. The rezoning of land to an appropriate zoning district may be required to accommodate a proposed development. As most future development will occur on

Crown resource land, policies and regulations to ensure orderly and controlled development within this document have been prepared to support the ILUMP. While the *Official Community Plan* and *Zoning Bylaw* establish a comprehensive land use plan and regulation for the area, it is recognized that coordination with the ILUMP is critical for effective land use management.

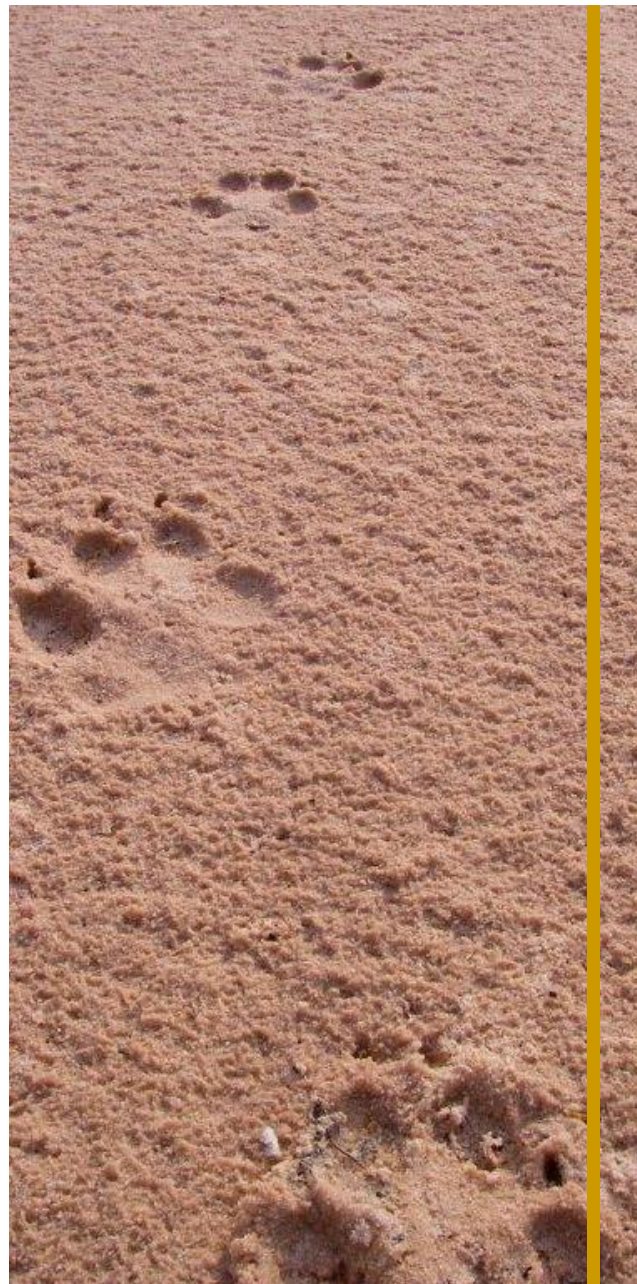
3.2 Plan Philosophy

The District believes that land within its jurisdiction is a valuable resource, which must be managed, preserved, and developed efficiently through sound land use planning. The *Official Community Plan* is designed pursuant to the PDA which states that, “The purpose of an *Official Community Plan* is to provide a comprehensive policy framework to guide the physical, economic, environmental, social and cultural development of the Municipality.”

With this in mind, the purpose of this *Official Community Plan* shall be:

1. To establish a decision-making framework to address development, servicing, environmental and related concerns;
2. To address current and potential development issues, trends and land-use changes affecting the municipalities;
3. To provide for the orderly and appropriate development of land, through appropriate size, quality and proper location of development;
4. To identify municipal development interests, goals and objectives; and
5. To assist residents and developers to make development and land use decisions.

The plan has been developed to provide residents and developers with development policies consistent with the general policies of the ILUMP.



3.3 Planning Area Goals

The following statements provide the focus for the *Official Community Plan* and its policies as they relate to development within the Planning Area. The goals are not ranked by priority, but collectively represent the future aspirations of the Planning Area.

The goals for the Planning Area are identified as follows:

1. To accommodate growth and change in the Planning Area in accordance with sound and sustainable land use planning practices that maximize appropriate and efficient land use patterns and minimize land use conflicts.
2. To promote responsible development of residential, commercial, industrial, institutional, recreational uses and other opportunities in the Planning Area which add value to the community and enhance the northern way of life.
3. To encourage residential development that creates safe, livable and strong communities that enable economic and community development.
4. To encourage positive communication and beneficial cooperation between the communities within and adjacent to the Planning Area.
5. To identify, within a regional context, the Planning Area's future growth plans and encourage the beneficial and orderly development of land uses and infrastructure.
6. To support sustainable land use and development practices that will maintain the productivity and environmental quality of the land for future generations.
7. To work together with other local governments, cooperative agencies, provincial ministries and First Nations for the mutual improvement of service capacity, governance and quality of life for the communities and region.
8. To improve the social, cultural, economic and environmental health of the Planning Area through the responsible management of municipal resources.
9. To integrate the stated long term intentions of the Town of La Ronge, Village of Air Ronge, Lac La Ronge Indian Band and the Ministry of Environment with the long term land use goals for the entire Planning Area.
10. To outline and integrate the existing policy framework established by the different ministries within government.
11. To reinforce the policies of the developed areas within the Planning Area with proper consideration of the adjacent wilderness areas based on the interdependence between the two.
12. To work with communities to implement the growth management guideline appropriate to each area.

3.4 Authority and Mandate

Pursuant to section 2(1)(j) of *The Northern Municipalities Act, 2010* the Minister of Municipal Affairs may act as the council for the District and may exercise the powers and perform the duties in the Act. This would include *Official Community Plans* and *Zoning Bylaws* established under *The Planning and Development Act, 2007 (PDA)*.

Section 9 of the PDA provides that the Minister of Municipal Affairs, or any person designated by the Minister, may perform the duties of a municipal council for the District.

Pursuant to section 110(1) of the PDA, the Minister established and designated a Planning Area known as the Lac La Ronge Planning Area.

Pursuant to section 111(1) of the PDA, the Minister established an ANPC. Pursuant to section 113(1) of the PDA, the Minister prescribed an *Official Community Plan* for the Lac La Ronge Planning Area. Section 31 and 32 of the PDA provides for the purposes and contents of the *Lac La Ronge Planning Area Official Community Plan*. The purpose of the *Official Community Plan* is to “provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality or any part of the municipality.” The *Official Community Plan* must contain statements of policy with respect to:

1. Sustainable current and future land use and development in the municipality;
2. Current and future economic development;
3. The general provision of public works;
4. The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
5. The management of environmentally sensitive lands;
6. Source water protection; and
7. The means of implementing the *Official Community Plan*.



3.5 Guiding Principles

Land use principles are a foundation to guide action. The application of sound land use principles will ensure that the needs and requirements of individual land uses are met while minimizing any adverse impacts upon other land uses, road networks, other municipal services and the natural environment.

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

Balance of Interests and Flexibility

Planning decisions should consider and balance the interests of all stakeholders. This will involve understanding the effect of development decisions on the cultural, natural, social and economic environments. There may be situations where one interest outweighs another and tradeoffs may be necessary. The District will apply this flexibility to determine an outcome that is in the best interests of its community, region, and province.

Sustainability

Planning decisions should be enduring. This means that decisions on the management and development of our resources and economy will be made with consideration to the requirements of present and future generations ensuring healthy, prosperous, livable communities. Conservation, reclamation, rehabilitation, mitigation and prevention are all tools that could be employed to ensure that growth and development are sustainable. The application of sustainable planning, development and production practices benefits everyone and demonstrates Saskatchewan's commitment to the global community.

Provincial-Aboriginal Involvement

The District is committed to working with the province and with Aboriginal peoples that are part of this Planning Area. It will assist the Province of Saskatchewan in meeting its obligations within the Treaty Land Entitlement Framework Agreement and other relevant land claim agreements. It recognizes the provincial legal duty to consult on actions and developments which could adversely impact Aboriginal and Treaty Rights. It will take part in cooperation between governments, municipalities and First Nations

and Métis in land use planning and development to the mutual benefit of the parties. The District recognizes and respects the rights and responsibilities of Aboriginal people as legally defined through Treaties and the *Constitution Act, 1982*. The District will ensure Aboriginal representation on the ANPC. There are two (2) members that sit on the commission appointed by the Lac La Ronge Indian Band.

Mutual Respect

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



To ensure current and future protection of northern communities, valuable commercial forests and infrastructure, Saskatchewan Provincial Government established Northern Air Operations in 1975 as a means for the Province to own and operate their own Air tanker fleet.

Cooperation

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

Consultation

Consultation is integral to good development. The District is committed to providing opportunities for active and meaningful consultation with all segments of the community. The District will engage the community in the preparation of plans to guide land use and development, and to communicate with the public as development opportunities are considered. The process, notification period and appeal mechanisms will be clearly outlined in planning documents. The District will encourage developers to engage the public in a discussion, work to avoid conflicts, and resolve issues as they arise. Consultation and cooperation in resolving land use issues between municipalities or other jurisdictions is essential to facilitate development.

Initiative and Enterprise

Success is achieved by combining planning with individual initiative and enterprise. Planning provides direction and timing for infrastructure development to support individual business decisions. The District recognizes that opportunities may be missed if infrastructure is not available in a timely manner. The District is committed to ensuring that the local land use decisions support enterprise and initiative. The District will negotiate service agreements, in accordance with the PDA, with developers to ensure that the cost of development is appropriately borne by those who benefit.

Learning and Innovation

Planning involves a process of learning and analysis. The District accepts responsibility for gathering and understanding information as it relates to development decisions. The application of innovative solutions to planning issues will be carefully considered as they may provide opportunities for successful development that might not have otherwise occurred.

4 BACKGROUND

4.1 Site and Situation

The Planning Area covers approximately 66,700 hectares, and generally encompasses a 20 km wide corridor along Highway #2 for an approximate north-south distance of 60 kilometres. The corridor extends northward from the Highway #165 Creighton turnoff to the Nemeiben Lake access. From Nemeiben Lake to the mouth of the Bow River, the eastern edge of the Planning Area shares a boundary with Lac La Ronge Provincial Park. This boundary then follows the Bow River south to Highway #165. The southern boundary is defined by Highway #165 and Highway #2, while the western boundary follows the western edge of forest inventory map sheet Z13 E47 N607 from Highway #2 to the south end of Bigstone Lake and then follows the eastern and northern shorelines of Bigstone Lake, extends along the Montreal River and continues along the eastern and northern shorelines of Egg Lake. The boundary then works its way to the southwest shore of Nemeiben Lake encompassing an area of wetland fen. The northern boundary of the Planning Area is defined by the south shore of Nemeiben Lake. The Planning Area excludes the areas within the corporate limits of the Town of La Ronge, the Northern Village of Air Ronge, La Ronge Reserve #156, Kitsakie 156B, Potato River 156A, Little Hills #158, Little Hills 158A and Little Hills 158B.



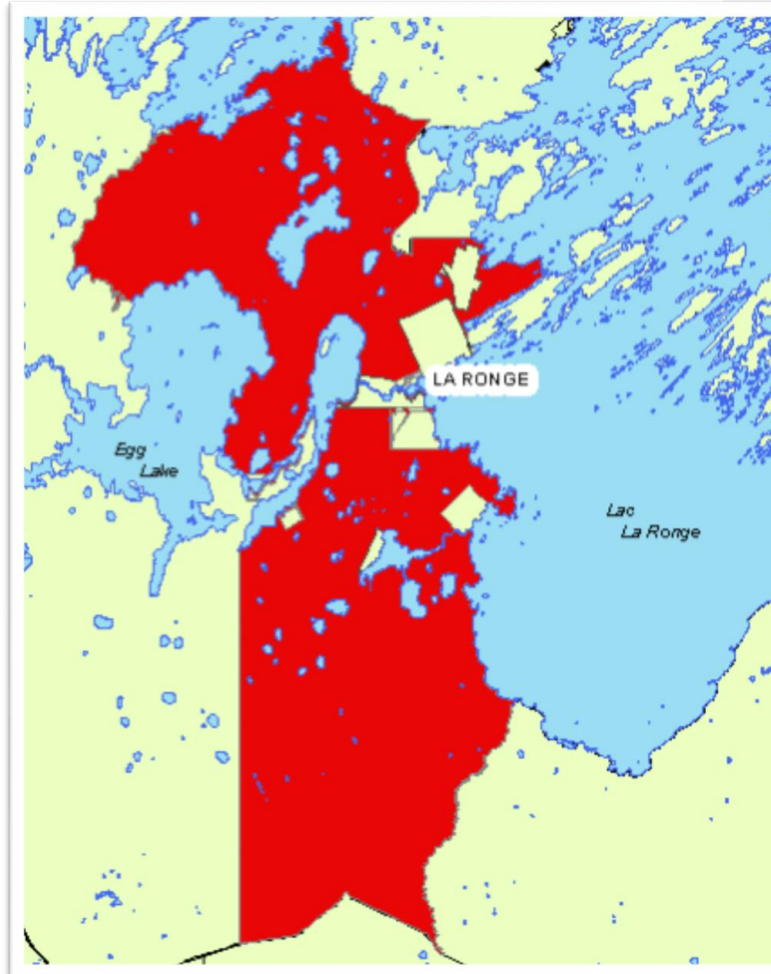
The Planning Area surrounds three major northern communities — the Lac La Ronge Indian Band; the Northern Village of Air Ronge; and the Town of La Ronge.

The following Reserves of the Lac La Ronge Indian Band are included among these communities:

- Lac La Ronge Reserve #156 (includes Far Reserve, Fairchild Street and Bell's Point);
- Potato River #156A;
- Kitsakie #156B (includes Morin's Hill, Charles Street, Jack Pine, 101, Bigstone and Big Rocks);
- Little Hills #158;
- Little Hills #158A; and
- Little Hills #158B.

The Planning Area also contains local area communities which are not incorporated within the boundaries of the three major northern communities. These communities contain private titles used for residential and recreational purposes; and Ministry of Environment leases used for recreational, institutional, and agricultural purposes. The local area communities include the following:

- Napatak;
- Potato Lake;
- Lamp Lake;
- Rabbit Creek;
- Eagle Point ; and
- Nemeiben Lake.



Various land use dispositions have also been issued in the Planning Area. These dispositions are in the form of leases, licences, and permits administered by the Ministry of Environment. Each disposition entitles the holder to occupy various Crown resource lands for given purposes, but does not provide the disposition holder with ownership of the land. The provincial government is obligated to ensure that these entitlements are respected. Dispositions in the Planning Area include:

- Agricultural;
- Commercial;
- Foreshore/Miscellaneous;
- Industrial;
- Institutional;
- Public Utility;
- Recreation/Residential;
- Rights-of-Way;
- Sand and Gravel;
- Traditional Resource Use Cabins; and
- Wild Rice.

The Lac La Ronge Planning Area hosts annual sled dog races including the 600km Great Canadian Sled Dog challenge and the 193km Neckbone Race which are enjoyed by musher's internationally.



The Planning Area will be regarded as an area having the following general characteristics:

- A wilderness area which has been traditionally used by hunters, gatherers, fishers and trappers and has been changed by extensive land use development pressures;
- An area with an economic base primarily composed of tourism, air transportation, forestry, commercial fishing, fur trapping, wild rice harvest and sand and gravel operations;
- An area with low density and a small population;
- An area having the potential to sustain a pristine wilderness through the implementation of controlled and planned development;
- An area having the potential to accommodate a wide range of lifestyle choices;
- A culturally rich and diverse ecological area with a strong historical background;
- An area where there is a continuous demand for land use and economic development; and
- An area where there is an increasing expectation for municipal services by the residents of the Planning Area.

Moose calling in the Lac La Ronge Planning Area



[13]

4.2 Planning Area Resources

The Planning Area extends across two ecoregion landscape areas — the Sisipuk Plain Landscape Area of the Churchill River Upland Ecoregion in the north and the La Ronge Lowland Landscape Area of the Mid-Boreal Upland Ecoregion in the south. The ILUMP identifies a “sensitive resource zone” which are those areas consisting of natural and cultural resources that are sensitive to disturbance. These areas include woodland caribou sensitive, aesthetic sensitive and riparian sensitive resource zones. Existing land uses within the Planning Area include, but are not limited to:

- Traditional resource use activities for recreation and income including trapping, fishing, wild rice cultivation, berry and mushroom picking;
- Forest harvesting;
- Residential dwellings;
- Commercial and industrial operations;
- Institutional operations;
- Sand and gravel extraction and activity;
- Aquaculture;
- Agriculture;
- Mineral exploration;
- Active recreational trails;
- Seasonal recreational dwellings;
- Woodland caribou sensitive areas in the northern portion of the area; and
- Ecotourism and recreational opportunities in the form of parks, fishing, hunting and hiking activities.

Resources include forestry, water, wildlife, fish, non-timber forest products, trapping, outfitting, wild rice, agriculture, mineral and mine development, tourism and recreational resources.

4.3 Regional Context

The Planning Area surrounds the communities of the Northern Village of Air Ronge, the Town of La Ronge, and various reserves of the Lac La Ronge Indian Band. In 2006, Statistics Canada data indicated that the combined population of La Ronge, Air Ronge, and the Kitsakie and La Ronge reserves of the Lac La Ronge Indian Band was 5962. Recent population projections for these communities estimate that the combined population could possibly reach over 9,500 by the year 2016 (Saskatchewan Municipal Affairs, Culture, and Housing, June 2000). Populations within the Planning Area include a number of isolated parcels and the subdivisions of Potato Lake, Eagle Point, Napatak, Nemeiben, Lamp Lake and Rabbit Creek. Many of the subdivisions within the Planning Area have experienced rapid growth in recent years.

Within the Planning Area there are limited existing titled lands, thus hindering the opportunity for expansion and growth. Proposal and purchase of Crown resource lands are necessary for new developments. Napatak, Lamp Lake, Nemeiben Lake, Rabbit Creek and Potato Lake have no existing titled lands to provide an opportunity for subdivision. Eagle Point is the only subdivision that has available titled lands for development and is continually and increasingly successful at selling residential lots.

Steep rock cliffs found throughout the Planning Area may impede, restrict or limit development.



Factors including Planning Area lot sales, increasing interest in available land, recent construction activity and surrounding overall growth contribute to the premise that the Planning Area is experiencing growth rates similar to that of the Town, Village and Indian Reserves. There are, however, many development constraints within the Planning Area. Development constraints are natural features or man-made situations that present impediments, restrictions or limits to development. In some cases, if development occurs within a specific area of constraint it may result in a hazard to life, health or property. Restrictions or limits to development must be imposed to ensure safety, avoid conflicts between different land uses and mitigate environmental adverse effects.

Slopes, flood prone lands, bedrock, fens and bog are all physical constraints that influence development. In addition to the constraints to development imposed by the natural environment, limits to development area also caused by our man-made environment.

Land uses, infrastructure or other situations can impose a constraint to development due to the potential for land use conflicts. Land use conflicts present hazards such as noise, traffic and visual impacts. Some of the man-made constraints in the Planning Area include sewage lagoons, a regional landfill, gun range, highway #2, and the protected areas of the northern provincial forest.



A cabin built on flood prone lands in Northern Saskatchewan.

5 ECONOMIC WELL-BEING

Economic development is about strengthening the local economy within the Planning Area. One of the goals of the *Official Community Plan* is to support a foundation for long-term economic sustainability through a coordination of economic, tourism, and business development. The key to a sustainable community is to encourage viable and diverse economic opportunities. Business and industry must meet the needs of present and future generations and reduce and/or limit negative impacts on the natural environment. A sustainable economy is both resilient and responsive to changing circumstances. A healthy economy and the jobs it creates support the tax base, providing for schools, police, fire protection, parks and many other community facilities and services.



Business and industry create employment, investment and needed services to the region, and provide residents with alternative sources of income. The economic opportunities in the Planning Area will primarily focus on tourism, recreation and local neighbourhood commercial. Other opportunities may include resource extraction/processing, and the transportation industry. It is important to recognize that the entire *Official Community Plan* can be considered as an economic development tool. The *Official Community Plan* is a blueprint for future economic and community development.

Local commercial fishermen are shown here pulling nets in the La Ronge Area. Resource utilization is an important component to overall economic success in the Planning Area.

5.1 Diversification and Enrichment

There are a number of established organizations in the surrounding municipalities that are engaged in the promotion of economic development activities. By focusing on common goals and allocating resources accordingly, government and private organizations can work together to maximize successful business start-up, retention, expansion and recruitment efforts. Although most commercial and industrial development will be encouraged inside the local municipal boundaries, there are many opportunities for home occupations, tourism activities and recreational development in the Planning Area.

The economy has diversified substantially in the Planning Area over the past 20 years with the increase of permanent residents. This trend is expected to continue over the next 20 years and is encouraged. Options will be explored to create an environment where new suitable businesses can start-up, develop and expand. Diversifying and expanding the economy in the Planning Area will support the local economies stability and resilience. Major contributors to the economy are the tourism and resource use industries. Small business and home occupations are also increasingly growing economic sectors. A strong economy creates jobs, providing economic opportunities to all citizens.



Eagle Point Golf Course and Marina located in the Planning Area offers tourists and residents golfing, houseboat cruises, snowmobile and boat sales and service; all adding to the diversity in the local economy.

Diversification and Enrichment Principles

1. To increase the economic opportunities in the Planning Area.
2. To attract suitable business to the Planning Area and support businesses which diversify and strengthen the local economy.
3. To support a balanced economy by encouraging a mix of retail, commercial, service and industrial uses which are suitable to the Planning Area.

Diversification and Enrichment Policies

1. The District will support economic growth within the capacities of the Planning Area's natural resources, public services and public facilities.
2. The District will support tourism activities and recreational opportunities available in the Planning Area.
3. The District will consider amendments to the Official Community Plan and Zoning Bylaw where necessary to support new business and industrial development.
4. The District will work with local economic development organizations and enterprise regions to promote and support development.
5. A range of home occupations that maintain the character of residential neighborhoods will be permitted and regulated in the Zoning Bylaw.

5.2 Sustainable Economic Development

As the Planning Area is in the northern region of Saskatchewan and is relatively remote, it is important to focus on regional economic development initiatives. Recently, the forest industry has decreased in importance relative to the mining industry, emerging technology, service and tourism sectors; however, the natural resource industries remain the foundation of the local

economy. *Official Community Plan* policies and land use regulations recognize the importance of natural resource industries and provide for their protection. It is important to protect the long-term viability and expansion of existing employers in the Planning Area, including, but not limited to the natural resource and tourism industry.

The Planning Area can build on a number of strengths to further develop a vibrant local economy. These strengths include the strategic location in Saskatchewan as the ‘portal’ to the North, a stable and educated labour force, and residence with diverse education, skills and experience. SaskTel, Sask Energy and SaskPower advancements have made business and industry both viable and attractive in the Planning Area.

Sustainable Economic Development Principles

1. To recognize the importance of environmental quality and acknowledge that protection of the environment will contribute to economic vitality.
2. To recognize that environmental quality and economic development are complementary objectives.
3. To encourage low-impact, environmentally friendly business and industry.
4. To encourage the growth of tourism as a sustainable provider of jobs and markets in the Planning Area and work together with community groups and businesses to make the Planning Area a first-rate tourist destination.

Sustainable Economic Development Policies

1. The District will preserve and promote the natural, historical and cultural features of the Planning Area as part of our economy and quality of life.
2. The District will support and promote outdoor recreational opportunities.
3. The District will encourage and support the physical infrastructure needed for new tourist attractions and tourist activities; establish and improve District owned recreation facilities such as public access to Lac La Ronge; and consider the use of dedicated lands funds to support improvements to regional recreational facilities.
4. The District will ensure all new commercial and industrial development contribute to the necessary upgrading of municipal services, including but not limited to, roads, bicycle paths, pedestrian trails, and utilities.

5. The District support and participate in partnerships with the province and neighbouring municipalities which promote tourism.
6. The District will encourage and support the growth and expansion of existing businesses, including industry and service-related uses, where it does not adversely impact on the community's quality of life.
7. The District will work with the local home owners groups on the development of local and regional economic strategies.
8. The District will participate in partnerships with local private and public sector, and other organizations including First Nations groups to achieve community improvements, local business support, external investment and joint marketing initiatives.



Northern forest harvesting is an important sector in the Provincial economy providing markets with pulp, paper and wood products. Additionally, non-timber forest products including mushrooms, seeds, plants, berries and syrups are harvested for personal, cultural and commercial purposes.

6 ENVIRONMENTAL WELL-BEING

Environmental well-being is achieved through consistent positive actions with regard to the natural environment. It is the ecosystems ability to achieve and maintain the health of essential life-supporting systems in nature. Consistent position actions will protect the resilience, diversity, and purity of the natural ecosystem. Preservation of ecosystems is vital to the well-being and survival of our own and future generations. Without a healthy environment, the social well-being, economic health and sustainability of our Planning Area will not be possible. Preserving the natural environment and mitigating the impact of the built environment is an essential and shared responsibility between all levels of government, private interests and the residents of the Planning Area. Some of the Planning Area's values include:

- Protection and rehabilitation of ecologically sensitive areas.
- Environmental stewardship, public education, awareness and participation.
- Coordinated sustainable infrastructure.
- A well-designed built environment protecting the natural environment and utilizing green building practices.

The Built Environment

“the man-made surroundings that provide the setting for human activity, ranging in scale from personal shelter to neighborhoods to the large-scale civic surroundings”

Competing demands for shoreline in the Planning Area include residential, commercial, recreational development and conservation and protection.



6.1 Residential Development

The Planning Area is a very desirable place to live, providing alternative residential lifestyles to those typically found in the neighbouring municipalities. In 2007 a survey was completed by the residents in the Planning Area. An overwhelming majority of residents reported that an appeal to rural and wilderness living and lakeview housing were the reasons for living in the Planning Area. There has been an increased demand for rural residential living due to the availability of larger sized lots, lower property taxes, lakeview housing opportunities and closeness to nature. This trend is expected to continue.

The District encourages clustered, multi-parcel rural development in order to achieve a more efficient and moderate density of residential growth. Concept plans can be used to achieve economical and orderly settlement patterns that integrate quality subdivision design principles. This will encourage the development of sustainable communities, diverse land use patterns, effective and economical infrastructure and utility systems, and take advantage of on-site development opportunities. Overall, the District has determined that the costs of development should be borne by the developer.

The provision of potable water and disposal of sewage in a manner which will be sustained over the long term is a basic community planning matter that must be addressed to avoid health, environmental and financial problems. In the Planning Area, almost all development is served by private water and septic system. Typically systems in on-site cisterns and surface or groundwater supply. There are no communal water or sewer systems servicing residential areas in the Planning Area. In recognition of the importance of commercial operations, small private communal systems may be permitted, however these systems will be subject to adequate technical, operational and financial controls.

Constraints such as muskeg and bedrock severely limit the ability to economically develop land. Nonetheless, residential development should strive for an orderly settlement pattern, be compatible with the natural environment and provide a variety of options to accommodate a range of lifestyle opportunities for residents. Development that is complementary to the natural character of the Planning Area and does not create a land use conflict will be encouraged.

Although the Planning Area is expansive, there is relatively little developable land. Environmental constraints such as bedrock and muskeg inhibit opportunities for accessing, building, servicing and maintaining new developments. Specific locations identified for future residential development options are shown on Map 2 - Future Land Use. Factors that the ANPC evaluated to identify future residential opportunities were existing infrastructure, including road networks, utilities and pipelines; proximity and accessibility to schools; sewage treatment; potable water and fire protection; existing subdivision and

development; the suitability of land; and adjacent compatible and non-compatible developments. All future development proposals must be formally considered as part of a review process that would include:

- an assessment of consistency with the *Official Community Plan* policies;
- a review and recommendation from the Ministry of Environment, as land owner;
- a comprehensive Duty to Consult with the Lac La Ronge Indian Band; and
- neighbourhood consultation.

Future development may include Lamp Lake infill and Eagle Point, Nemeiben, and Potato Lake expansions, as there are existing roads and services. Density should remain consistent to avoid conflict with adjacent land uses. New developable areas conceptualized include Nelson Lake, which close to the existing Napatak subdivision and Monroe Peninsula, which is close to the existing Nemeiben subdivision. Although not priority areas, they have been identified considering their opportunity for lakefront development and existing municipal infrastructure.

Residential Development Principles

1. To promote the orderly and phased development of residential sites in the Planning Area.
2. To promote clustered residential development that will ensure provision of necessary services.
3. To ensure that new residential development is consistent with the District's long-term road and servicing goals and plans.
4. To ensure that development does not unduly contribute to a demand for utilities or services which are uneconomical to provide, improve, or maintain.
5. To maintain the integrity of the natural environment and forested landscape and preserve the natural aesthetics and scenic areas.
6. To encourage the use of fire resistant materials when siding and roofing.
7. To encourage the Fire Smart principals where possible.
8. To maintain the natural character of the Planning Area by allowing a range of lot sizes in the Zoning Bylaw.

9. To minimize conflicting land uses and protect residential areas from encroachment through appropriate buffer zones.
10. To work with First Nations, Métis and the public to minimize land use conflicts by planning for compatible adjacent uses which respect the use, scale and history of the surroundings.
11. To encourage a variety of housing types and densities within the Planning Area to meet the needs of all residents; including residents with a variety of lifestyles and socio-economic status.



The Lac La Ronge Corridor Planning Area, although expansive, lacks developable lands due to environmental constraints such as bedrock, muskeg and lakes. Developments in northern Saskatchewan almost always take extra time, cost and resourcefulness.

Residential Development Policies

1. Residential building construction shall be regulated with a Building Bylaw.
2. No new remote single parcel residential leases (including Ministry of Environment recreational leases) or titled sites will be approved.

3. Residential development will be directed to areas where:
 - a. Settlement exists;
 - b. Public road access is available or can be developed economically;
 - c. Public services such as police, fire, ambulance and school busing are accessible or available; and
 - d. Private individual water and sewage services are feasible and will be viable over the long run.
4. New residential developments will ensure appropriate separation distance from waste disposal operations or potentially conflicting public facilities.
5. All new construction will comply with the National Building Code of Canada.
6. Residential development will require a concept plan to address the following:
 - a. Conformity to all Provincial and Planning Area regulations;
 - b. Proposed subdivision design and land uses;
 - c. Location, in relationship to surrounding uses;
 - d. Access;
 - e. Any proposed phasing;
 - f. Dedicated lands;
 - g. Servicing requirements, based on a submission of an evaluation by a registered professional, including a proven water supply and sewage/garbage disposal system;
 - h. Reports, prepared by professionals certified to assess factors including, the geotechnical suitability of the site, and susceptibility to flooding or other environmental hazards. Mitigation measures may be attached as a condition for a development permit approval;
 - i. Impacts the proposed development will have on adjacent land (natural environment, biophysical resources and heritage resources);
 - j. An outline of development standards or design criteria, such as disturbance of land, reclamation, landscaping, storage, signage, and building design; and
 - k. Any other items considered necessary to address site specific concerns.
7. Holding Zones may be used for staged development, and in doing so, may set criteria for entering the next phase of development based on completion of specific capital works or servicing requirements related to the development.

8. Appropriate servicing agreement or development levies will be required with developers to ensure services are installed to appropriate standards.
9. New developments must be surveyed, registered parcels and have a minimum of ten (10) lots except where the development is an extension, including infill, of an existing surveyed development.
10. When reviewing applications to create additional residential lots, the District shall consider development constraints including, but not limited to: hazard areas, environmental features, traditional use activities, servicing capabilities and adjacent land uses.
11. The Planning Area will contain a series of residential zoning districts to accommodate multiple-lot residential subdivisions. These will include:
 - a. Resort Residential Development (R-R), comprised of single detached dwellings located on conventionally sized lots which front on existing year round maintained public roads and are created by a plan of subdivision. The intent of this district will be to accommodate the highest density of multiple lot residential development in the Planning Area.
 - b. Acreage Residential Development (A-R), comprised of single detached dwellings located on large sized residential lots which front on existing year round maintained public roads and are created by a plan of subdivision. The intent of this district will be to accommodate medium density residential development together with compatible uses. A natural vegetative buffer area should surround the perimeter of each acreage residential cluster.
 - c. Estate Residential Development (E-R), comprised of single detached dwellings located on large sized residential lots which front on existing year round maintained public roads and are created by a plan of subdivision. The intent of this district will be to accommodate low density residential development together with compatible uses. A natural vegetative buffer area should surround the perimeter of each estate residential cluster.

6.2 Commercial and Industrial Development

There is minimal commercial and industrial land use and development within the Planning Area. Commercial and industrial developments will be encouraged within local municipal boundaries for many reasons including the lack of services in the Planning Area. However, the District recognizes that development and diversification of business and industry is important to the local economy. The District also recognizes that there are certain developments better suited outside of the neighbouring municipal limits. Some examples include the saw mill, sand and gravel pits, the gun range and the cement plant. Other opportunities include forestry, mining and tourism.

Opportunities for the growth of a variety of commercial and industrial land uses should be provided and the District will accommodate existing commercial and industrial development within the Planning Area. New commercial and industrial development should be of a scale and character that complements the existing land use pattern and transportation corridors and considers the character of the community.

The District acknowledges the significant importance of the resource industry and will encourage opportunities where those resources are located. Where the resource industry is capable of choosing multiple locations, the District will encourage business or industry to cluster at appropriate locations, typically adjacent to provincial highways.

Commercial and Industrial Development Principles

1. To accommodate suitable commercial and industrial development.
2. To ensure that development occurs in a manner which minimizes negative environmental and aesthetic impacts on nearby land uses and on the quality of adjacent lands.
3. To encourage business and industry to locate within areas that provide adequate separation from incompatible land uses, mitigate hazardous or nuisance activities, and prevent or minimize impacts to the environment and water resources.
4. To encourage business and industrial development to locate in areas that maximizes the use of existing infrastructure and reduces the need for road development and servicing upgrades.
5. To encourage tourism related commercial development.

6. To identify suitable land for future commercial and industrial development.
7. To encourage business and industrial development along Highway #2 and Highway #102.

Commercial and Industrial Development Policies

1. Whenever possible, businesses, which are not natural resource dependent or hazardous, are encouraged to locate within the Town of La Ronge, Village of Air Ronge or Lac La Ronge Reserve lands.
2. The District will participate in discussions with the Town of La Ronge, Village of Air Ronge and Lac La Ronge Indian Band in order to encourage commercial and industrial development of regional benefit.
3. The District will require a landowner to prepare a concept plan in support of a complex business, industrial or commercial rezoning application and submit supporting documentation, where appropriate, as follows:
 - a. Reports, prepared by professionals certified to assess relevant factors, to assess the geotechnical suitability of the site, susceptibility to flooding or other environmental hazards, together with any required mitigation measures. These measures may be attached as a condition for a development permit approval;
 - b. Engineering reports to address concerns such as availability of water supply, surface water drainage and sewage treatment and disposal; and
 - c. The initial concept plan shall provide an integrated layout for the total development envisioned, showing road layout and access to external public road, phasing of development, and dedicated lands.
4. Sand and gravel operations and mineral exploration will be allowed where the resource is located within the Planning Area provided all Provincial requirements are met and there is minimal disturbance to the environment.
5. The District will ensure that sufficient lands for commercial, light industrial and service-related uses are designated and appropriately located to serve present and future needs.
6. The District will consider amendments to the Zoning Bylaw, where necessary to support new tourist commercial development.
7. The Highway Corridor Area on the Future Land use Map (Map 2) is the most suitable location for future commercial and industrial development.

8. Landscaping standards, with regard to Fire Smart principles, will be included in the Zoning Bylaw to promote a good visual appearance and apply screening or buffering.
9. The District will encourage intensive type commercial or industrial development to locate adjacent to similar or existing uses to utilize existing roads and services.

6.3 Home Occupation and Bed and Breakfast Facility

The District recognizes that some residents in the Planning Area diversify their income with home occupations. In specific areas and subdivisions, the District will support the development of bed and breakfast facilities and other forms of low impact, non invasive home occupations. Crown leaseholders must comply with the terms of their lease.

Home Occupation and Bed and Breakfast Facility Principles

1. To encourage small scale home occupations which are of a nature compatible with the residential character of the Planning Area.
2. To encourage home occupations, which are compatible with abutting uses and maintain the character of the Planning Area.

Home Occupation and Bed and Breakfast Facility Policies

1. The District may consider conversion of home occupations to a principal use through the discretionary use process or through rezoning to a commercial district, provided that the site is appropriate for the business, the business use is compatible with existing surrounding land uses, and the roads providing access to the site and utilities available are of an appropriate standard to support the business use.
2. Tourist developments, in the form of bed and breakfast facilities ancillary to a residence will be provided for at the discretion of the District. A bed and breakfast facility will be required to meet the criteria for home occupations, and be compliant with Provincial requirements.
3. Where a home occupation or bed and breakfast facility is permitted, it will be regulated in the Zoning Bylaw.

6.4 Agricultural Development

Limited agricultural activities can be found in the Planning Area both on Crown land and privately titled parcels. Since minimal productive agricultural land exists within the Planning Area, the preservation of agricultural land is not a great concern. However, the isolated alternate agricultural operations contribute to the character and landscape of the area. Agriculture leases have been made available in the Planning Area to provide economic opportunities for people living in the area. Although the soils of the area may not support conventional agricultural practices there are possibilities for raising specific or unique plants that cannot be produced in the south such as wild blueberries, cranberries, plant stock with northern vigor and medicinal plants. To date, there has been interest in garden plots, greenhouses and raising farm animals. These proposals and ventures have been small scale with limited environmental or economic impact.

Planning Area Principles

1. To recognize the Planning Area as suitable for small scale agricultural development.
2. To accommodate agricultural uses in the area where they will not have a negative impact on the environment or abutting properties.

Agriculture Development Policies

1. To support growth opportunities, expansion and diversification of agricultural land, activities and value added agribusiness, including greenhouses and market gardens through amendments to the Zoning Bylaw, where all standards are met.

6.5 Local Area Communities

The Planning Area does not include the Town of La Ronge, the Village of Air Ronge or the Lac La Ronge Reserve land. The majority of the population within the Planning Area is concentrated in six different developed areas.

The existing subdivisions, identified as “local area communities”, include:

Eagle Point;
Lamp Lake;
Nemeiben Lake;
Rabbit Creek;
Potato Lake; and
Napatak.

Each of these existing local area communities have a special policy focus, therefore each have individual community policies recognizing their individual scale, function, characteristics and attributes. Each area offers varying levels of service and lifestyles to their residents, and is populated by both year-round and seasonal users. Resource Land is the designation given to the policy area which covers the majority of the Planning Area and is primarily administered by the Ministry of Environment.

Outside of the local area communities there are 5 existing privately titled residential parcels, utility and public works parcels, and numerous dispositions.

Residential development in the Planning Area has been relatively recent, new construction, often of a size compatible with permanent residence. The function, character and influence of each community in the Planning Area vary depending upon:

- Historical development;
- Role;
- Location;
- Access;
- Services and infrastructure; and
- Setting and aesthetics.

The District distributed a survey to residents in the Planning Area to identify concerns and issues as part of the community planning public consultation process for development of the *Official Community Plan*. Approximately 194 surveys were distributed to residents in the local area communities and privately titled residential parcels. A total return rate of 24% was noted. Though the sample size was small and not necessarily representative of the greater Planning Area population, it was acceptable to identify some of the major areas of concern.

Areas of public interest include the following:

- 82% of respondents in the Planning Area and Local Area Communities moved there for the rural and wilderness living;
- 71% of respondents were in favour of home occupations;
- 56% of respondents were in favour of bed and breakfast facilities;
- 39% of respondents supported further local area subdivision expansion;
- 74% of respondents wanted to see development permits for accessory buildings;
- 83% of respondents were in favour of private docks;
- 80% of respondents agreed that there is sufficient municipal reserve space;
- 9% of respondents agreed that diverse residential districts should be encouraged;
- 82% of respondents agreed that commercial districts should be limited to existing structures;
- 91% of respondents wanted to see development permits and controls for new developments; and
- 87% of respondents wanted to see trail development maximized and encouraged.

Residents also responded regarding the concern of the limited fire protection available. The findings from the public survey process have been integrated into this *Official Community Plan* and local area planning process and influence the guiding principles and dominant issues this *Official Community Plan* seeks to address. As more recreational cabins become year round dwellings, home occupations become more common. Home occupations are supported and municipal services such as snow removal, road maintenance and water management and drainage are services that must be maintained. To a large extent the local area communities in the Planning Area are residential in nature. However, in some communities there are business and services provided for the surrounding rural area. Expansion of community boundaries generally will be considered through amendment to this *Official Community Plan* and *Zoning Bylaw*, and where:

- The community is substantially developed and additional area is necessary to accommodate the population forecasted within the constraints of the land base;
- The community will continue to be efficient and well defined;
- The character, focus and sense of the community will be maintained or enhanced;
- The land is physically suitable for such development and generally does not include areas which consist of hazard lands, significant terrain constraints, environmentally sensitive or important natural areas;
- The aesthetic qualities of the community will be preserved; and
- An efficient road pattern will be maintained and established with proper access and links to any municipality or provincial road.

The following principles for growth and development will apply in a local area community designation:

- Individual community character, appearance and identity will be conserved and fostered;
- The integrity of the environment and natural landscape will be preserved;
- Public open space, walkways, trails and access points should be provided and enhanced, particularly along shorelines;
- Public open space along shorelines and access to the water will be preserved, expanded and enhanced;
- All lots will be of sufficient size and dimension and possess terrain suitable to appropriately accommodate the use proposed. Amongst other matters, this will address the following:
 - a. Environmental concerns or development constraints;
 - b. Water and sewage disposal servicing requirements;
 - c. Availability for firefighting; and
 - d. Provision of access and a safe road entrance.
- Lot sizes larger than the minimums detailed herein may be required in order to reflect the existing character in individual communities or to accommodate individual private water and sewage disposal services. Larger lot sizes may also be required for uses other than residential due to the nature of the use.

Eagle Point

The Eagle Point subdivision is located along the eastern boundary of the Town of La Ronge and on the north-west shore of McGibbon Bay on Lac La Ronge. All land, with the exception of municipal and environmental reserves, is privately owned. Residential developments are conventionally sized with no communal water or sewer. The area is supported with phone, power, cable and roads; and natural gas is proposed for the near future. The Eagle Point Home Owner's Group represents the interests of the local residents. Residents are predominantly permanent in nature and the house type is solely single family dwellings. A parcel of the proposed back nine of the golf course lies between most private titles and the lake; hence most properties are lake view and not lakefront.

Eagle Point Resort was opened in the late 1980's. It began as a vision and quickly evolved into a restaurant, clubhouse, and 9-hole golf course. A marina, rental units, campground, Polaris dealership and a maintenance shop followed. Subdivision of the parcel was proposed which initiated the development of residential lots. In 1999, a forest fire swept through the area and destroyed several of the homes, rental units and parts of the golf course. Since this time Eagle Point Resort area has seen construction of approximately 7 rental cabins and 25 houses. There is ample opportunity for further subdivision. A survey taken from the residents at Eagle Point revealed the following issues:

- Respondents felt that the most desirable aspect of the development was rural and wilderness living followed by lake view housing and re-sale value and investment.
- Home occupations and bed and breakfast facilities are acceptable.
- Diverse residential districts (multi-unit, mobile homes) should not be encouraged in the subdivision.
- Trail development should be maximized and encouraged.
- Snow removal and road maintenance were the most important municipal service as seen by the respondents.

Eagle Point Principles

1. To recognize this subdivision as a developed area being suitable for residential, commercial, and recreational development that is compatible with the overall goal, objectives, and principles of this *Official Community Plan*.
2. To protect the residents of Eagle Point from encroachment by potentially conflicting land uses.
3. To ensure the compatibility of the golf course and residential development.
4. To promote the continued success of the golf course, marina and existing commercial business.
5. To protect lakefront dedication lands for public use.
6. To allow home occupations which are compatible with abutting uses and maintain the character of the designation and area.

Eagle Point Policies

~~1. Development of this subdivision will be residential, with commercial and recreational development compatible with existing levels of service.~~

Commented [d1]: NSAD BYLAW 1/2016

1. Development of this subdivision will accommodate residential, commercial and recreational uses.

Commented [d2]: Added NSAD BYLAW 1/2016

2. Heavy industrial and intense agricultural development is not permitted.
3. High density development, which is substantially out of character with the community, should not be permitted.
4. All new development will front upon and be accessible by a year round maintained public road, which is in a condition appropriate for the use proposed.
5. Retail, service, tourist and general commercial activities which are not space extensive in nature will be encouraged to locate within this local community.
6. Private and public community uses and facilities, meeting places as well as open space and recreational uses should be encouraged.
7. The retention of the marina will be encouraged.
8. Communal docks will be encouraged.

Lamp Lake

The Lamp Lake developed area is located approximately 5 km northwest of the Town of La Ronge. Lamp Lake is adjacent to two titled residential properties, 1 institutional Crown lease, and 1 agricultural Crown lease. Access to the properties is currently an unsurveyed road which is maintained by the local residents.

Residents have SaskPower and SaskTel hook-ups and use individual on-site water supply and private sewage holding tanks. Due to the close proximity to the Town of La Ronge, the existing road and services and an opportunity to in-fill, the Lamp Lake area

has been identified as an opportunity for new residential development. A survey taken from the Lamp Lake residents revealed the following:

- Respondents felt that the most desirable aspect of the development was rural and wilderness living followed by the accessibility to Crown lands.
- Home occupations and bed and breakfast facilities are acceptable.
- Expansion and in-fill in the Lamp Lake area is acceptable.
- Diverse residential districts (multi-unit, mobile homes) should not be encouraged in the subdivision.
- Private docks should not be supported.
- Trail development should be maximized and encouraged.
- Snow removal, garbage pick-up, water management and drainage, and road maintenance were the most important municipal service as seen by the respondents.

Lamp Lake Principles

1. To recognize this developed area as an area suitable for limited agricultural, institutional, and residential development that is compatible with the overall goal, objectives, and principles of this *Official Community Plan*.
2. To facilitate future acreage residential development proposals which consider the physical terrain.
3. To ensure roads are legally surveyed.
4. To preserve the natural resources in the area including the Birch Stand and Lamp lake shoreline.

Lamp Lake Policies

1. Industrial development will not be permitted.
2. The District will consider applications to amend the Zoning Bylaw for commercial, agricultural and acreage residential developments where site conditions are suitable, environmental impacts are avoided and the development conforms to all other provisions of this Official Community Plan and Zoning Bylaw.

3. Where subdivision is approved, the birch tree stand will be preserved with the dedication of the required municipal reserve.
4. Communal docks will be encouraged.
5. Where subdivision of land will require the upgrading of a road, the District will enter into a servicing agreement with the developer to cover the cost of the upgrading. The District may consider sharing in the costs of the road.

Nemeiben Lake

Nemeiben Lake is a recently developed twenty-two residential lot subdivision on the south shore of Nemeiben Lake at the north end of the Planning Area. The subdivision is located adjacent to the Lac La Ronge Provincial Park and campground. Residents have SaskPower and SaskTel hook-ups and use individual on-site water supply and private sewage holding tanks. A survey taken from the Nemeiben Lake residents revealed the following:

- Respondents felt that the most desirable aspect of the development was rural and wilderness living, lake view housing and boat launch accessibility.
- Home occupations and bed and breakfast facilities are acceptable.
- Diverse residential districts (multi-unit, mobile homes) should not be encouraged in the subdivision.
- Trail development should be maximized and encouraged.
- Snow removal, garbage pick-up and road maintenance were the most important municipal service as seen by the respondents.

Nemeiben Lake Principles

1. To preserve the natural resources in the area including the Nemeiben lake shoreline.
2. To recognize this developed area as an area suitable for recreation, and residential development that is compatible with the overall goal, objectives, and principles of this *Official Community Plan*.

Nemeiben Lake Policies

1. Industrial and agricultural development is not permitted.
2. The District will consider applications to amend the Zoning Bylaw for recreation based commercial developments where site conditions are suitable, environmental impacts are avoided and the development conforms to all other provisions of this Official Community Plan and Zoning Bylaw.
3. Communal docks will be encouraged.

Rabbit Creek

Rabbit Creek is located approximately 20 km south of the Town of La Ronge on Crown lands administered by the Ministry of Environment. There are 12 agricultural leases, all of which are fully subscribed. The Rabbit Creek developed area is unique in the Planning Area in that none of the acreages are surveyed or privately titled. The lease sites do not have legal surveyed access, SaskPower or SaskTel hook-up. Permanent residency is currently discouraged for this area.

A survey taken from the Rabbit Creek lessees revealed the following:

- Respondents felt that the most desirable aspect of the area was rural and wilderness living.
- Home occupations and bed and breakfast facilities are acceptable.
- Diverse residential districts (multi-unit, mobile homes) should be encouraged in the subdivision.
- Trail development should be maximized and encouraged.
- Snow removal and road maintenance were the most important municipal service as seen by the respondents.

Rabbit Creek Principles

1. To recognize this developed area as an area suitable for agricultural and limited residential development that is compatible with the overall goal, objectives, and principles of this *Official Community Plan*.
2. To encourage the survey and legal subdivision of the Rabbit Creek acreages prior to future expansion to ensure accurate property boundaries and minimize local conflict.

Rabbit Creek Policies

1. The District will consider applications to amend the Zoning Bylaw for residential development where site conditions are suitable, environmental impacts are avoided and the development conforms to all other provisions of this Official Community Plan and Zoning Bylaw.
2. To continue to work with the Ministry of Environment to encourage legal subdivision of dispositions in the Planning Area which permit permanent residential structures.

Potato Lake

The residential subdivision of Potato Lake is located south of the Town of La Ronge on the west shore of Potato Lake. There are forty-four privately titled lots in this development. Properties in this subdivision are generally between 2 acres and 16 acres in size. Potato Lake Development Controls were prepared with extensive community consultation prior to the adoption of this *Official Community Plan*. The recommendation from the ANPC was to recognize and uphold the Development Control policies.

A survey taken from the residents at Potato Lake revealed the following issues:

- Respondents felt that the most desirable aspect of the recreational development was rural and wilderness living followed by size of lots and an opportunity to build a custom home.
- Home occupations are generally accepted.
- Bed and breakfast facilities are generally accepted.
- Expanded subdivision developments should not be encouraged.
- Private docks should be supported.

- There is sufficient municipal reserve space.
- Diverse residential districts (multi-unit, mobile homes) should not be encouraged in the subdivision.
- The commercial district should be limited to existing structures.
- New developments should be monitored and controlled.
- Trail development should be closely monitored.
- Snow removal, road maintenance and water management were the most important municipal service as seen by the respondents.

Potato Lake Principles

1. To preserve this area for large acreage residential development. Limited commercial, institutional and agricultural uses that provide support for local residents and are compatible with the overall goal, objectives, and principles of this *Official Community Plan* may also be allowed at the discretion of the District.
2. To preserve the natural resources in the area including the Potato lake shoreline.
3. To protect the residents of Potato Lake from encroachment by potentially conflicting land uses.

Potato Lake Policies

1. Development of this subdivision will be large lot estate residential, with limited commercial and recreational development to provide services to residents and/or tourists.
2. There will be no further subdivision of existing lots.
3. Industrial development is not permitted.
4. Communal docks will be encouraged.

Napatak

The Napatak Resort subdivision is located about 15km south of the Town of La Ronge on the southwest shore of Lac La Ronge. It can be accessed on a 9km all season road via Highway #2. Residents have access to Sasktel, SaskPower and use on-site private water and sewer systems. There are two communal boat launches with docks. The Napatak Cottage Owner's Group represents the interests of Napatak residents.

A survey taken from the residents at Napatak revealed the following issues:

- Respondents felt that the most desirable aspect of the recreational development was rural and wilderness living followed by lake view housing and lower property taxes.
- Home occupations are generally accepted.
- Bed and breakfast facilities are generally not supported.
- Expanded subdivision developments should not be encouraged.
- Accessory building size, number and location should be controlled.
- There is sufficient municipal reserve space.
- Diverse residential districts (multi-unit, mobile homes) should not be encouraged in the subdivision.
- The commercial district should be limited to existing structures.
- New developments should be monitored and controlled.
- Trail development should be maximized and encouraged.
- Snow removal and road maintenance were the most important municipal service as seen by the respondents.

Napatak Resort Subdivision Principles

1. To preserve this area for conventionally sized residential development. Limited commercial uses that provide support for local residents and are compatible with the overall goal, objectives, and principles of this *Official Community Plan* may also be allowed at the discretion of the District.
2. To preserve the natural resources in the area including the Lac La Ronge shoreline.
3. To protect the residents of Napatak from encroachment by potentially conflicting land uses.

4. To allow home occupations which are compatible with the residential area.

Napatak Resort Subdivision Policies

1. Development of this subdivision will be residential, with limited commercial and recreational development.
2. Industrial and intense agricultural development is not permitted.
3. High density development which is substantially out of character with the community, should not be permitted.
4. All new development will front upon and be accessible by a year round maintained public road, which is in a condition appropriate for the use proposed.
5. Communal docks will be encouraged.

The Natural Environment – “commonly referred to simply as the environment, is a term that encompasses all living and non-living things occurring naturally on Earth or some region thereof”

6.6 Resource Management

“Treat the earth well. We do not inherit the earth from our ancestors; we borrow it from our children.”

— Oglala Sioux

The District has a responsibility to ensure sound environmental management and protection while facilitating development. All development will occur within the framework of the PDA and the Provincial Statement of Interests (SPI). SPI's provide direction for orderly and responsible development in fifteen areas of interests. Some of the environment interests specific to the Planning Area include; ecological integrity, forests, shoreland and water bodies, source water protection. The Planning Area encompasses approximately 65,794 hectares that are identified within this document as the Resource Lands policy area. Various land uses exist within the Resource Lands including traditional resource use leases, sand and gravel operations, a saw mill, a cement plant, a gun range, a landfill, and recreational, industrial and institutional dispositions. Much of the land in the Planning Area is Crown land, which is administered by the Ministry of Environment. The primary uses on Crown land are natural resource harvesting, including forestry, wild plant harvesting, fish harvesting, mineral exploration, wild game management and recreational hunting and angling. These activities are regulated by Provincial legislation.

The ILUMP was created to provide general direction for the management of provincial Crown land and renewable resources found in the Planning Area. The *Official Community Plan* was created, in response to recommendations of the ILUMP, as the tool to implement the ILUMP. There are several areas in the Planning Area, which while attractive for residential and other uses, may be naturally hazardous for development. Some of these areas include river slopes which may be geotechnically unstable, shore lands which may be susceptible to flooding and forested lands which are prone to natural wildfires. Likewise, there are land use activities that potentially create hazards for adjacent development, such as landfill sites, industrial operations and sewage disposal sites. Areas of environmental, historical and cultural significance or sensitivity should be managed to preserve and enhance their natural, historical or cultural features. These areas, as identified in the ILUMP, include:

- Woodland caribou calving area (approximately 16,880 hectares of land that surrounds Hives Lake);
- Aesthetic sensitive zones, including the Highways #2 corridor; and
- Riparian sensitive resource areas (areas of buffers of variable width found along shoreline areas of water bodies).

The landscape and water resources that characterize the Planning Area provide a quality living space, and significant fish and wildlife habitat. This setting and its natural features are highly valued by residents and visitors, and the District is dedicated to the conservation these most important resources.

Resource Management Principles

1. To encourage development and management practices which preserve and/or enhance the natural environment and minimize the risk of contamination, nuisance, or damage to environmental resources.
2. To preserve or enhance defined areas of critical habitat and heritage resources.
3. To preserve or enhance critical water supply resources, including both ground and surface water resources.
4. To ensure equal consideration in cases where development permits may interfere with the development of, or access to, areas with the potential for quarrying.
5. To ensure that exploration and extraction of mineral resources is equitably managed between all stakeholders.
6. To provide for natural resource harvesting and development in the Provincial Forest while supporting provincial government forest management strategies.
7. To encourage local recycling and composting.



Local Conservation Officers are pictured here patrolling Lac La Ronge. Anglers, commercial fishers, canoers, campers and house boaters all share the resources the lake offers.

Resource Management Policies

1. In order to ensure compatibility between two plans, the District will take into consideration the ILUMP when considering development proposals and amendments to the Official Community Plan and Zoning Bylaw on Crown Lands.
2. The District will work with agencies of the provincial government to protect and preserve critical wildlife habitat, or rare or endangered species. In the event that any of these resources require provincial review, the District will delay development until such time as the requirements of the province have been met.
3. The District may consult with the province or private professionals to ensure that soil, water and any other natural resources of significance are protected.
4. Development shall not deplete or reduce the quality of water resources. Water bodies, groundwater and riparian systems shall be protected and sustained.
5. Conservation of the natural environment will take precedence over development when the two are in conflict and mitigation measures are unable to protect environmentally sensitive or significant features and functions.
6. Natural resource harvesting activities, and mineral and petroleum exploration and extraction shall be regulated by Provincial policies and regulations. No Development Permit from the District will be necessary unless the development will involve permanent buildings or require dedicated road access.
7. Outfitter's camps and other hunting or fishing bases shall be considered only where they will not conflict with other uses. Generally, locations at least 2 km from any other development are preferred. The District may require a greater distance depending on the nature of the operation.

Traditional Resource Use Cabin Development

Traditional Resource Use (TRU) cabins are dispositions administered under a 10 year lease with the Ministry of Environment. There are numerous TRU cabins found scattered throughout the Planning Area. TRU's have traditionally been exclusively for

residency in conjunction with trapping and commercial fishing activities. Lessees must be voted into a trapping block or hold a valid commercial fishing licence. Each lessee is permitted 2 cabin sites per resource activity. A TRU lessee may also apply to convert their TRU to a commercial lease. TRU management has been incorporated into this OCP to ensure protection of the resource use activity from encroachment by conflicting users. It is equally important to ensure that TRU cabins are not encouraged in areas that would conflict with planned expansion of other developments.

TRU Cabin Development Principles

1. To work with the Ministry of Environment and the public to ensure cabin locations are identified for fire protection purposes, to preserve natural and cultural values and to minimize conflict with existing and future land uses.
2. TRUs should not be located in or near areas designated for future residential development or community expansion areas on the Future Land Use Map (Map 2).

TRU Cabin Development Policy

1. The Zoning Bylaw will regulate the size of new dispositions, distances from other uses and maximum size of buildings or structures.

Traditional Resource Use cabins are found throughout the Planning Area. These cabins are essential for commercial fishers, wild rice harvesters and trappers.



6.7 Shoreline Protection

Essential to the survival of many species, the shoreline is formed by the shallow water and the first 10 to 15 metres of the land around lakes and rivers. The shoreline area is also an area of residential, recreational and resort development due to the natural aesthetic qualities and water-based recreational opportunities. Intensified human use of the land and water interface, however, can have a negative impact on the very environment that initially attracted that use. Alterations negatively impact natural character and beauty of the shoreline, eliminate fish and wildlife habitat and result in the deterioration of water quality. Often the public, unaware of the importance of shoreline area, remove vegetation along the shore or significantly alter the landscape creating an urban appearance.

Shoreline Protection Principles

1. To minimize the interference with the natural environment and shoreline while allowing for suitable developments.
2. To ensure that residents of the Planning Area have public access to water bodies.
3. To ensure that development and land use decisions equitably balance residents and tourists needs for waterbodies and shorelines.



Lakeshore development may have adverse impacts on the shoreline and riparian zones. Work in or near water may also affect fish habitat and increase the risk of contamination or pollution.

Shoreline Protection Policies

1. The preservation and restoration of natural shorelines and shoreline vegetation will be strongly encouraged.
2. Shoreline developments shall maintain or enhance fish habitat.
3. Private docks will not be encouraged, except where there is no road access to isolated dispositions.
4. Communal boat docks and launches are encouraged.
5. Where there is subdivision of land along the shoreline, land that can be defined as Environmental Reserve will be dedicated, pursuant to The Planning and Development Act, 2007.
6. All development applications on lands contained within the 1:500 year flood plain or on potentially unstable slopes as shown within a professional report submitted for a proposed development, are subject to the standards set out in the Zoning Bylaw.

Dedicated lands are for parks, open space and other public amenities. Any person subdividing land must provide, without compensation, dedicated lands to the municipality in which the land is located.



6.8 Dedicated Lands

The Planning Area has many riparian, aesthetically and environmentally sensitive areas that provide for passive recreational activities. It also boasts lakes and shorelines that provide for recreational uses enjoyed by residents and tourists alike. Dedicated lands are reserved for public uses such as parks and open space and to protect the interests of the public. There are four types of municipal dedicated land: buffer strips, environmental reserves, municipal reserves, and walkways. The District is committed to managing dedicated lands to preserve sensitive areas where needed or create and develop recreation resources for the enjoyment of all residents. The District will consider cash in lieu payments when the District determines the dedicated lands to be unnecessary or undesirable at the time of subdivision. The District will not consider cash in lieu payment for lakefront subdivision dedicated lands in order to maintain public access to the lake.

Dedicated Lands Principles

1. To protect dedicated lands for public use and enjoyment.
2. To protect dedicated lands from unauthorized use and preserve the natural integrity of the land.
3. To preserve open spaces, natural beauty, and environmentally sensitive areas by engaging in development that respects natural landscape features.
4. To ensure that dedicated lands are provided in appropriate locations when lands are subdivided.

Dedicated Lands Policies

1. Where development is proposed adjacent to a waterbody, the Developer will dedicate Municipal or Environmental reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.
2. Where development is proposed adjacent to a water body, the developer shall not defer the obligation of dedicated lands.

3. Where there is subdivision of land that can be defined as Environmental Reserve, it will be dedicated pursuant to The Planning and Development Act, 2007.
4. Where dedication of Municipal Reserve land is required for subdivision, the District will consider land that provides recreational development opportunities.
5. Dedicated lands should be placed strategically to decrease wildfire risks.
6. In single parcel and industrial subdivisions, the District may request dedication of land where the site is adjacent to a lake, otherwise cash in lieu will be the preferred option.
7. The District will use dedicated lands funds for Municipal Reserve maintenance and improvement within the Planning Area.
8. Lakeshore dedicated lands may be used, by permit, to provide public access to the lake in specified subdivisions.
9. District owned lakeshore parcels or dedicated lands will not be sold or exchanged.
10. The District may require the developer of new subdivision to enter into a service agreement that requires construction of a communal boat launch on lakeshore dedicated lands.
11. Development proposals will protect the ski trail between McGibbon Bay and Nut Bay with a 100m wide Municipal Reserve.

7 SOCIAL WELL-BEING

One of the goals of the residents in the Planning Area is to achieve and maintain a healthy community and state of well-being. Basic needs such as nutrition, housing, sufficient income, public health and safety; as well as opportunities for recreation, community identity, citizen engagement and inter-municipal cooperation must be met. To help build and maintain a healthy Planning Area, the residents, province and neighbouring municipalities and First Nations must continue to work in partnership. Some of the Planning Area values include:

- Protection of resource lands for current and future generations;
- Enhanced access to and opportunities for employment;
- A safe and healthy local area;
- Effective emergency preparedness, prevention and response;
- Enhanced connection with nature;
- Access to a variety of natural and organized recreational opportunities;
- Pedestrian friendly routes that provide safety and security for residents;
- Access to health and emergency services; and
- Maintaining, recognizing and respecting the culture of the community and preservation of its heritage.

7.1 Roads, Services and Utilities

The primary interest of the residents in the Planning Area is to ensure proper provision and maintenance of public roads, services and utilities. Encouraging development where roads and services already exist will reduce additional demands on the natural environment and minimize fragmentation of the landscape. In many cases, recreational facilities serving the residents of the Planning Area are located within the Town of La Ronge, Village of Air Ronge and Lac La Ronge Indian Band Reserve lands.

The level of services actually required in the Planning Area is relatively minimal. There are no communal water or sewer systems serving residential properties in the Planning Area limiting the current density and type of land use. Sewage disposal and water supply are the individual property owner's responsibility. There are a few septic fields found within the Planning Area, however, most properties are required to use pump-out septic tanks to dispose of sewage and liquid waste.

Residents in the Planning Area obtain their household water from 3 main sources; private wells, Lac La Ronge and the Regional water treatment plant. Sewage disposal is available to residents in the Planning Area through local haulers and local sewage lagoons. One lagoon, operated by the Lac La Ronge Indian Band, is located near the Far Reserve and used by the Village of Air Ronge and the Band. The capacity of the lagoon is sufficient with ample opportunity for expansion. A second lagoon is located north of the Planning Area and is operated by the Ministry of Environment. A third lagoon is located adjacent to Napatak. Local haulers have access to all three of these lagoons, with an understanding that a fee for use may be implemented in the future. A mechanical treatment plant is operated by the Town of La Ronge, but at this time access is not granted to local haulers. The District has no current plans to install communal water or sewer systems in the Planning Area.

Pictured here is the Nav Canada Secondary Surveillance Radar Site. This radar equipment allows Flight Services in La Ronge and Winnipeg to monitor high flying aircraft traveling all over the world. Service and utility stations are strategically located throughout the Planning Area and are integral to the overall growth, development, health and public safety to the surrounding municipalities



The public utility companies (SaskPower, SaskEnergy and SaskTel) serve the Planning Area on a competitive or cost recovery basis. The SaskPower line is a high power main line. Electrical and telephone services are available throughout the Planning Area and cellular coverage is almost complete.

The Planning Area participates in the Regional Sanitary Land Fill and solid waste disposal site governed by the Regional Waste Authority (Incorporated Body). The participating communities pay per capita to develop and maintain this regional waste management. Recycling is drop off, Sarcan is operated by the Band and the landfill accepts most items. The capacity of the landfill is sufficient with ample opportunity for expansion.

Roads, Services and Utilities Principles

1. To ensure all new development in the Planning Area have an appropriate and secure water supply and sewage disposal.
2. To provide for sustainable, cost effective and efficient waste disposal, road infrastructure, and utility services for the Planning Area and for future development.
3. To maintain and protect the interests of the Town of La Ronge airport, air services and the take off / approach zones.
4. To ensure new subdivision service agreements equitably address development and maintenance of infrastructure.
5. To encourage and promote recycling initiatives.
6. To encourage provision of underground utility services for purposes of enhancing viewscales. As utility services are replaced, to encourage underground placement.

Roads, Services and Utilities Policies

1. Where a subdivision of land will require the installation or improvement of municipal services, such as roads, utilities, or water/sewage disposal facilities, the developer will be required to enter into a servicing agreement with the District, in

accordance with the PDA to cover the costs of the installation or improvements. The District may consider sharing in the costs of a service where the proposed service may be extended to and be provided to other areas of the Planning Area.

2. Solid or liquid waste disposal facilities shall be located in conformity with provincial regulations. The separation distance shall not apply to any facility located on-site that is used for domestic waste.
3. The development of new or the expansion of existing municipal liquid or solid waste facilities will be permitted within the Zoning Bylaw, once the required provincial environmental impact assessment, public consultation, and necessary mitigation measures have been completed.
4. Development may not proceed until such time as adequate solid and liquid waste disposal is proven and available.
5. Development shall proceed only when an adequate and sustainable water supply has been demonstrated for the proposed development.
6. Where pipelines, utility lines or other transportation facilities cross municipal roads, the District may apply special standards for their construction that are necessary to protect the municipal interest. Multi-use corridors for utility lines and pipelines will be encouraged.
7. Development shall not create any potentially unsafe traffic conditions. The District will ensure that drivable surface of roadways are at least 7.3 metres wide to allow for emergency vehicles and emergency evacuations.
8. All new surveyed parcels shall require direct legal and physical access, other than those isolated parcels exempt by Community Planning Branch.
9. The District will ensure new developments have appropriate school bus service.

7.2 Protection Services and Emergency Preparedness

The District is committed to providing continued protection in the event of an emergency. Protective services include; fire, police, ambulance and other emergency measures. Fire protection is provided by volunteer fire fighters under the direction of a permanent Fire Chief from the Regional Fire Hall, and cooperates with the Ministry of Environment for fires fire prevention and suppression. An agreement signed between the District and the Town of La Ronge ensures fire protection for the Planning Area. Ambulance service is provided to the community and surrounding region under the management of the Mamawetan Health Region. Located within the Town of La Ronge is the Royal Canadian Mounted Police station which provides police protection to the Planning Area.

Emergency planning focuses on community preparedness for responding to natural and man-made disasters. In the Planning Area, a Provincial Emergency Plan has been adopted in accordance with the provisions of *The Emergency Planning Act, 1989*. Furthermore, local Emergency Plan documents will be drafted for recreation subdivision and clustered residential subdivisions. The objectives and policies contained in this section are intended to compliment the prepared Emergency Plan.

Forest destroyed by fire in the Lac La Ronge Corridor Planning Area.



The Planning Area has experienced or is likely to experience the following emergency situations:

1. Forest fire creating the potential risks of personal injuries, loss of life, loss of property and damage to the environment;
2. Heavy forest fire smoke creating serious health risks due to dangerous levels in the air quality;
3. Winter power failure shutting down water and sewer operations and creating a health and safety risk to residents;
4. Highway accidents involving the transportation of dangerous goods.
5. Extreme cold temperatures causing propane furnaces in private homes and public facilities to stop operating;
6. Ice storms causing power outages to the breakage of overhead power lines and dangerous road conditions; and
7. Tuberculosis, influenza and west nile epidemic outbreak.

Protective Services and Emergency Preparedness Principles

1. To provide for the continuing regional agreements of facilities, protective services such as fire and ambulance and any other services required by the residents of the Planning Area to lead safe and secure lives.
2. To develop and maintain Emergency Response Plans for the local area communities.
3. To increase community disaster preparedness through public awareness and education.
4. To work with the Ministry of Environment to ensure safe access routes in and out of local area communities; one that may include a dedicated emergency route, ensuring access for fire and other emergency equipment, as well as the evacuation of residents.

The Mallard Fire in 1999 threatened the Town of La Ronge and surrounding homes within the Planning Areas. An effective Emergency Plan is vital in minimizing the loss and damage of infrastructure and ensuring public safety.



Protection Services and Emergency Preparedness Policies

1. The District will ensure a Regional Fire and Emergency Services Agreement is continued by surrounding protective services.
2. The District will work to develop and maintain Emergency Response Plans for local area communities.
3. The District will support continued education and encourage residents to follow FireSmart principles on their properties to reduce the spread of fires.
4. The Zoning Bylaw will contain requirements for building separation distances and setbacks that will help protect properties and prevent the spread of fires.
5. The District will continue to work with the Ministry of Environment to construct and maintain fuel breaks around local area communities.
6. The District will ensure land use decisions and new subdivisions are consistent with Emergency Plans.
7. The District will ensure Emergency Plans are updated as new developments are approved in the Planning Area.
8. The District will explore additional fire protection measures.

The Planning Area is regarded as one of the most breathtaking snowmobiling areas in Saskatchewan attracting riders from all over North America.



7.3 Recreation

The Village of Air Ronge, Town of La Ronge and the Lac La Ronge Indian Band provide a variety of recreational and community services. There are two skating rinks, a curling rink, ball diamonds, parks, a community hall, boat launches and two beaches. These areas and other parks and school lands are utilized by the local residents and tourists of the Planning Area.

The Planning Area also offers many scenic resources and other open spaces. Residents and tourists use and have access to land and water resources in the Planning Area for recreational activities such as snowmobiling, skiing, dog sledding and bird watching. Residents also can enjoy hunting, hiking trails, fishing, golfing, and several playgrounds in the Planning Area. These values all contribute to the economic development and growth of the entire region including the Town of La Ronge, Village of Air Ronge and the Lac La Ronge Indian Band.

Recreation Principles

1. To explore, in cooperation with other local governments, opportunities for the development of regional recreation and tourism sites that benefit the region as a whole.
2. To work with local groups to develop a safe trail system for users which minimize conflict.
3. To promote the coordination and sharing of services in the Planning Area with neighbouring municipalities and the province to avoid unnecessary duplication and to maximize efficient use of services and facilities.
4. To encourage the provision of services and facilities, which are community based and locally controlled.

Recreation Policies

1. The District will ensure that new residential local area communities dedicate adequate parks and open space to provide for the recreation needs of the residents.

2. The District will encourage the undeveloped portions of the 1:500 year floodplain be utilized for passive recreation purposes.
3. The District will encourage awareness education programs to encourage individuals to develop and maintain an active and healthy lifestyle and promote developments which encourage healthy communities.
4. The District will ensure recreation facilities, park and open spaces are accessible to people of all ages, income and abilities.

7.4 Community Involvement and Partnerships

One of the most important tools for building healthy and sustainable communities is public involvement. Public engagement provides meaningful contributions in addressing community challenges. In the local area communities, residents have formed home owners groups as a means of staying informed, increasing involvement and working together in decision-making processes. Currently, the ANPC is made up of representatives from the Planning Area, the Lac La Ronge Indian Band, the Village of Air Ronge and the Town of La Ronge. The ANPC also operates in the capacity of Local Advisory Board for the ILUMP to the Minister of Environment. There are existing regional agreements and committees that allow for public input on a variety of issues facing the Planning Area. Regional agreements will address future growth directions and joint planning initiatives based on common interests and the interests of the region as a whole. Facilitating inter-municipal cooperation has provided opportunities for more cost-effective and efficiently delivered municipal services on a regional basis.

Community Involvement and Partnerships Principles

1. To enhance the participation of First Nations, Métis, local residents and local government in applicable planning and development processes.
2. To promote and increase collaboration on regional infrastructure, servicing and growth opportunities.

Community Involvement and Partnership Policies

1. The District will ensure the legal duty to consult with First Nations and Métis people is met where decisions may adversely affect treaty and aboriginal rights.
2. The District will promote volunteerism, through education and incentive as a means to achieving the vision for the Planning Area.
3. The District will continue to work with the local homeowners associations and other stakeholders to support and strengthen communities.
4. The District will facilitate annual public meetings to review amendments to the Official Community Plan and report on development proposals and applications.



Heritage sites in the Lac La Ronge Planning Area may include First Nation's ceremonial or spiritual places, ancient campsites and animal kill sites. Flowers, mushrooms and forest products found throughout the Planning Area may also be harvested for cultural, ceremonial and medicinal purposes.

7.5 Heritage and Culture

The Planning Area has a rich history beginning with the Woodland Cree who occupied the area. Explorers, fur traders, missionaries and settlers all contributed to the early history and development of the local Planning Area and adjacent municipalities. Populations grew from Cree to Dené, Métis and immigrant Europeans as the tourism and mineral exploration expanded. The legacy of this rich heritage is found in the landscape, sites and structures. Heritage can be defined as anything of a physical, cultural or social nature that is unique to, and valued by, a community, and can be passed from generation to generation. The Planning Area's identity and culture is tied to its heritage. In order for identity and culture to be sustainable, efforts must be made to conserve and enhance the Planning Area's heritage in the face of growth and new development. Support of culture and heritage will enrich the Planning Area and make it a better place to live and visit.



Traplines in the Lac La Ronge Corridor Planning Area are fundamental in preserving the culture and lifestyle of many local people.

A goal of this *Official Community Plan* is to protect and preserve our cultural resources, historical and heritage sites, both identified and potential. Management decisions about cultural resources must be based on solid information obtained through credible research. Information should be accessible in order to make informed decisions about actions that could affect cultural heritage and decisions concerning land use. The decision process will include active participation by the wide variety of people whose heritage and traditions are at stake.

Cultural resources include properties that were held in spiritual or ceremonial honour, by a cultural group or by the Lac La Ronge Indian Band. Cultural resources include properties which may no longer show evidence of man-made structures, but retain a historical association with an event or period. These may include archaeology sites, campsites, cemeteries, burial sites, rock carvings, pictographs, trails, village sites, fishing sites, trading sites, religious and ceremonial sites. The specific locations of these sites are often very sensitive in nature. Gathering information concerning these properties should be undertaken with careful consideration and involvement of the Lac La Ronge Indian Band.

Heritage and Culture Principles

1. To encourage and support the protection of cultural and heritage features.
2. To protect the information o cultural and heritage features from the public where appropriate.
3. To protect archaeological and heritage sites from damage in accordance with The Heritage Property Act.
4. To recognize that cultural resources are finite, irreplaceable and nonrenewable resources.
5. To identify and protect cultural, heritage and historic sites and structures to guide decision-making in resource planning, environmental review and resource management.

Heritage and Culture Policies

1. The District will encourage the identification of cultural and heritage resources, and will explore opportunities, in cooperation with local governments, for the development of ecological, historical or cultural tourism.

2. The District will work with the Province to protect and preserve heritage resources.
3. The District will work with agencies of the provincial government to protect and preserve heritage resources. In the event that any of these resources require provincial review, the District will delay development until such time as the requirements of the province have been met.
4. The District will amend the Zoning Bylaw to protect cultural and traditional ceremonial sites and heritage features officially designated under The Heritage Property Act.
5. The District will cooperate with local First Nations to recognize and protect aboriginal cultural heritage.
6. The District will work in cooperation with First Nations to educate and promote shared information on the significance of cultural sites.
7. The District will work with local governments to help identify and evaluate cultural, heritage and historic sites to determine which should be preserved.
8. The District will recognize that identification and evaluation is a constant, ongoing process.
9. The District will work with local governments to identify those lands which are most likely to contain unrecorded cultural, heritage and historic sites.
10. The District will encourage and support cultural activities that promote the growth and development of community spirit and identity.

8 TAKING ACTION AND TRACKING PROGRESS

For an *Official Community Plan* to be effective, its objectives and policies must be implemented. Achieving the Planning Area Vision will be determined by future decisions of the District regarding priorities, funding, and implementation, and through consultation and cooperation with other local governments, the local area communities and surrounding municipalities. Some of the Planning Area's values include:

- Maintaining the intent and integrity of the *Official Community Plan*.
- Maintaining relevant, viable and effective policies to guide development and inform residents.
- Monitoring and tracking progress towards achieving the vision of the Planning Area.

8.1 Implementation

It is intended that this *Official Community Plan* will consist not only of objectives, but also of policies for action to achieve the stated Planning Area Principles. The *Zoning Bylaw* will be used to regulate development in such a way that it achieves the policies of this *Official Community Plan*.

8.2 Future Land Use Designations

The Future Land Use Concept for the Planning Area reflects the present land use patterns as well as identified opportunities for, and constraints on, future land use and development within the Planning Area. The concept identifies four areas to be referred to as:

Residential

Land in this designation is considered as generally suitable for residential developments of multiple parcel forms. The District will encourage development proposals to locate in these areas in order to maximize infrastructure and servicing efficiencies. Also included in this designation are lakes with potential for lakeshore development. Initially, the undeveloped land is zoned as Resource Land, but may be rezoned to an appropriate district as development applications are approved. Ideally, these uses are located in proximity to existing roads, utility corridors and service centers. Where application for subdivision and development are made in the Residential Future Land Use area, the District will make required amendments to the *Zoning Bylaw* to accommodate such developments where it is demonstrated that:

- Site conditions are suitable for development;
- The development conforms to all other relevant provisions of the *Official Community Plan* and *Zoning Bylaw*;
- Consultation pursuant to the PDA is satisfied.
- The development has a proven water supply, an approved liquid waste treatment and disposal system and an accepted and signed service agreement.

Highway Corridor

Land in this designation is considered acceptable for a wide range of commercial and light industrial uses subject to meeting other criteria and access requirements in accordance with the *Official Community Plan*. Generally development will be encouraged inside the local municipal boundaries. Uses that require large land areas and minimal services and are proven to be more suited within the Planning Area will be considered favourably. Initially, the undeveloped land is zoned as Resource Land, but may be rezoned to an appropriate district as development applications are approved. Development intended to serve the needs of the public will be considered appropriate on sites fronting the highway. Light industrial development shall maintain an appropriate natural buffer to preserve the aesthetic value of the highway corridor. Where application for subdivision and development are made in the Highway Corridor Future Land Use area, the District will make required amendments to the *Zoning Bylaw* to accommodate such developments where it is demonstrated that:

- The land owner supports the application;
- Site conditions are suitable for development;
- The development conforms to all other relevant provisions of the *Official Community Plan* and *Zoning Bylaw*;

- Consultation pursuant to the PDA is satisfied;
- The development has a proven water supply, an approved liquid waste treatment and disposal system and an accepted and signed service agreement;
- The development would not compromise or restrict future community expansion; and
- The development meets all regulatory setback distances as specified in provincial legislation.

Resource Lands

The intent of the resource lands is to accommodate forestry, traditional resource uses, mineral exploration and active and passive recreation activities. It will also accommodate isolated privately titled and utility parcels. Disposition and lease developments on Crown lands will be governed by the ILUMP, in accordance with the *Official Community Plan* and administered by the Ministry of Environment. All other development proposal will be considered through the rezoning process at the discretion of the District, subject to the development standards specified in the *Zoning Bylaw*.

Local Area Community

~~The intent of this designation is to accommodate for existing developments within the Planning Area. It will accommodate residential and commercial land uses of a nature and at a scale sufficient to serve local residents and the travelling public. Lands within this designation occupied by existing residential, commercial and agriculture developments will be zoned for such purposes in the Zoning Bylaw.~~

Commented [d3]: NSAD BYLAW 1/2016

The intent of this designation is to accommodate residential and commercial land uses of a nature and at a scale sufficient to serve local residents and the public. Lands within this designation will be designated in the Zoning Bylaw for purposes such as residential, commercial and agriculture development

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Community Expansion Area

Land in this designation has been identified for potential future expansion of local First Nations Reserve lands and municipal communities. Potential development on provincial Crown land should not compromise the future expansion

of these local communities. The District will only consider amending the *Zoning Bylaw* to accommodate development which:

- Conforms with the *Official Community Plan* and *Zoning Bylaw*; and
- Does not compromise future growth and servicing plans for the area by the adjacent First Nations or municipalities.

8.3 Zoning Bylaw

The *Zoning Bylaw* will be the principal method of implementing the objectives and policies contained in this *Official Community Plan*. It divides the Planning Area into zones and regulates the following: the use and density of land, buildings, and structures; the siting, size and dimensions of buildings and structures; and the shape, dimensions, and area of parcels that may be created by subdivision.

Resort Residential District (RR)

The objective of this District is to provide for the highest density of multiple lot residential development. This District will be comprised of primarily single detached dwellings along with compatible community service and public work uses.

Acreage Residential District (AR)

The objective of this District is to provide for medium density multiple lot residential development. This District will be comprised of primarily single detached dwellings along with compatible community service and public work uses.

Estate Residential District (ER)

The objective of this District is to provide for low density multiple lot residential development. This District will be comprised of primarily single detached dwellings along with compatible community service and public work uses.

Commercial District (C)

The objective of this District is to provide for general commercial and other compatible development in specific areas.

Industrial District (M)

The objective of this District is to provide for light industrial, heavy industrial and other compatible development that cannot be accommodated within the surrounding municipal limits and where separation from other Districts may be required.

Resource Land District (RL)

The objective of this District is to provide for Crown land use as provided for under the direction of the Ministry of Environment, remote public works and utilities and isolated privately titled parcels of land. All other development proposals in the Resource Land District would require rezoning.

Recreation and Park District (RP)

The objective of this District is to protect lands from residential, institutional, industrial and commercial development and to preserve land for parks, open space, recreation areas, greenways, trails, waterways and flood plain areas.

Agriculture District (A)

The objective of this District is to provide for the primary use of land in the form of agricultural development. Other uses compatible with agricultural development are provided for to support a rural way of life. Location dependent natural resource development is also provided for.

Future Development and Recreation (FDR)

The objective of this District is to ensure the orderly planned development of lands where the future of the land or the timing of development is uncertain. It is intended that the local community as a whole benefit by providing for the orderly and aesthetic development of land, while providing for a blending of residential, commercial and recreation uses.

8.4 Additional District Classifications

The District may consider adding other Zoning Districts to carry out the objectives of this *Official Community Plan*, or to provide for a greater density of development than initially considered in this *Official Community Plan*.

Rezoning of Land

The District will consider the following factors when dealing with applications to rezone, subdivide, and develop land:

- conformity to the *Official Community Plan*;
- suitability of the site for the proposed development;
- compatibility of existing adjacent land use;
- provision of dedicated lands as may be required for subdivision;
- the adequate provision and timing of development of municipal services; and
- the completion of a servicing agreement.

Contract Zoning

For purposes of accommodating a rezoning for unique development situations, the District may consider entering into rezoning agreements, pursuant to contract zoning provisions of the PDA, for site specific development based on the following guidelines:

- the rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;

- the rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned;
- the development or redevelopment of the site for the specific use will be of benefit to the immediate area and the District as a whole; and
- the request for a rezoning must be accompanied by a description of the proposal, plans indicating specific uses, building locations, landscaping, lighting, off-street parking, and any other aspects of development that may affect the site and adjacent uses.

8.5 Other Implementation Tools

Inter-Municipal Cooperation

- The District will cultivate positive, mutually beneficial relationships with neighbouring municipalities to develop joint service programs where such arrangements will be of benefit to both municipalities and the region.
- The District will work with the Town of La Ronge, the Village of Air Ronge and the Lac La Ronge Indian Band to explore opportunities for mutually beneficial and cost effective joint administrative, or other, services.
- The District may enter into cooperative arrangements with other municipalities to achieve efficiencies in administration and services.
- The District will consider the support and funding of regional economic, cultural and recreational centers, with other local governments that the facilities are intended to serve.
- The District will negotiate with the Town of La Ronge, the Village of Air Ronge and the Lac La Ronge Indian Band in regards to revenue and/or tax sharing as it relates to facilities, services and infrastructure that are utilized by members of all communities and large businesses.

First Nations

- The District is committed to maintaining positive relationships with the Lac La Ronge Indian Band.
- The District will approach the adjacent First Nations to establish regular meetings to discuss areas of mutual concern and issues relating to servicing of land for development and opportunities for collaboration.

- The District will comply with all Duty to Consult requirements and provide direct notification of development that may impact Aboriginal or Treaty Rights to hunt, trap, fish or gather on unoccupied Crown land and will provide opportunities for consultation to discuss relevant issues.
- The District will automatically send a copy of notices of amendment of planning bylaws to the First Nation for its information.
- The District is committed to having a minimum of two representatives from the Lac La Ronge Indian Band on the Advisory Northern Planning Commission.

Provincial Land Use Policies/Statements of Provincial Interest

- This *Official Community Plan* shall be administered and implemented in conformity with applicable provincial land use policies or statements of provincial interest, statutes and regulations and in cooperation with provincial agencies.
- The District will review this *Official Community Plan* and the *Zoning Bylaw* for consistency with a new provincial land use policies or statements of provincial interest adopted pursuant to the PDA.
- Wherever feasible and in the municipal interest, The District will avoid duplication of regulation of activity and development governed by provincial agency controls.

Building Bylaw

- In accordance with *The Uniform Building and Accessibility Standards Act*, the District will adopt a bylaw to ensure building construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits

Servicing Agreement

- Where the District requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that District standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or offsite levies required for a subdivision. The

District may consider a general municipal share in the cost of offsite infrastructure where the improvement is designed to serve more than the subject subdivision.

- Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the District to cover the installation or improvements including, where necessary, charges to cover the costs of improvement or upgrading of off-site services. The District will establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- The District will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

Administration

- This *Official Community Plan* is binding on the District and all development in the Planning Area.
- The interpretation of words as contained in the *Zoning Bylaw* shall apply to the words in this *Official Community Plan*.
- If any part of this *Official Community Plan* is declared to be invalid for any reason, by an authority of competent jurisdiction, that decision shall not affect the validity of the bylaw as a whole, or any other part, Section or provision of this *Official Community Plan*.