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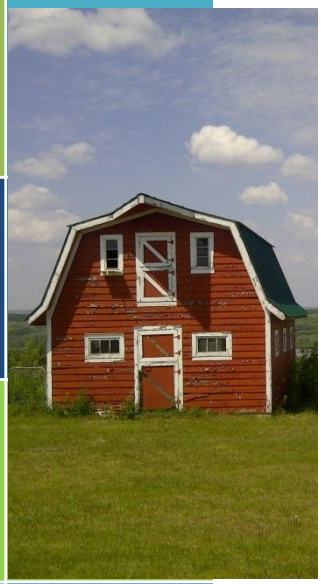

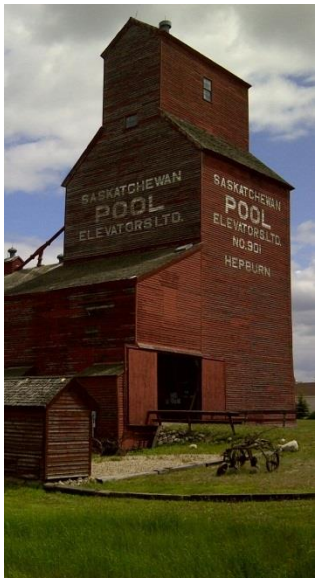

Twin Rivers District Plan

Schedule "A"

Prepared for:
The Twin Rivers District Planning Commission

Prepared by:
Prairie Wild Consulting
Saskatoon, SK

Authority

In accordance with Sections 97 to 109 of *The Planning and Development Act, 2007,* this document has been prepared for the RM of Rosthern No.403, the RM of Duck Lake No.463, the RM of Laird No.404, the Town of Rosthern, the Town of Hague, the Town of Duck Lake, the Town of Waldheim, the Town of Hepburn, and the Village of Laird for adoption as the Twin Rivers District Plan.

District Plans address future land use, development and other matters of community concern affecting lands within the plan boundaries as agreed to by the participating municipalities. In addition, a District Plan must include procedures for the resolution of land use conflicts and provisions for administration, amendment and repeal of the Plan.

This document is the Plan for the Twin Rivers Planning District to manage land use and development. This Plan is intended to guide the District for a period of approximately twenty to twenty five years.

The Planning District shall, in conjunction with the adoption of this Plan, amend, in accordance with *The Planning and Development Act*, *2007,* and *The Statements of Provincial Interests,* their respective Official Community Plans, Inter-Municipal Plan, and Zoning Bylaws as required, being consistent with the policies and provisions of this District Plan.

MINISTERIAL APPROVAL

The Twin Rivers District Plan shall come into force on the date of final approval by the Minister of Government Relations.

COUNCIL READINGS AND ADOPTION

Each municipal council in the Twin Rivers District has adopted a bylaw which adopts this plan indicated as Schedule “A” in those bylaws.

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Lenore Swystun, MCIP
Professional Planner

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1 INTRODUCTION

1.1 THE TWIN RIVERS PLANNING DISTRICT

The Twin Rivers District includes nine (9) municipalities: The Rural Municipalities of Rosthern No. 403, Laird No. 404 and Duck Lake No. 463; the Towns of Rosthern, Waldheim, Duck Lake, Hague, Hepburn; and the Village of Laird. The name Twin Rivers comes from the natural borders of the North and South Saskatchewan Rivers that frame the area.

Twin Rivers represents a planning area of approximately 2,731 square kilometers with a total population of 10,355 as of the 2011 Census.[1] There are many unique attributes within the District including natural and historic assets such as the North and South Saskatchewan Rivers, the Nesbit Provincial Forest , the Fort Carlton Provincial Park, the St. Laurent Shrine, and the Louis Riel Trail.

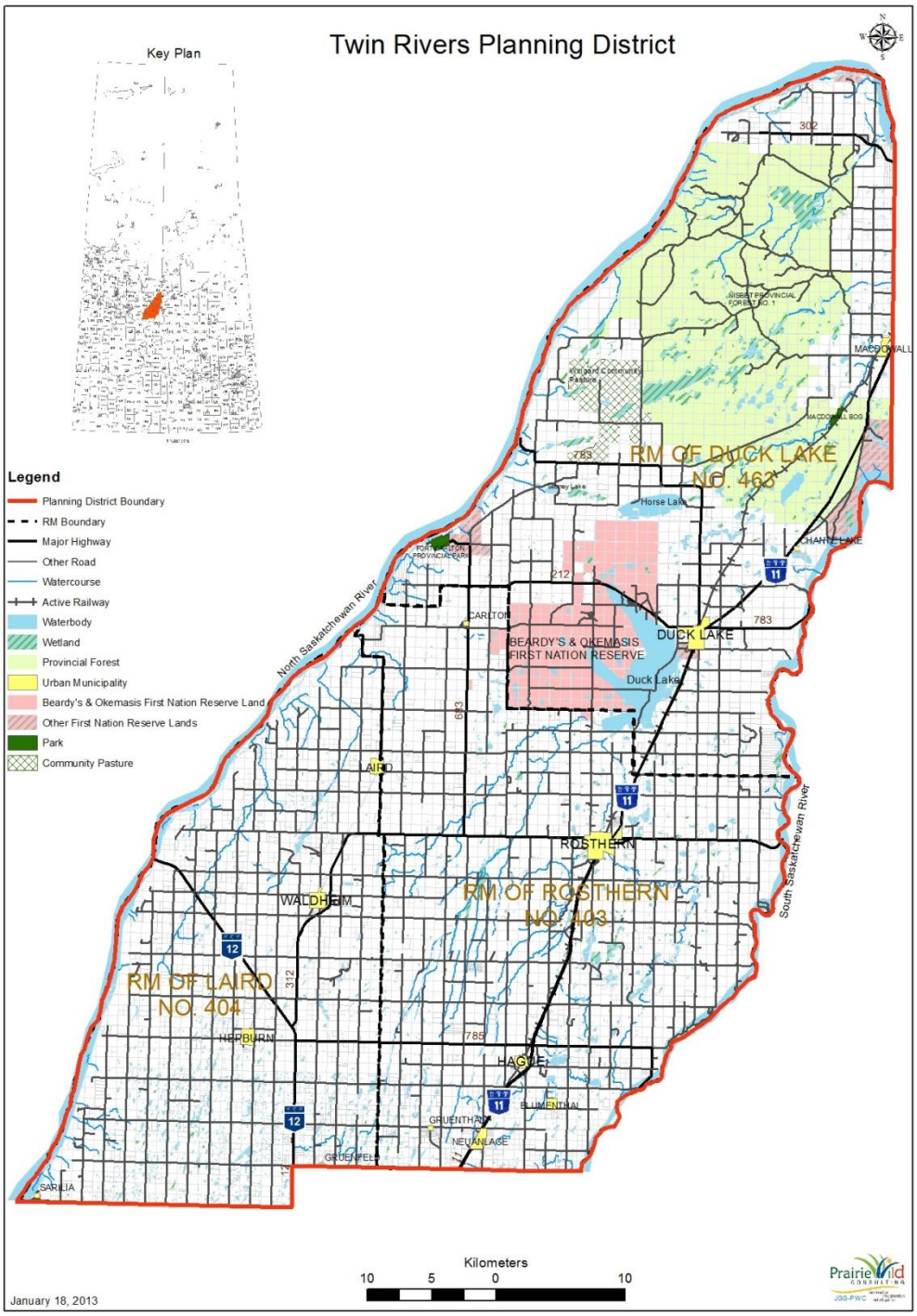
There are also a number of First Nations Lands within the District, which include Beardy's and Okemasis First Nation. These communities are considered vital to the continuing success in the region and their support in this process is valued.

The District is well located along Highway 12 and the newly twinned No. 11. Highway No. 11 is a corridor from Saskatoon to Prince Albert and the twinning highway project is expected to be finished by early 2013. Key industrial and highway commercial operations are located along this corridor. The municipalities situated along Highway No. 11 have had discussions relating to impact and potential opportunities for infrastructure development.

[1] Statistics Canada, 2011 Census of Population.

1.2 District Map

The following map identifies the boundaries of the Rural Municipalities of Duck Lake, Rosthern and Laird; the Towns of Duck Lake, Rosthern, Waldheim, Hepburn and Hague; and the Village of Laird and hamlets and First Nation Reserves located within the District.



1.3 District Context and Existing Framework

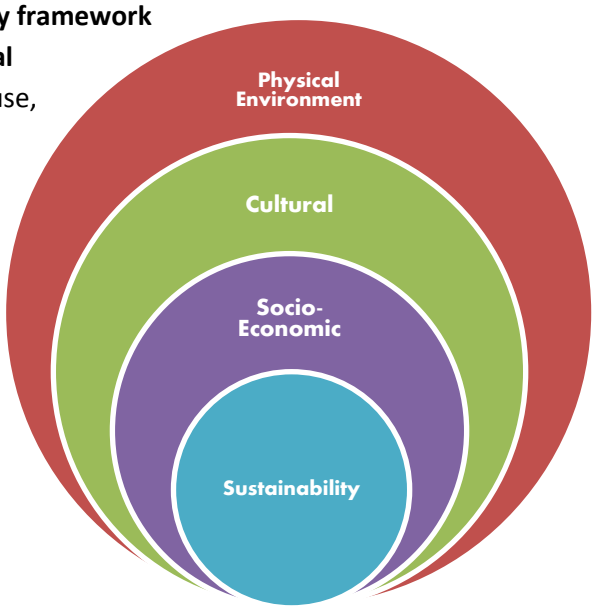
Each municipality within the Twin Rivers District has each their own Zoning Bylaw and Official Community Plan. The Rural Municipalities of Laird and Rosthern have the RM of Rosthern-Laird Inter-municipal Plan which serves as their Official Community Plan. These separate planning initiatives have grown to become the Twin Rivers District Planning Initiative.

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

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

1.4 The Purpose of a District Plan

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



The District Plan responds to the requirements of the Act by providing policies based upon "District Goals." The day-to-day decisions of the Municipal Council will be based upon these goals, objectives and the policies in this Plan to promote orderly development throughout the District. This Plan will reduce uncertainty for both the public and private sectors with respect to the future use of land by promoting well-managed development.

This District Plan:

a) **Encourages** sustainable development and growth which efficiently uses land and existing transportation infrastructure, and provides for the affordable servicing of land in order to limit the fragmentation of land.

b) **Promotes** new development in rural areas that is compatible with agricultural land uses, and complements the urban communities in the area.

c) **Recommends** taking advantage of the District's location in relation to Saskatoon and Prince Albert to promote commercial, industrial and agricultural diversification to encourage business investment and expansion, job creation, business stabilization and economic growth for all the area's rural and urban communities.

d) **Supports** inter-community co-operation through this Plan by participating in the Twin Rivers District Planning Commission.

e) **Preserves**, connects, and enhances natural areas

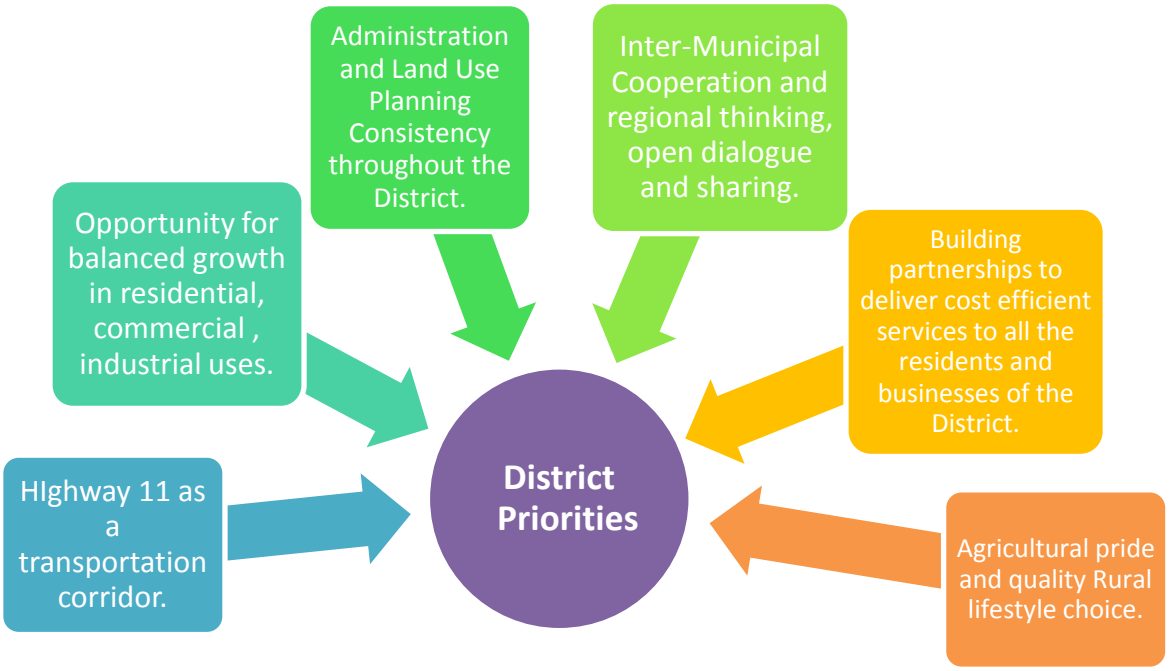
1.5 Guiding Growth

The three Rural Municipalities and the six Urban Municipalities provide for the effective, efficient, high quality delivery and distribution of regional services, goods and community amenities that fulfill their shared District vision. The focus of each participating Municipality is based on the premise that 'we are better together' working for the improvement of our shared lands, resources and amenities rather than working in isolation.

Each participating municipality recognizes and respects each other's need for local autonomy where it makes sense with the understanding that municipal boundaries are only a means by which good neighborly relations are established that benefits each municipality and the region as a whole.

1.6 Vision Statement

1.7 District Priorities



1.8 District Goals

Residential Alternatives: A choice of alternate, affordable and complementary residential lifestyles available throughout the District that appeals to a broad group of people who are welcomed by the communities.

Economic Development: The physical location of the Twin Rivers District is optimized to attract investment, economic development and tourism opportunities that provide a variety of levels of essential regional services and small businesses.

Agricultural Pride: The protection of prime agriculture lands from premature development as agriculture continues to be the primary economic activity and land use in the District.

Ecological Integrity and Management: Quality development which enhances and protects the environment and builds on the unique surroundings of the District

Sustainable Servicing: The investment in appropriately located municipal services and public utilities for the District, in a financially responsible manner including shared equipment, facilities, fire and rescue services to maximize efficient use of equipment.

Heritage and Cultural Resources: The protection and promotion of existing and newly identified cultural and heritage resources that represent the District's past and present.

Community Well-Being: The communities in the District are supported as the focal point for community services and recreation.

Inter-Municipal Cooperation: Strong dialogue among all municipalities when planning long-term growth strategies for the region that offers opportunities for all rural and urban municipalities. The Twin Rivers Planning Commission is the mechanism to promote joint initiatives as the goal of regional cooperation is what can be accomplished together.

2 GENERAL POLICIES FOR NEW DEVELOPMENT

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

2.1 GENERAL DEVELOPMENT LAND USE

The Rural Municipalities, Towns and Village are committed to providing a positive quality of life and experience within the region.

Objectives

- To ensure development is located in areas where there is capacity.
- To explore service delivery options which are financially viable for the District.
- To promote development which follows the provisions set out within the Plan and are reflective of the Future Land Use Maps.
- To encourage the clustering of development to ensure the best utilization of the land is achieved.

2.1.1 The municipalities will strive, through this Plan, to provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the District.

2.1.2 In managing change, the municipalities are encouraged to build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.

2.1.3 Consideration shall be given to each proposal's conformity with the over-arching policies in this District Plan (DP) in addition to the corresponding Official Community Plan for the Municipality. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

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

2.1.5 Rural areas should continue to be differentiated from urban areas by less dense development and generous larger land parcels in order to maintain the rural character of the District. The District shall encourage new development opportunities that can successfully co-exist with existing and evolving agricultural uses.

2.1.6 All intensive forms of development including Multi-Parcel Country Residential, Intensive Livestock Operations and Industrial Parks shall be referred to the Twin Rivers District Planning Commission for their review and recommendations.

2.1.7 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments and their compliance with the Plan.

2.1.8 Amendments to the District Plan, either major deviations or minor variances, shall be done in accordance with *the Planning and Development Act, 2007.*

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

2.1.10 This District Plan will ensure compliance with any participating municipality's Building Bylaw to ensure that dwelling and buildings are constructed and maintained to acceptable and safe standards, as defined in The National Building Code of Canada.

2.1.11 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.

2.1.12 Development and new subdivisions will be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall strive to avoid any major alterations to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

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

2.1.14 Planned development will help to increase land values, not be wasteful of the land resource, minimize public expenditure in service provision, and recognize significant community features in maintaining the small town lifestyle.

2.1.15 Rezoning proposals for development will be considered based upon the following criteria:

a) impact on surface and groundwater;
b) cost effective relative to the provision of services;
c) sewage disposal impacts and pollution potential;
d) integration with natural surroundings and adjacent land uses;
e) provision of green space and trails;
f) provisions for public safety; and
g) other criteria which support a sustainable community.

2.1.16 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.

2.1.17 Vacant properties and open space areas outside maintained parks should be encouraged to be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.

2.1.18 Servicing agreements may be required at the time of subdivision approval to ensure that new subdivisions are developed to the standards of the municipality and to address other concerns specific to the proposed subdivision. Subdivision Fees or Development Levies that recover the costs of extending/upgrading services to the new developments may be required in accordance with *The Planning and Development Act, 2007.*

2.1.19 Development and new subdivisions are encouraged to be integrated with the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation should be encouraged to minimize maintenance and water use.

2.2 Community Engagement

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

Objectives

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

2.2.1 The District will communicate with the community through methods that connect the public together with municipal officials including though not limited to print, web-based, radio and open forums allowing public participation.

2.2.2 Advisory committees may be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural and environmental issues.

2.2.3 Residents and businesses of the District shall be given the opportunity to pursue community and capacity building initiatives with appropriate support and encouragement when planning community services, programs, facilities, neighbourhood environments or other matters that affect their quality of life.

2.2.4 This Plan recognizes and supports the important contributions of volunteers and non-profit groups and agencies which bring significant value to the community.

2.3 Social and Community Priorities

The Twin Rivers District is committed to providing a variety of community amenities and services to its residents and to working with the neighbouring municipalities and First Nation communities to provide for residents outside of the District. The District believes a range of community services is vital to a prosperous and thriving community. This includes quality health care, emergency services, law enforcement, education, and more. Each community is unique and provides different attributes and characteristics to the District.

Objectives

- To attract new residents and increase the population of the District while sustaining a controlled growth to ensure a positive quality of life.
- To work collaboratively with residents, organizations, municipalities and First Nations when pursuing social and community initiatives.
- To nurture the District's community organizations and volunteers.
- To endorse and promote our community character and spirit through District initiatives, events and festivals.
- To encourage social, cultural, educational and recreation programming for all communities.

General Policies

2.3.1 This District will ensure development enhances the physical, social and cultural well-being of all District residents and businesses through support for the arts, culture, recreation, library, fire, police, education, social programs, and health services to meet present and future needs.

2.3.2 The District will have the option to work with service delivery agencies, other municipalities and First Nation communities and other jurisdictions by:

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

f. Entering into collaborative inter-municipal or inter-agency agreements.

2.3.3 New residents are welcome to the District. The municipalities should ensure growth is managed in a controlled and sustainable manner in order to prevent sprawl and incompatibility of land uses. This will protect the overall well-being and quality of life of District residents.

2.3.4 The District may establish adhoc advisory committees to solicit input on social, cultural, economic and environmental issues and to provide a local public process that prioritizes community projects when opportunities for community development arise.

2.3.5 The District will strive to recognize and respond to the need of a growing community and work with various organizations, business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to determine these needs and the best methods to provide and maintain needed community facilities and programs.

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

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

2.3.7 Public streets, sidewalks, walkways and other public areas shall provide reasonable accessibility to all persons, regardless of their physical abilities.

2.4 Community Services and Public Health and Safety

The residents in the District recognize the role the municipalities play in providing services and support it. Simultaneously, the municipalities would like to continue to provide the services and amenities they offer to residents. The District wants to ensure existing services and amenities are promoted and utilized while making District links and expanding on the amenities and service.

Objectives

- To encourage innovative social, cultural, educational and recreation programming for all communities.
- To maintain, celebrate and promote local schools within the District.
- To support a new hospital within the District and continuously work together to provide health care services.
- To work towards creating a District Emergency Response Plan.

Community Services

2.4.1 Proposed community service developments will be evaluated based on their locations, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.

2.4.2 The District will strive to ensure that adequate land and buildings are made available to a full range of institutional, public and community services. The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.

2.4.3 The District will monitor the adequacy of institutional services and strive to recognize and respond to the needs of a growing region. The District will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities for youth, seniors and families.

2.4.4 The District will strive to work collaboratively with other organizations and jurisdictions to provide services that assist with training or educational opportunities to attract employees to quality employment opportunities in the District.

2.4.5 The urban municipalities shall be the major focal point for community focused development in the District. Institutional services at the community level shall be monitored and responsive to the evolving needs of the residents of the District.

2.4.6 Community and District amenities shall be encouraged to be utilized for events, gatherings, tradeshows and festivals that bring local residents and visitors together.

2.4.7 Community organizations and volunteers play a critical role in the well-being of communities and the District. Volunteer opportunities within the District should be promoted and recognized by the Twin Rivers District.

2.4.8 Land uses or activities that are detrimental to the health, safety, general welfare of persons residing or working in these communities shall not be permitted.

2.4.9 Land development may be guided by Comprehensive Development Reviews, depending on the scale, proposed use and geographic location. These plans or reviews, may serve to promote orderly, efficient and environmentally safe land use.

2.4.10 Prior to approval of any large-scale development, the developer will be required to provide justification of demand to warrant subdivision and the potential benefits to the community, including employment, tax revenues and other economic and social opportunities.

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

Public Health and Safety

2.4.12 Public safety and health requirements shall guide all development, as per *the Statement of Provincial Interest.*

2.4.13 The District will strive to ensure that emergency and responsiveness plans are current and reflect changes in land use or activities.

2.4.14 The District will work together to provide health care and emergency response planning and services including ambulance, police and fire. There are cost sharing opportunities within the District including sharing emergency and rescue equipment, training, and other related resources on a District level for various emergency service departments.

2.4.15 The District is encouraged to utilize FireSmart[2] principles for subdivisions planned within and adjacent to fire hazard areas.

2.4.16 The District will strive to ensure the Emergency Measures Organization services and facilities are maintained and that the Emergency Response Plan for the District will be coordinated with all federal and provincial programs and policies and supportive of other urban and rural municipalities outside the Twin Rivers District.

2.4.17 The District will continue to coordinate the planning and implementation of a regional Emergency Response Plan.

2.4.18 Municipalities in the District support the development of a new hospital to serve the Twin Rivers and surrounding area for health and medical services. The District shall continue to collaborate on health care ventures such as recruitment and retention expansion of services with surrounding municipalities and the Saskatoon Health Care Region.

Education

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

2.4.20 The Twin Rivers District supports the community schools as vital facilities in the District which are utilized for a variety of local and regional events.

2.5 Heritage, Culture, Recreation and Tourism

Within Twin Rivers District there are many unique heritage, cultural and tourism assets ranging from traditional Aboriginal settlement areas, former battle sites, rail road stations, museums and other historical buildings and sites. These historical areas showcase the rich history of Twin Rivers District. This history has been identified by the District as an important asset.

[2] FireSmart principles and resources can be found at the following website: http://www.environment.gov.sk.ca/firesmart

Objectives

- To collaborate and build on regional relationships in the areas of heritage, culture, recreation and tourism.
- To identify, protect and develop an inventory of heritage and tourism assets within the District to showcase them to residents, visitors and tourists.
- To protect and provide public access to the North and South Saskatchewan Rivers.
- To protect our natural and built heritage from incompatible developments and noxious uses.

Heritage Policies

2.5.1 Highly sensitive environment areas or sites with potential for significant heritage resources shall be identified to ensure the protection of these resources when these lands may be affected by development. When development is proposed in these areas an assessment of the potential impact on natural and human heritage resources prepared by qualified environmental professionals shall be required as part of the development proposal.

2.5.2 When reviewing a development proposal, an attempt shall be made to:

a. Provide for minimum loss of habitat by retaining natural vegetation and watercourses;
b. Provide continuous wildlife corridors; and
c. Conserve habitat for rare and endangered species; and in providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.

2.5.3 The District will utilize the *Standards and Guidelines for the Conservation of Historic Places in Canada* to guide and inform conservation projects on historic places which are owned, regulated, funded or guided by the Municipality.

2.5.4 Surveys of landscapes, soils, and vegetation, wildlife and heritage resources shall be reviewed by the local Councils and proper Provincial agencies. If sensitive features are identified (coulees, wetlands, riparian areas) the development shall be modified to avoid these areas. When reviewing a development proposal, an attempt shall be made to:

a. Provide for minimum loss of habitat by retaining natural vegetation and watercourses;
b. Provide continuous wildlife corridors; and,
c. Conserve habitat for rare and endangered species; and in providing landscaping, naturalization or otherwise mitigating the loss of natural habitat where such habitat loss is necessary in the context of a desirable development.

Cultural Policies

2.5.5 The District will strive to cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within the District.

2.5.6 The District will encourage development that enhances the cultural wellbeing of residents through continuing support for art and cultural programs.

Recreation & Tourism Policies

2.5.7 The municipalities within the District will strive to collaborate with stakeholders on regional recreational and tourism initiatives and opportunities.

2.5.8 Public access to open spaces and natural habitat will be encouraged for passive recreational purposes.

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

2.6 Sensitive Environment

The North and South Saskatchewan which create the boundaries of the Twin Rivers Planning District are of special importance and value to the District and beyond. In addition from the 'twin rivers' of the region, there is an abundance of natural resources which include a number of lakes and streams. The Nisbet Provincial Forest is also recognized as a great resource to utilize and protect.

The District recognizes the unique natural landscape, such as the importance of the rivers, value of agriculture and the forested areas that are found within the region and shall work with each other to ensure it remains a valuable asset to protect for future generations.

Objectives

- To encourage partnerships amongst urban and rural municipalities to promote the cultural and natural assets of the District.
- To protect sensitive environmental areas by limiting development in identified areas.
- To protect our environmental surroundings from incompatible developments and noxious uses.
- To ensure development does not affect endangered wildlife habitat.
- To protect and maintain the biodiversity of Twin River's natural outdoors and the riverbank.

Sensitive Environment Policies

2.6.1 The Twin Rivers District will work with Provincial departments and agencies to identify significant:
   a. Critical Wildlife Habitat and rare or endangered species; and
   b. Wetlands and sensitive environment.

2.6.2 Development may be permitted with properly engineered infill to ensure the safe building elevation is achieved, water drainage is not disrupted and adjacent and down-stream property owners are not negatively affected.

2.6.3 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility should be

encouraged where they are consistent with Plan policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes may be accommodated.

2.6.4 When reviewing applications for development, consideration shall be given to the proposal's conformity with this Plan. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.

2.6.5 Natural areas and habitats shall be protected from incompatible or potentially incompatible uses where:

a. Rare or endangered flora and fauna have received Provincial designation and protection;
b. Lands designated under the *Wildlife Habitat Protection Act,* and amendments;
c. Private lands that have been voluntarily protected by landowners;
d. Lands which may be designated under a variety of other environmental protection legislation or policy;
e. An aquifer is found or located in attempt to sustain the livelihood of the natural resource;
f. It is an area that is used for recreational purposes including bird watching or designated areas for hunting; or
g. Lands are designated natural prairie or grasslands.

2.6.6 Consideration of the ecological value, integrity and management of wetlands, riparian areas, significant natural landscapes and regional features, and provincially designated lands will be considered upon development approval.

2.6.7 The District will consider natural areas, linkages and pathways as an environmental resource with equitable distribution of built and natural settings for recreation, including facilities, parklands, open space areas, and trails.

2.6.8 Planning for water provision and waste management services shall ensure that current systems are provided in a manner that can be sustained by the water resources, are financially viable and compliant with all regulatory requirements and protect public health and the natural environment.

2.6.9 A number of intermittent streams drain into the North and South Saskatchewan Rivers during spring run-off, creating flood prone areas that will require attention when development is proposed in these areas of the Planning District.

2.6.10 Development of new buildings and facilities in the flood way of the 1:500 year flood elevations of any watercourse or water body shall require flood-proofing to an elevation 0.5 metres above the 1:500 year flood elevation.

2.6.11 The Saskatchewan Water Security Agency or other appropriate government or private sector consultants will be utilized as a source of technical advice regarding flood levels and flood proofing techniques.

2.6.12 Development proposals in flood plains areas shall be referred to Saskatchewan Water Security Agency for review prior to approval. A site specific legal land survey including contour lines shall be provided by the proponent at the time of proposed development.

2.6.13 The District will strive to pursue the investigation of a regional flood plan to determine areas with flood potential and risk of a 1:500 flood event.

2.7 Municipal and Environmental Reserve

The Twin Rivers District is committed to dedicating lands for Municipal and Environmental Reserve. These lands offer opportunity for shared management, district capacity and relationship building. Strong emphasis is placed on the placement of environmental reserves to preserve and protect natural features within the District such as: native prairie, water frontages or forested areas. The dedication of lands will ensure these amenities are preserved for future generations.

Objectives

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

General Policies

2.7.1 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.

2.7.2 Subdivision applicants will be required to dedicate, as Environmental Reserve, all lands in an area to be subdivided that can be defined as Environmental Reserve in accordance with the provisions of *The Planning and Development Act, 2007.*

2.7.3 Land provided as an Environmental Reserve becomes the property of the Municipality. The applicant may be required to provide any amount of land in any location that the approving authority considers necessary, if the land consists of:

a. A ravine, coulee, swamp, natural drainage or creekbed;
b. Wildlife habitat of areas that:
   i. Are environmentally sensitive; or
   ii. Contain historical features or significant natural features.

2.7.4 Where development is proposed adjacent to a watercourse, the District will request the subdivision approving authority to dedicate Municipal or Environmental Reserve as appropriate to protect sensitive areas and ensure continued public access to these areas.

2.7.5 Municipalities will require the dedication of Municipal Reserve or will use the provisions of the Dedicated Land Regulations to ensure adequate recreational and utility space is provided for future needs.

2.7.6 Critical or threatened habitat and environmentally sensitive areas shall be designated as Environmental Reserve within the District.

2.8 Ground and Source Water Protection

Water as a natural resource is an important aspect which needs to be protected and managed into the future to ensure an adequate supply for existing and future users. The District has numerous opportunities to promote their water resource while also ensuring, through this Plan, those resources are protected into the future.

Objectives

- To give consideration to ground and source water in areas of new development and redevelopment.
- To manage ground water resources in a manner that would not deprive existing users of their water supply and would not have a known detrimental effect on the aquifers.
- To ensure adequate distance is provided between developments.
- To ensure activities within the Aquifer Protection Area are not harmful by causing pollution or contamination.

General Policies

2.8.1 Development shall not deplete or pollute groundwater resources within the District. Investigations to assess the impact of development on groundwater resources including drainage may be required to protect aquifers and their supply. Saskatchewan Water Security Agency will be utilized as a source for technical advice.

2.8.2 Development should avoid any alteration to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts. Detailed analysis by a qualified Engineer shall include studies for water quantity and quality, septic services, shoreline erosion and any works required to support the proposed development.

2.8.3 Proponents may be required to obtain comments, recommendations, and requirements from appropriate referral agencies or private consultants regarding water supply quality and quantity considerations, waste or manure management plans and other issues that may be required for the purpose of ensuring public health and safety.

2.8.4 The District shall collaborate with the Saskatchewan Water Security Agency to monitor development to ensure there is no negative impact on ground or source water resources and watercourses and other bodies of water.

2.8.5 Buffer strips should be maintained adjacent to watercourses and water bodies to allow for shoreline protection measures against erosion and flood hazards. Wetlands shall be preserved, whenever possible, for the benefit they serve as catchment basins for drainage and ecological aspects.

2.8.6 The Twin Rivers Planning District should explore opportunities to work with other municipalities and government agencies to investigate and improve the quality of water in the District.

2.8.7 The District will encourage development along the North and South Saskatchewan Rivers which is complementary to the natural features of the river valleys. All development shall be in accordance with the 25 Year Water Security Plan.

Aquifer Policies

2.8.8 The Aquifer Protection areas are the land located above a groundwater system that is part of the domestic, and/or municipal water supply. Care must be taken in the storage, handling, manufacture, and use of products on sites within these areas to avoid contamination of the underlying aquifer.

2.8.9 All applications for development in an Aquifer Protection area shall be accompanied by a report certified by a Professional Engineer that shall address site design, waste water management and hazardous materials handling, storage and disposal, descriptions of physical/facility-specific structures, plans and standards.

2.8.10 The District shall work co-operatively with Saskatchewan Water Security Agency (WSA) to monitor ground water resources and may require annual assessment of residual nutrient levels in the soil, ground and local surface water by a qualified professional recognized by WSA demonstrating:

a. The development and on-going operation of activities associated with the land use will not pose a risk or cause pollution of the soil, surface water or groundwater resources;

b. The precautionary measures which are required to be taken to sufficiently mitigate the potential risks of endangering soil, surface and groundwater quality resources; and

c. Innovative operational procedures and best practices will be encouraged for all intensive livestock operations.

2.9 Agricultural Pride

The Twin Rivers District prides itself in agricultural production as one of the main economic sectors in the area. There are many Intensive Livestock Operations and/or Livestock Barns that are located in the District. Twin Rivers wants to ensure agriculture is sustained in the District for many years to come with a hope that farm enterprises have the ability to embrace technological advancements and diversification. It is important to the District to grow in a sustainable manner that does not compromise the environment or quality agricultural lands that define the region.

Objectives

- To protect and promote the continuation of the agriculture industry.
- To recognize areas in which the interests of the farmers will be paramount in land use and planning decisions, subject to the protection of the environment.
- To ensure compatible development near residential areas.

General Policies

2.9.1 Protecting the role of agriculture and promoting a full range of agricultural activities shall be accomplished in ways compatible with the environment and adjacent land uses.

2.9.2 Agricultural land includes, though is not limited to, extensive agriculture, intensive agricultural operations, or secondary activities that will enhance the economic viability and diversification of the agricultural sector.

2.9.3 Land that is used for agricultural production may have the opportunity for diversified enterprises (i.e. value-added).

2.9.4 Any Intensive Livestock development potentially locating or expanding in this area will be referred by the participating municipalities to the Twin Rivers District Planning Commission for review and recommendations. Criteria for subdivision, development and zoning of the lands within the District shall be evaluated in the context of the relevant Official Community Plan (OCP).

2.9.5 The use of best management practices for agricultural enterprises, particularly with regard to manure management and chemical applications, shall be encouraged in order to minimize risks to ground and surface water.

2.9.6 The Plan will assist in providing a transition between urban municipalities and non-farm communities, and potentially incompatible agricultural and natural resource activities. The District shall utilize the Plan and the municipality's individual Future Land Use Maps to ensure new developments are compatible with neighbouring uses. Livestock operations near areas with high concentration of people shall be discouraged.

2.9.7 Production of local food and agriculture are important to the District. Protection of prime agricultural land shall be supported to encourage and sustain local food production.

2.10 Residential Alternatives

The communities within the Twin Rivers District offer a variety of housing options, from single detached, multi-unit, rental, seniors and country residential.

Objectives

- To provide an adequate supply of land suitable for residential development in appropriate locations.
- To provide planned areas for rural residences which do not require a full range of municipal services.
- To provide a mix and variety of housing types that appeals to new residents.
- To reduce or eliminate land use conflicts between residential and other land uses.

General Policies

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

2.10.2 Manageable growth of the municipalities will be encouraged. Residential development and non-residential development that provide the basic services to the community and the surrounding population shall be encouraged.

2.10.3 Residential developments shall be guided by this Plan and areas identified for such development will be illustrated by the Future Land Use Map (Appendix "A").

2.10.4 Residential development shall conform to this Plan and the regulations contained within the Zoning Bylaw for each municipality.

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

2.11 District Economic Development

Economic development within the Twin Rivers Planning District is vast with opportunities. Each community is able to provide different services including grocery stores, clothing stores, hotels, gas stations, restaurants and much more. The Urban and Rural Municipalities do not see themselves as competing with each other, but more importantly, working together in a hub of activity that is able to attract businesses, visitors and new residents to improve the District economy and its viability.

Objectives

- To provide and attract a diverse business community and services.
- To minimize or eliminate land use conflicts between commercial, industrial and other land uses.
- To work with the District Planning Commission, economic development authorities and other organizations.

General Policies

2.11.1 The Twin Rivers District shall take into account the needs of existing and future businesses and ensure the necessary infrastructure is available to support current and projected needs.

2.11.2 Commercial, Industrial and Hazardous Industry development applications may be required to submit Comprehensive Development Reviews (CDRs).

2.11.3 Commercial and industrial developments with extensive site requirements, such as outdoor storage, display, parking requirements (e.g. large trucks), will be encouraged to locate at appropriate locations.

2.11.4 Commercial and industrial developments will be encouraged in the District to ensure compatible land uses and provide for easily accessible services off the Highway.

Commercial Policies

2.11.5 Commercial developments should be encouraged to locate at appropriate locations where it is possible to consolidate access to major roadways and Provincial highways via the municipal road system.

2.11.6 A regional marketing initiative may be pursued by the District to promote local services and businesses within the community as a means of attracting people to visit, live and work in the Twin Rivers District.

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

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

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

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

2.11.11 The Municipality's Zoning Bylaw establishes procedures and conditions to ensure commercial development is compatible with surrounding uses, the natural environment and has access to the primary rural transportation network.

2.11.12 Home-based Occupations/Businesses shall be encouraged throughout the District as a valuable contribution to the District economy when the use is clearly secondary to the residential unit.

Industrial Policies

2.11.13 Industrial areas shall permit a variety of industrial uses including, though not limited to, manufacturing, assembly and repair, warehousing, wholesale distribution, and limited retailing. The District Future Land Use Map (Appendix "A") indicates areas with potential for industrial development.

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

2.11.15 The District may identify an area for large truck over-night parking and explore further opportunities further to develop this area for related uses.

2.11.16 All Industrial Parks and intensive industrial proposals shall be referred to the District Planning Commission for their review. The review shall address all matters of land use integration, potential conflict mitigation and the provision of services to the development.

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

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

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

2.11.20 The Municipality's Zoning Bylaw establishes procedures and conditions to ensure industrial development is compatible with surrounding uses, the natural environment and has access to the primary rural transportation network.

Hazardous Uses Policies

2.11.21 Hazardous industries[3] shall be required to locate in, or adjacent to, areas of concentrated industrial use or in new industrial parks. Hazardous industries must be approved by applicable Provincial and Federal environmental agencies and provide clear evidence of compliance with The Saskatchewan Fire Code, *The Environmental Management and Protection Act, The Dangerous Goods Transportation Act, The Fire Prevention Act*, the National Building Code, and other applicable codes and standards.

2.11.22 The District shall identify potential hazard lands and address their management to ensure safety of residents. Development shall be limited on hazard lands to minimize the risk to public or private infrastructure.

2.11.23 Facilities or developments, which manufacture, handle, store or distribute hazardous materials, will be governed by the following:

a. Facilities shall not be located closer to dwellings than permitted or recommended by Saskatchewan Environment;

b. Anhydrous ammonia facilities shall be located a minimum of 100 meters from Provincial highways and municipal roadways;

c. Where new development or expansion of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent uses; and

d. In instances where the risk is severe, development may be directed to a more suitable rural location.

[3] *A substance that, because of its quality, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances on the site is an existing or potential threat to the physical environment, to human health or other living organisms.*

2.12 Servicing and Transportation

The District recognizes the need for infrastructure services going into the future. As aspects of infrastructure and facilities age over time, forethought must be placed on the replacement and future need of the communities. Transportation has also been recognized as a very important asset, as the District is well located major transportation networks between the Cities of Saskatoon and Prince Albert.

Objectives

- To pursue efficient, effective and fiscally responsible service delivery
- To pursue regional services and infrastructure to better connect residents and enhance services to municipalities.
- To consider the use of public-private partnerships in providing services.
- To strengthen community-based initiatives to maintain services.

2.12.1 In managing growth and change, each Municipality will strive to maintain a long-term asset management plan to ensure growth will not place an undue strain on municipal infrastructure or public service facilities.

2.12.2 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.

2.12.3 If new infrastructure and public service facilities are needed, they shall be provided in a coordinated, efficient and cost-effective manner to accommodate projected needs by integrating servicing and land use considerations at all stages of the planning process.

2.12.4 Planned development shall minimize transportation-related expenditures in service provision by coordinating access points on Provincial roads and highways to minimize disruption to traffic flows.

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

2.12.6 The District shall identify and aim to protect future regional transportation and utility corridors including rail, Light Rapid Transit corridors, and regional roadways.

2.12.7 The District will strive to develop an integrated and coordinated system for waste management to encourage efficiencies, and innovation.

3 SPECIAL PLANNING AREAS

The District shall continue undertaking consultation and coordination with Federal and Provincial departments with regard to matters that may have an impact on lands outside of these jurisdictions including working in cooperation with First Nations respecting proposed developments on First Nation lands. This section is intended to identify the varying government jurisdictions and any areas where cooperation may be established.

3.1 CROWN LANDS

3.1.1 Crown Lands are defined in *The Province Lands Act and Regulations*. Crown lands include agricultural lands and environmentally sensitive lands including, waters or watercourses, easements, resources such as forest, mines and minerals.

3.1.2 The administration of Crown land is the responsibility of both Saskatchewan Agriculture and Saskatchewan Environment. Ministry of Agriculture provides services for: lease administration, oil and gas development, gravel exploration and extraction, Crown lease management assistance and the sale of Crown land.

3.1.3 Crown lands just as deeded lands (those with title to an individual), are subject to *The Planning and Development Act, 2007*, and municipal bylaws, except in the specific designations such as Provincial Forest, Provincial and Regional Parks and Crown lands in the Northern part of the District. Municipalities work with the Ministries to develop complementary planning on these lands and several integrated resource management plans have been incorporated into Municipal bylaws.

3.1.4 It should be noted that there are also Federal Crown Lands within many of the Municipalities and these may be wildlife habitat areas or federal community pastures. These lands are not directly subject to *The Planning and Development Act, 2007* and Municipal bylaws, however, the agencies do try to coordinate land use management with the affected Rural Municipalities.

3.1.5 With regards to the Nisbet Provincial Forest, the District acknowledges the current land use planning framework. Together with the Province, the District shall comply with The Nisbet Integrated Forest Land Use Plan when it comes to forest development.

3.2 FIRST NATIONS, TREATY LAND ENTITLEMENTS AND URBAN RESERVES

3.2.1 The District will strive to improve the relationships between First Nation parties to ensure a collaborative working body can be created. An invitation will remain open for First Nation bands to participate and join with the Twin Rivers District Plan.

3.2.2 Where land within the Municipality has been purchased by a First Nations Band and it is pursuing “reserve” status through either the Treaty Land Entitlement process (TLEFA) or the Specific Claims process, to encourage compatible development, Council will offer to meet with the Band Council of the First Nation proposing the reserve to discuss, and if possible, negotiate shared services, compatible bylaws and other matters of mutual interest.

3.2.3 Lands selected by a First Nation in a Town or Village are governed by *The Treaty Land Entitlement Act*, which requires that an agreement is required between the First Nation and the affected Municipality regarding tax loss compensation, Municipal service provision, any payments in lieu to the Municipality, bylaw application and enforcement and an appropriate dispute resolution mechanism for resolving matters of mutual concern.

3.2.4 For lands in the Rural Municipality the Rural Municipal Council shall encourage the Band Council to enter into an agreement (Memorandum of Understanding) with the Rural Municipality to achieve complementary Band Bylaws by adopting a Land Use Code or other land use Bylaws similar to the provisions of the Rural Municipality's Plan and Zoning Bylaw, as well as achieve continuity or sharing of public services.

3.3 Provincial Parks

Fort Carlton Provincial Park comprises of 114 hectares of land. It is located in the North Saskatchewan River valley, approximately 21 kilometres northwest of the Town of Duck Lake and 60 kilometres southwest of the City of Prince Albert. It is the original site of a Hudson's Bay Company fur-trading post that operated between 1810 and 1885. The Provincial Park offers a campground and picnic areas, as well as walking paths to the North Saskatchewan River as well as hiking trails along the original Carlton Trail.

3.3.1 The District will ensure that land use development and activities adjacent to Provincial Parks, open space, and recreational lands is compatible and will not limit or reduce the enjoyment or use of these lands for recreation or tourism purposes.

3.3.2 The District encourages development that has low impact on lands that are adjacent to Provincial Parks, open space, recreational lands and tourism venues.

4 INTER-MUNICIPAL DIALOGUE

4.1 GOVERNANCE MODEL

The municipalities within the Twin Rivers Planning District recognize the importance of working together as a larger District. Though some municipalities have their own guiding growth documents, the Twin Rivers District Plan will guide the District as a whole in terms of future growth and development. The following section outlines how the Twin Rivers District Plan will guide the municipalities while also maintaining their autonomy as a local governing body.

4.2 TWIN RIVERS DISTRICT PLANNING COMMISSION

A District Planning Commission is a board of representatives, which can vary, who meet to discuss planning related issues and development opportunities within the District. This board is advisory in nature and provides recommendations to Council.

In support of the Twin Rivers District Plan, the municipalities have obtained voluntary District Planning Commission status to oversee and implement the District Plan.

The Twin Rivers District Planning Commission Agreement sets out all provisions with respect to the District Planning Commission, including boundaries of the District, amendments, and others as per *The Planning and Development Act, 2007*. A copy of the Twin Rivers District Planning Commission Agreement is included in Appendix C.

4.3 CO-MANAGEMENT AREAS

4.3.1 Future Urban Development Areas identify lands within an urban municipality's limits where the future use of land or the timing of development is uncertain due to issues of servicing, transitional use, or market demand. In areas where higher density residential development is not practical or desirable at the time, limited, low density residential use or appropriate agricultural activities shall continue, until such time as the area is developed for any urban use.

4.3.2 Agricultural land uses near urban centres shall be encouraged to remain in large parels to facilitate future land assembly for multi-parcel development proposals. The type of agricultural buildings and structures (i.e. fences or corrals) and re-locatable buildings (i.e. granaries) shall be located in a manner that agricultural uses may continue until required for urban types of development.

4.3.3 Development pressures exist on lands adjacent to urban municipalities. While these developments have potential benefit for the Town or Village, there is concern that servicing and development standards be applied consistently, A clear distinction should be made between urban and rural communities through permitted land uses, lot sizes, and connections to transportation infrastructure and municipal servicing.

4.3.4 The Towns and Villages should coordinate development with the adjacent Rural Municipality which shares their boundary to:

a. Encourage orderly and timely development on the fringe/co-managed areas to ensure that future urban development potential or servicing needs are not compromised and that boundaries can be altered.
b. Recognize the plans and ambitions of the surrounding rural municipalities in the management of the fringe/co-managed areas.

4.3.5 The District shall ensure that development and land use patterns, in a Rural Municipality, which is adjacent or in proximity to an Urban Municipality that may have negative effects on future urban design and/or densities that may hinder the Town or Village's expansion will be discouraged, or mitigated.

4.3.6 The Rural Municipalities will ensure that areas around the urban centres will be designated for complementary development and it is expected that all municipalities will consult with each other prior to any annexation. The lands adjacent to all urban communities will be protected through these Plan policies and where development is proposed in these areas of the Rural Municipality, it must be compatible with the urban municipalities demonstrated growth needs.

4.3.7 Development of country residential lands adjacent to an Urban Municipality's boundaries will be examined on a case-by-case basis. Country Residential developments within 1600 meters (1 mile) may require the preparation of a concept plan to illustrate how the proposed development will integrated with the existing communities. Preference will be given to well-planned clustered residential development.

4.3.8 The Towns and Village will continue to provide for a range of commercial and public services and facilities, indoor recreational, institutional, small lot and multi-parcel residential uses.

4.3.9 The Towns and Village shall be encouraged to pursue inter-municipal partnerships with their adjacent Rural Municipality and District to minimize potential land use conflicts for existing and proposed uses on the undeveloped lands adjacent to the Town and Villages.

4.3.10 The Towns and Village will cooperate with the adjacent Rural Municipality to ensure that development and land use patterns which are adjacent or in proximity to the urban municipality that may have negative effects on future urban design and/or densities that may hinder expansion will be discouraged, or mitigated. This does not apply to such effects that arise in the course of normal, non-intensive farm operations.

4.3.11 The physical and economic ability to extend urban services to specific areas within the District should be logical, reasonable and cost effective. When the urban and the rural municipalities enter into an agreement to service land, the agreement shall address annexation.

4.3.12 The District will avoid unplanned development to achieve an orderly, efficient land use pattern which is possible to develop and service in appropriate phases. The Rural Municipalities will strive to work directly with the adjacent urban municipalities to ensure complementary and compatible policies are adopted by all municipalities.

4.4 Boundary Alteration/Annexation

The Towns, Village and the Rural Municipalities should develop a coordinated approach through the District Planning Commission and participating Municipalities for future boundary expansions in order to ensure consistent planning, cost effective and efficient service delivery and good governance for residents throughout the District.

4.4.1 The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan. Annexations involving smaller amounts of land occurring on an as-needed basis shall be preferred, where the annexation area can be serviced with a logical extension of existing road and servicing networks.

4.4.2 Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period. Urban and Rural Municipalities should avoid a large and complex annexation.

4.4.3 Where it is necessary to expand the boundaries of the Urban Municipality, community expansion should occur on a logical basis and should be well-integrated with the existing community structure and directed away from large acreages of prime farmland and livestock operations. Where the growth warrants the expansion onto adjacent agricultural lands, the land requirement of these communities will take precedence over any existing agricultural use of these lands.

4.4.4 The need for community expansion should be demonstrated, to the satisfaction of the affected municipalities that the conversion of rural land for urban expansion in areas adjacent to the Town or Village is timely and will protect existing rural land uses from premature conversion to urban forms of development. Annexation shall follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership and should as much as possible have the support of the current landowners involved.

4.4.5 Development and land use patterns which are adjacent or in proximity to urban areas that would hinder the expansion of these areas, or which may have negative effects on future urban design and/ or densities, will be discouraged.

5 ADMINISTRATION

5.1 DEFINITIONS

The definitions contained within the individual municipality's Zoning Bylaw shall apply to this District Plan and the respective Official Community Plan and are not contradictory to this Plan. Any amendments to one's Zoning Bylaw definitions shall ensure they do not conflict with the other Municipality's Zoning Bylaw, Official Community Plan and the District Plan. It is recommended any major amendments to one's Definitions be sent to the District Planning Commission for information purposes.

5.2 ADOPTION OF THE DISTRICT PLAN

Adoption of this District Plan by each participating Municipality will give it the force of law in accordance with *The Planning and Development Act, 2007*, as per Section 97 to 102. Once adopted, no development or land use change may be carried out within the area affected by the District Plan that is inconsistent or at variance with the proposals or policies set out in the District Plan and the affiliated Municipality's Official Community Plan.

By setting out goals, objectives, and policies, the District Plan will provide guidance for each Municipality in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Municipality and District will be achieved.

5.3 PLANNING TOOLS

The Planning and Development Act, 2007 provides the authority that governs plans of subdivision, zoning bylaws, servicing agreements, development levies and review processes to ensure that the Plan is effective over the long term.

In some cases where specific developments are being proposed, the Act specifies tools that may be utilized by Municipalities and developers. These include, though are not limited to, contract zoning (as per Section 69), and direct control districts (as per Sections 63 to 66). These tools often require additional amendments to the municipality's Zoning Bylaw, and in some cases, the District Plan depending on the scale and complexity of the development.

5.4 CONCEPT PLANS

Concept Plans are policy plans adopted as part of the District Plan or Official Community Plan. They represent design layout concepts prepared at the request of Municipal Council to provide direction for how new developments:

a. Ensure the efficient provision of infrastructure services;
b. Demonstrate how site development will be organized to ensure compatibility with adjoining land uses and transportation systems; and

c. Provide design features for special purposes such as landscaping, buffers, open space, pedestrian and vehicular access.

5.5 Comprehensive Development Review

A Comprehensive Development review shall be at the discretion of each municipality. If required, a Comprehensive Development review shall be completed by the developer and presented to Council. The purpose of this comprehensive review is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality residential, commercial, and industrial developments. This review proposes to address the following or any other topics deemed necessary:

- Proposed land use(s) for various parts of the area;
- The effect on adjacent land uses and integration of the natural landscape regarding the planning and design of the area;
- The location of, and access to, major transportation routes and utility corridors;
- The provision of services respecting the planning for future infrastructure within the Municipality;
- Sustainable development and environmental management practices regarding surface and groundwater resources, storm water management, flooding and protection of significant natural areas;
- Appropriate information specific to the particular land use (residential, commercial or industrial).

5.6 Special Studies

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required including traffic studies to determine impacts upon the road and highway system within the District, to identify lands affected by flooding or slope hazards, endangered species habitat , heritage resources, potable water supply septic management, the potential for ground and surface water pollution, and any general risk to health and the environment.

5.7 Development Levies

Each municipal Council may provide for a Development Levy Bylaw as specified in Sections 169 to 170 of *The Planning and Development Act, 2007*. Where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.

5.8 Servicing Agreements

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

Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. The requirements, conditions and fees may vary depending upon service needs.

5.9 Subdivision Process

The Director of Community Planning for the Ministry of Government Relations is currently the approving authority for subdivisions in the Twin Rivers Planning District. The Municipality has input into the subdivision procedure:

- The Municipality provides comments on all subdivision applications within the Municipality.
- The Municipality has an impact on the subdivision process through the Zoning Bylaw, since no subdivision can be approved that does not conform to the Zoning Bylaw. In the Zoning Bylaw, the Municipality can establish the minimum area, width, or depth of lots, and other spatial and land use standards. Zoning is intended to implement the Municipality and District's development policies, and to ensure that subdivisions contribute to achieve the long term goals of the Municipality.
- In order for the subdivision to be completed in a timely manner, it is advisable to consult with the planning staff of the Municipality before submitting a subdivision proposal to Government Relations.

5.10 Monitoring Performance

Review

The District Plan is a document intended to guide decision making over the long term and is not a static document that commits the Municipality/District to an inflexible development policy. As new issues and concerns arise, or old ones change, the Plan may be revised to meet these changes. The "Plan" shall be reviewed after five years and before ten years from the date of its adoption by Council to evaluate the stated goals, objectives and policies as to their relevancies.

Amendment

This District Plan is a starting point and is capable of amendment and refinement on a continuous basis. On occasion land uses or developments may be proposed that do not conform to the District Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new

development to proceed. However, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the Municipality and the District as a whole should be examined. Amendment to the Plan for a specific development proposal should be avoided; instead any Plan amendment should examine the broader scope of the issue.

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

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

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

Appendices

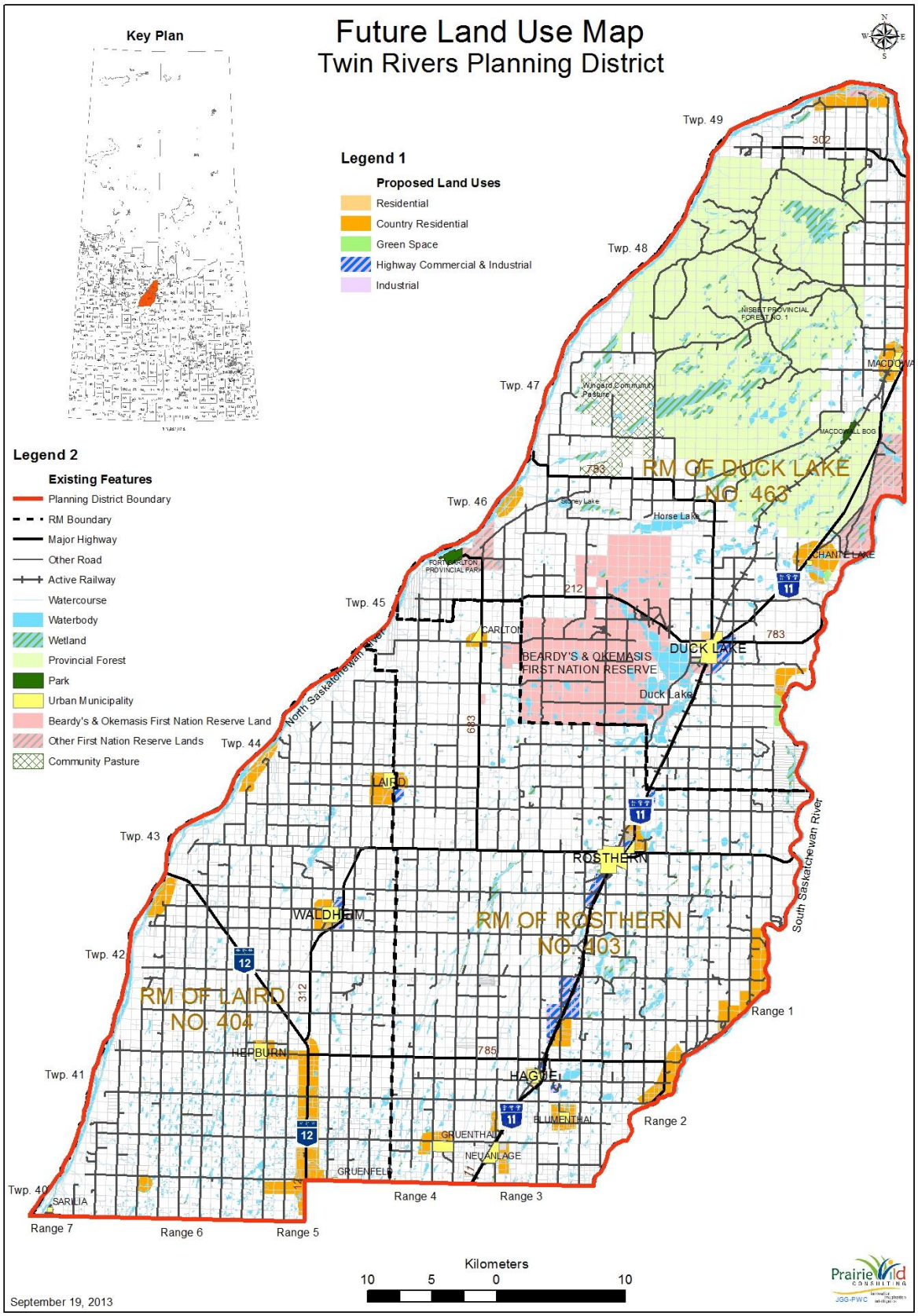
Appendix A – Future Land Use Map for Twin Rivers Planning District

Appendix B – Reference Maps

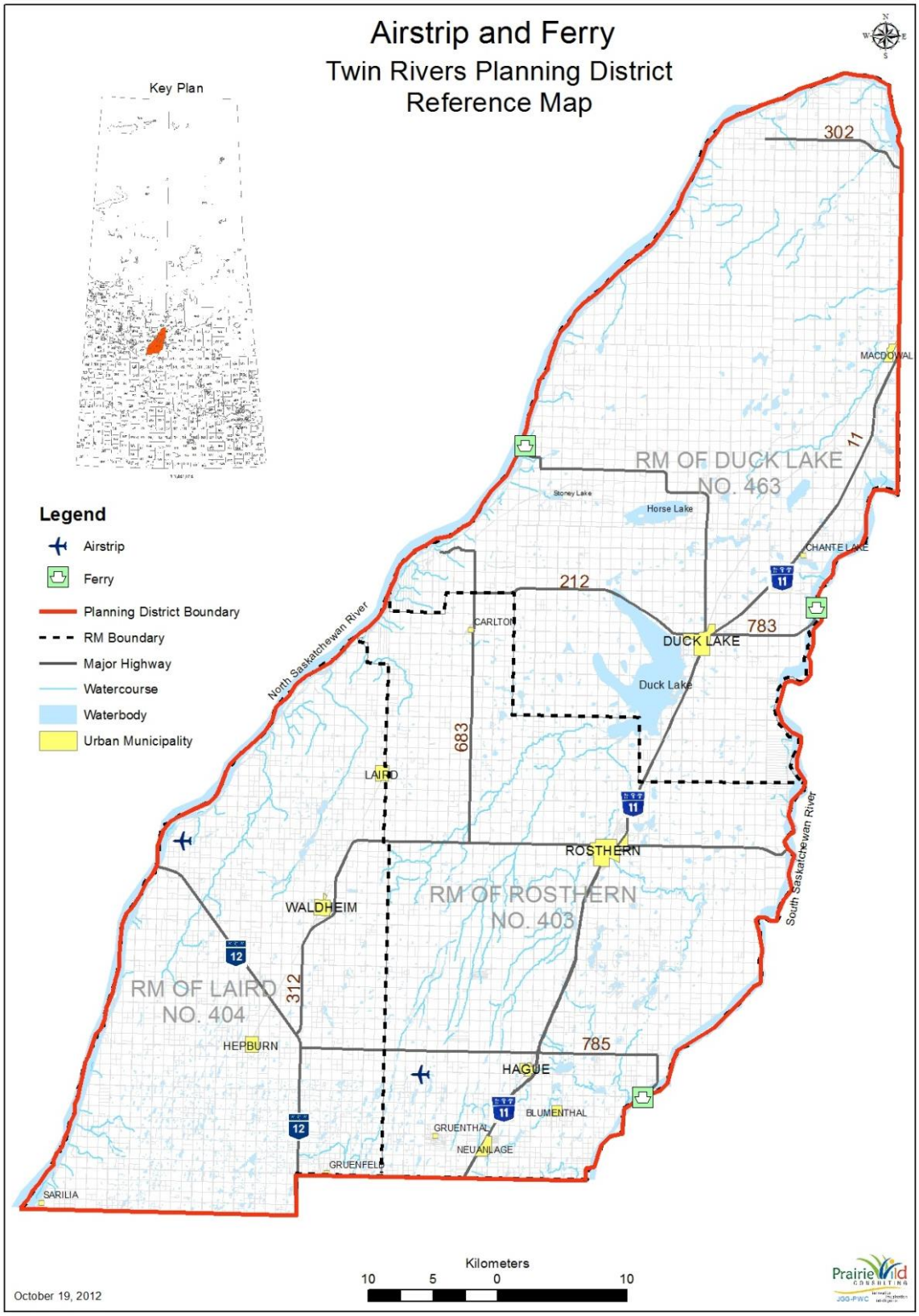
- Airstrip and Ferry
- Existing Road Network (Weight Classification)
- First Nations' Land
- Flood Paths
- Health, Safety and Emergency Services
- Most Utilized Highways and Grid Roads
- Provincial Pasture
- Rail and Trail Lines
- Slope
- Soil Capacity for Agriculture
- Special Areas
- Watersheds

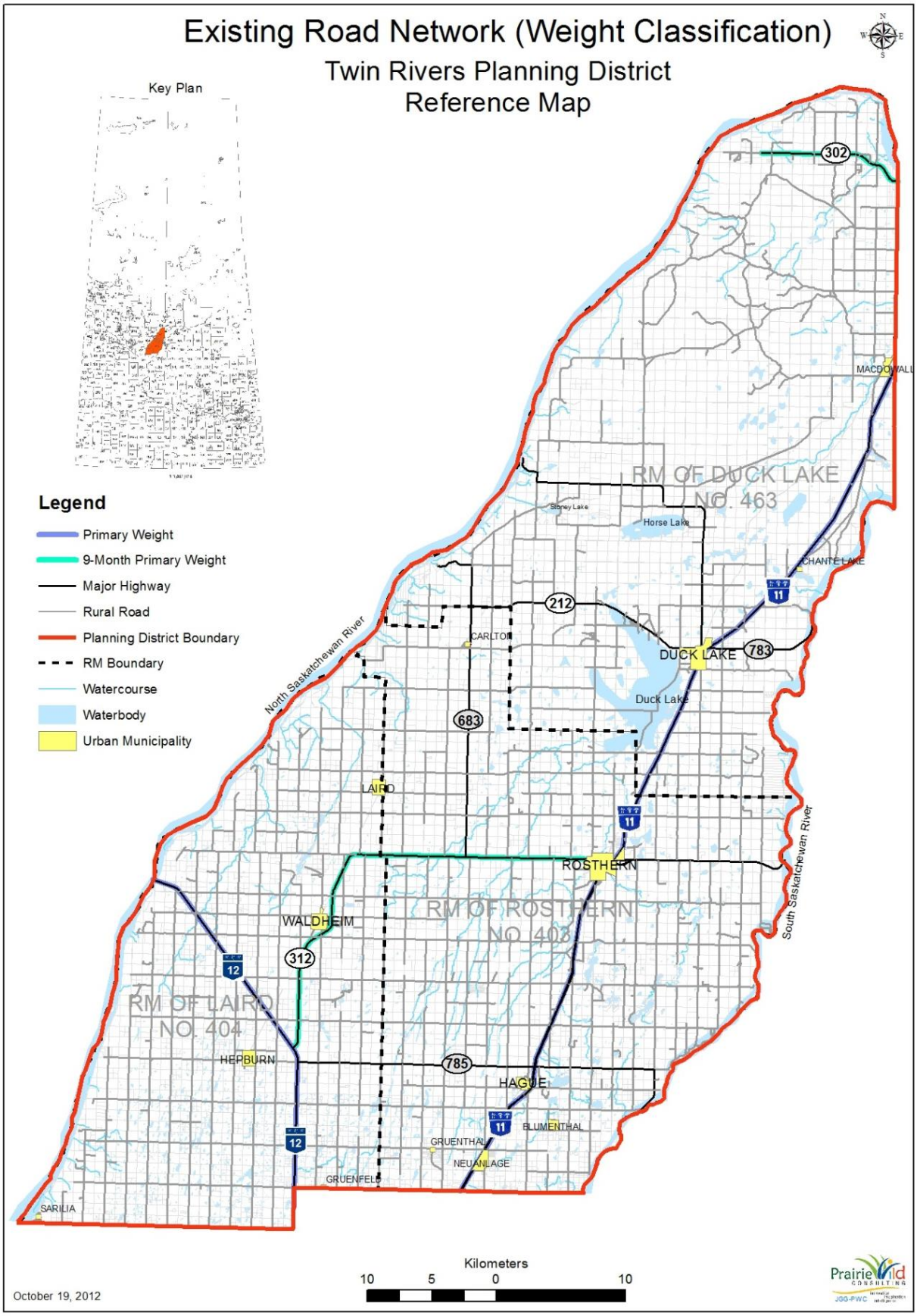
Appendix C – Twin Rivers District Planning Commission Agreement

Appendix A – Future Land Use Map for Twin Rivers Planning District



Appendix B – Reference Maps




Existing Road Network (Weight Classification)
Twin Rivers Planning District
Reference Map
Key Plan
Legend
Primary Weight
9-Month Primary Weight
Major Highway
Rural Road
Planning District Boundary
RM Boundary
Watercourse
Waterbody
Urban Municipality
RM OF DUCK LAKE NO. 463
RM OF ROSTHERN NO. 403
RM OF LAIRD NO. 404
DUCK LAKE
ROSTHERN
WALDHEIM
LAIRD
CARLTON
HEPBURN
HAGUE
BLUMENTHAL
GRUENTHAL
NEUANLAGE
GRUENFELD
SARILIA
CHANTELAKE
MACDOWALL
Horse Lake
Stoney Lake
Duck Lake
North Saskatchewan River
South Saskatchewan River
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783
683
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Kilometers
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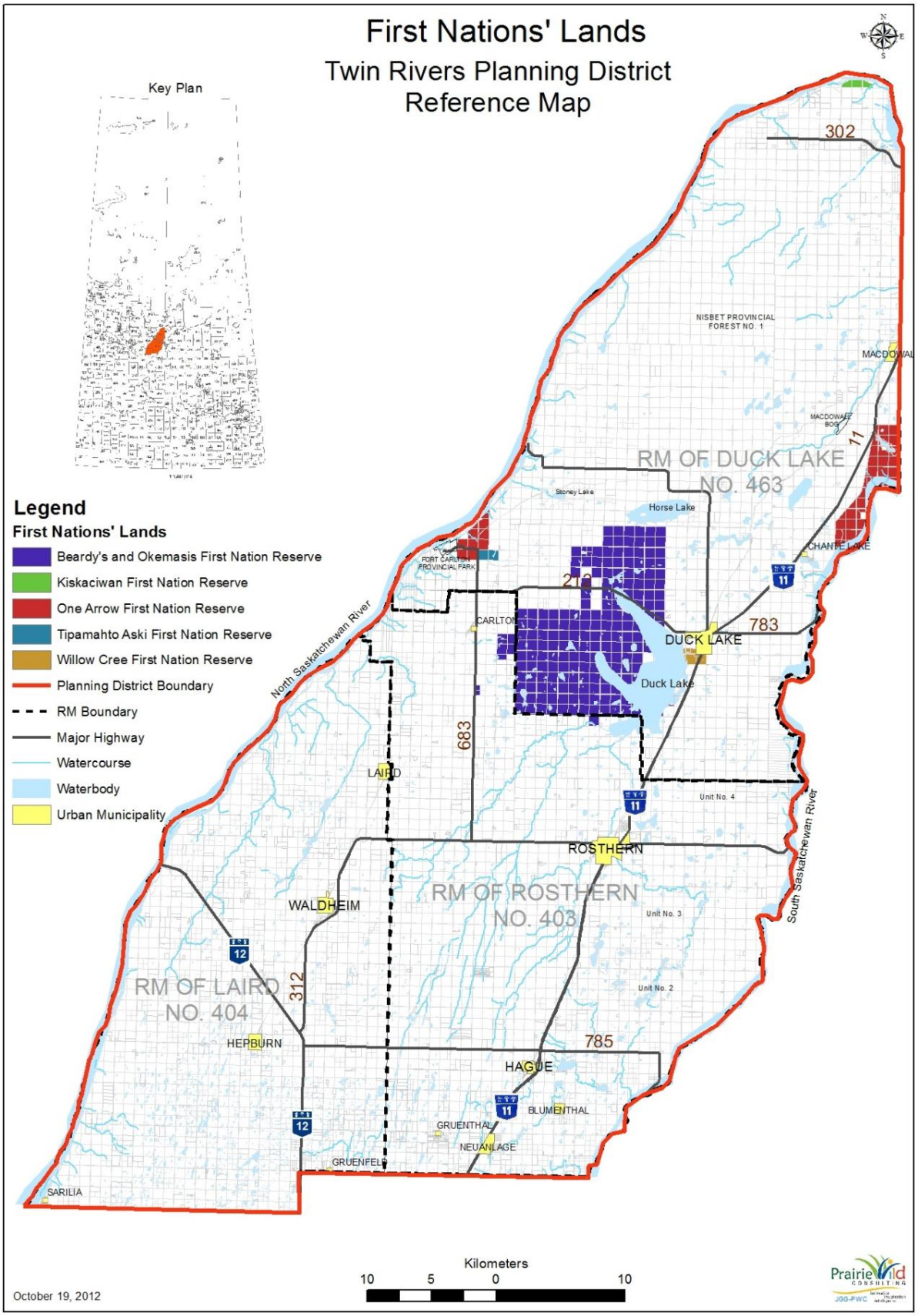
October 19, 2012
Prairie Wild Consulting


First Nations' Lands
Twin Rivers Planning District
Reference Map
Key Plan
Legend
First Nations' Lands
Beardy's and Okemasis First Nation Reserve
Kiskaciwan First Nation Reserve
One Arrow First Nation Reserve
Tipamahto Aski First Nation Reserve
Willow Cree First Nation Reserve
Planning District Boundary
RM Boundary
Major Highway
Watercourse
Waterbody
Urban Municipality
302
NISBET PROVINCIAL FOREST NO. 1
MACDOWALL
MACDOWALL BOG
11
RM OF DUCK LAKE NO. 463
Stoney Lake
Horse Lake
CHANTIE LAKE
FORT CARLTON PROVINCIAL PARK
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CARLTON
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DUCK LAKE
Duck Lake
North Saskatchewan River
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LAIRD
Unit No. 4
ROSTHERN
South Saskatchewan River
WALDHEIM
RM OF ROSTHERN NO. 403
Unit No. 3
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RM OF LAIRD NO. 404
Unit No. 2
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BLUMENTHAL
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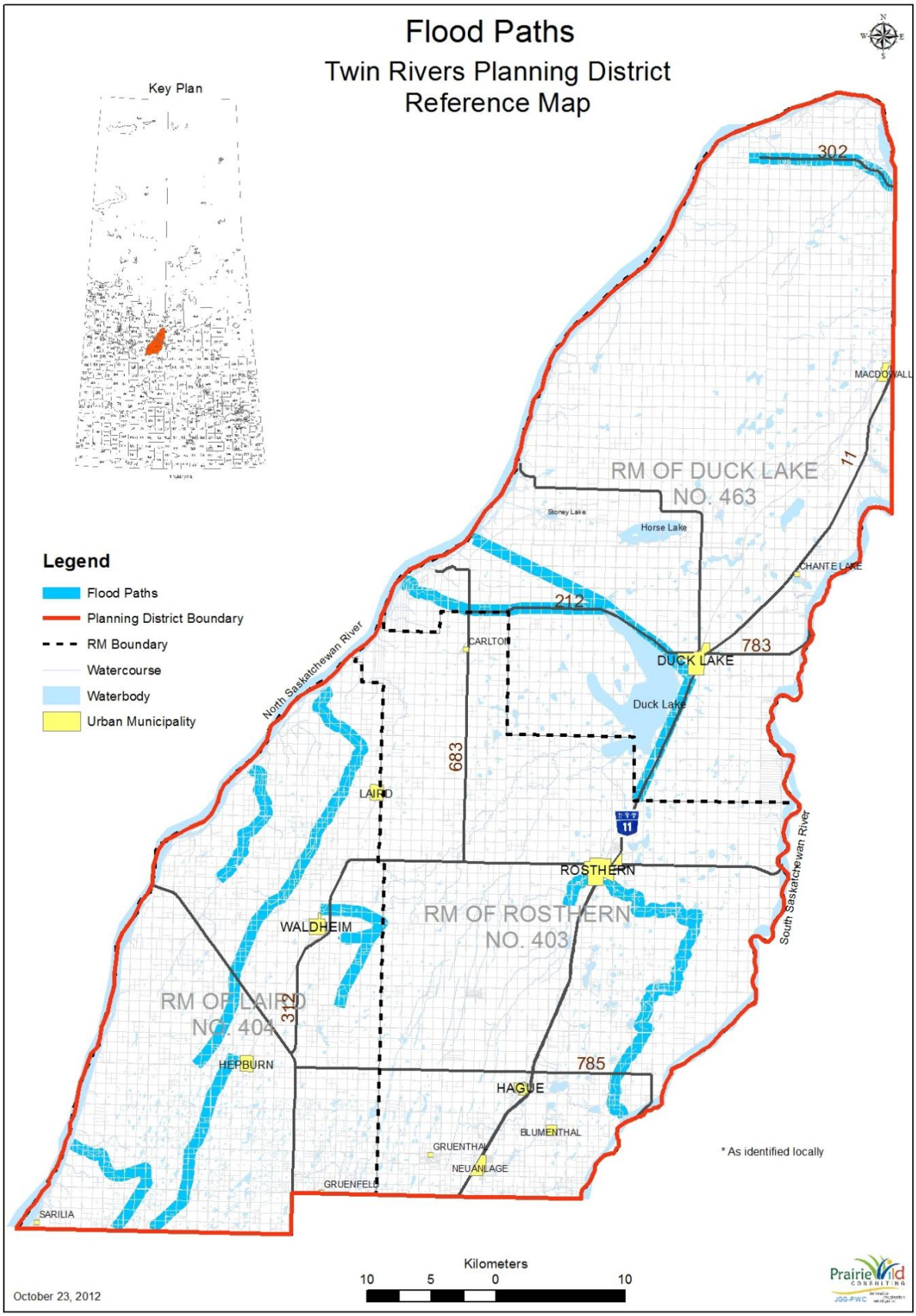
Prairie Wild CONSULTING
JGG-PWC


Flood Paths
Twin Rivers Planning District
Reference Map
Key Plan
Legend
Flood Paths
Planning District Boundary
RM Boundary
Watercourse
Waterbody
Urban Municipality
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MACDOWALL
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RM OF DUCK LAKE
NO. 463
Stoney Lake
Horse Lake
CHANTE LAKE
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DUCK LAKE
Duck Lake
CARLTON
North Saskatchewan River
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ROSTHERN
South Saskatchewan River
RM OF ROSTHERN
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WALDHEIM
RM OF LAIRD
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BLUMENTHAL
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* As identified locally
Kilometers
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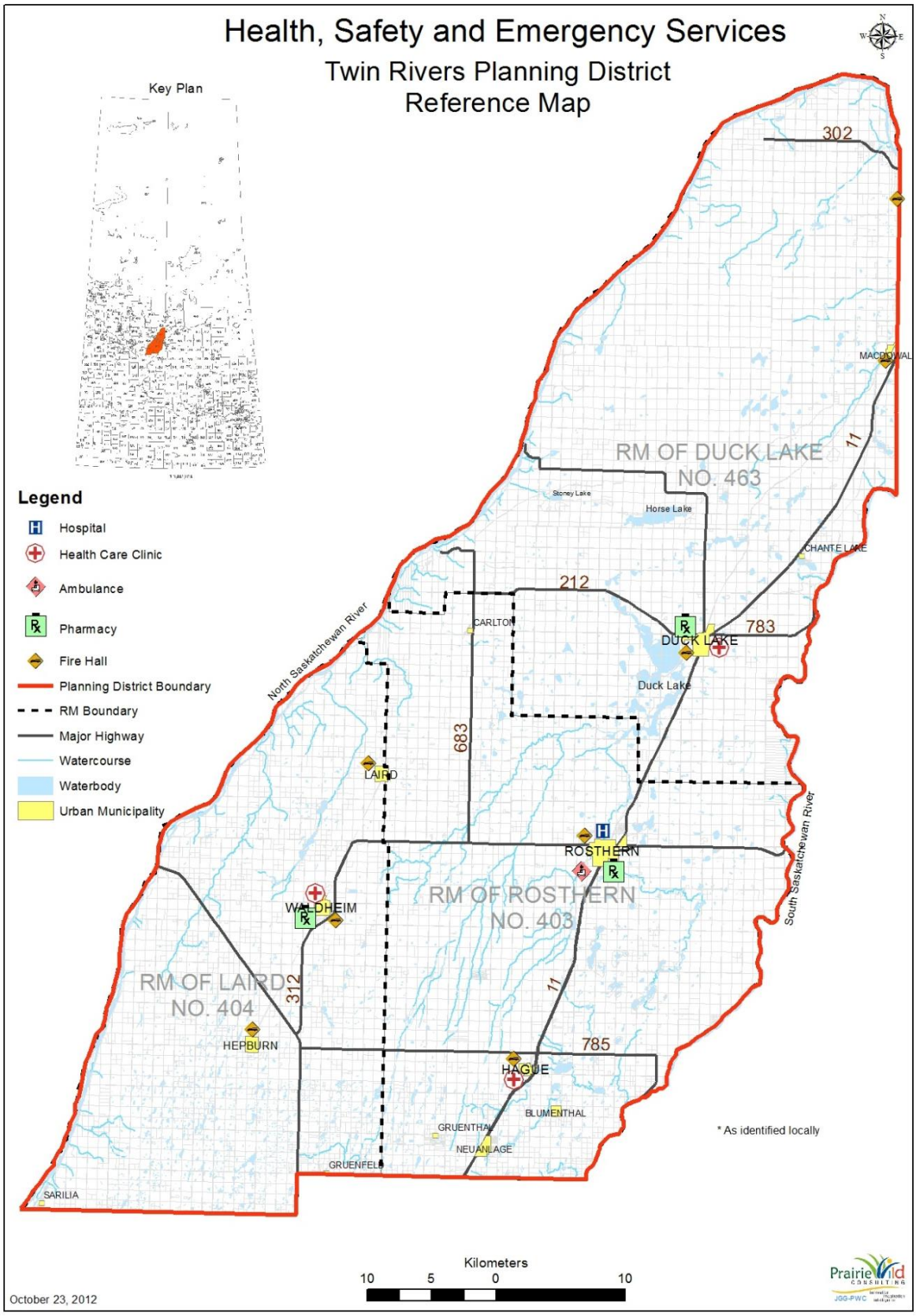
October 23, 2012


Health, Safety and Emergency Services
Twin Rivers Planning District
Reference Map
Key Plan
Legend
Hospital
Health Care Clinic
Ambulance
Pharmacy
Fire Hall
Planning District Boundary
RM Boundary
Major Highway
Watercourse
Waterbody
Urban Municipality
RM OF DUCK LAKE NO. 463
RM OF ROSTHERN NO. 403
RM OF LAIRD NO. 404
DUCK LAKE
ROSTHERN
WAEDHEIM
LAIRD
HEPBURN
HAGUE
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CHANTE LAKE
Horse Lake
Stoney Lake
Duck Lake
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October 23, 2012
Prairie Wild Consulting
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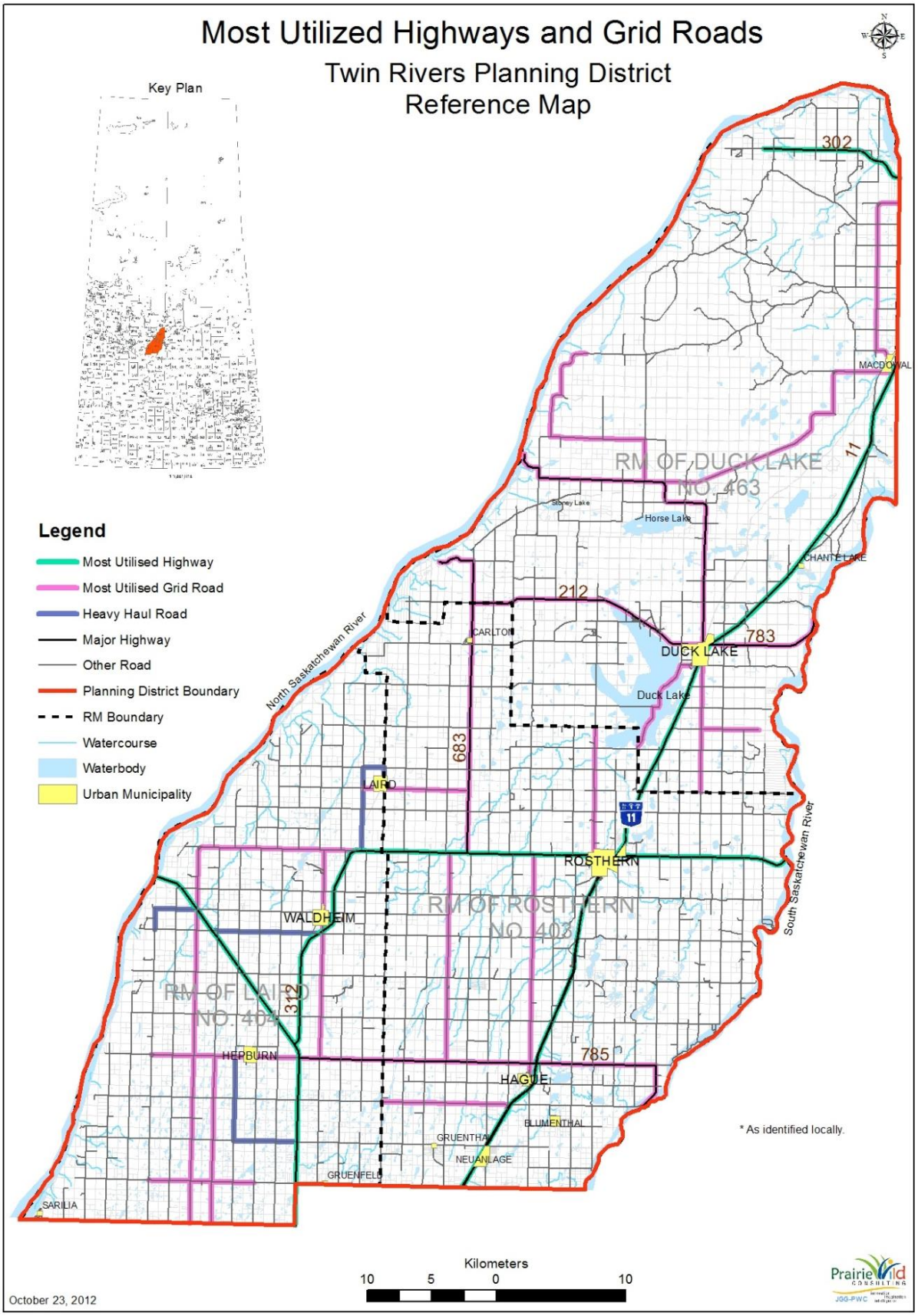
Most Utilized Highways and Grid Roads
Twin Rivers Planning District
Reference Map
Key Plan
Legend
Most Utilised Highway
Most Utilised Grid Road
Heavy Haul Road
Major Highway
Other Road
Planning District Boundary
RM Boundary
Watercourse
Waterbody
Urban Municipality
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MACDOWAL
RM OF DUCK LAKE NO. 463
Stoney Lake
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CHANTE LAKE
CARLTON
DUCK LAKE
Duck Lake
North Saskatchewan River
South Saskatchewan River
LAIRD
ROSTHERN
RM OF ROSTHERN NO. 403
WALDHEIM
RM OF LAIRD NO. 404
HERBURN
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BLUMENTHAL
GRUENTHAL
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SARILIA
* As identified locally.
Kilometers
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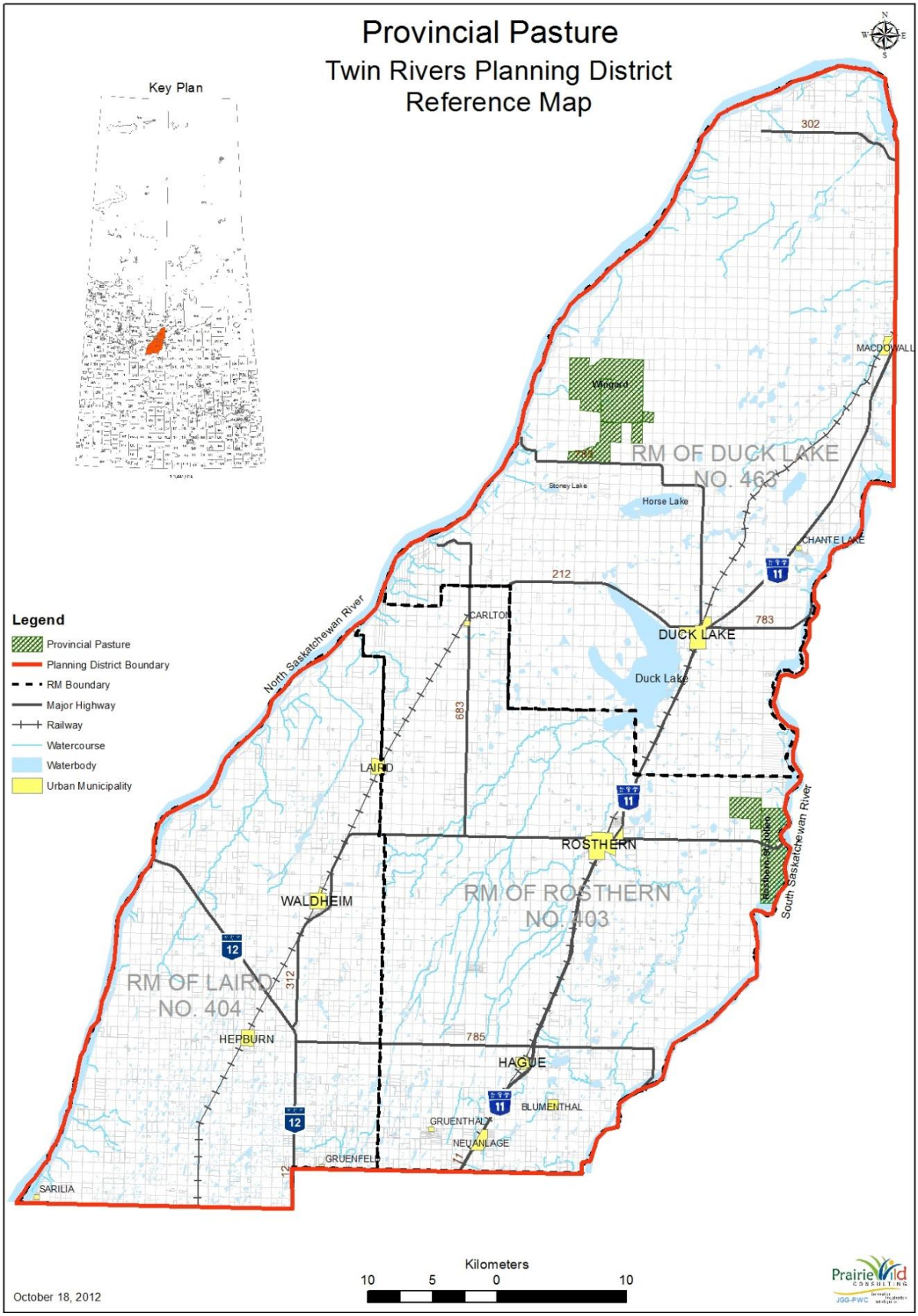
October 23, 2012
Prairie Wild Consulting
JGG-PWC


Provincial Pasture
Twin Rivers Planning District
Reference Map
Key Plan
Legend
Provincial Pasture
Planning District Boundary
RM Boundary
Major Highway
Railway
Watercourse
Waterbody
Urban Municipality
RM OF DUCK LAKE
NO. 463
RM OF ROSTHERN
NO. 403
RM OF LAIRD
NO. 404
DUCK LAKE
ROSTHERN
LAIRD
WALDHEIM
HEPBURN
HAGUE
BLUMENTHAL
GRUENTHAL
NEUANLAGE
GRUENFELD
SARILIA
CARLTON
CHANTE LAKE
MACDOWALL
Wingard
Stoney Lake
Horse Lake
Duck Lake
North Saskatchewan River
South Saskatchewan River
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October 18, 2012
Prairie Wild
CONSULTING
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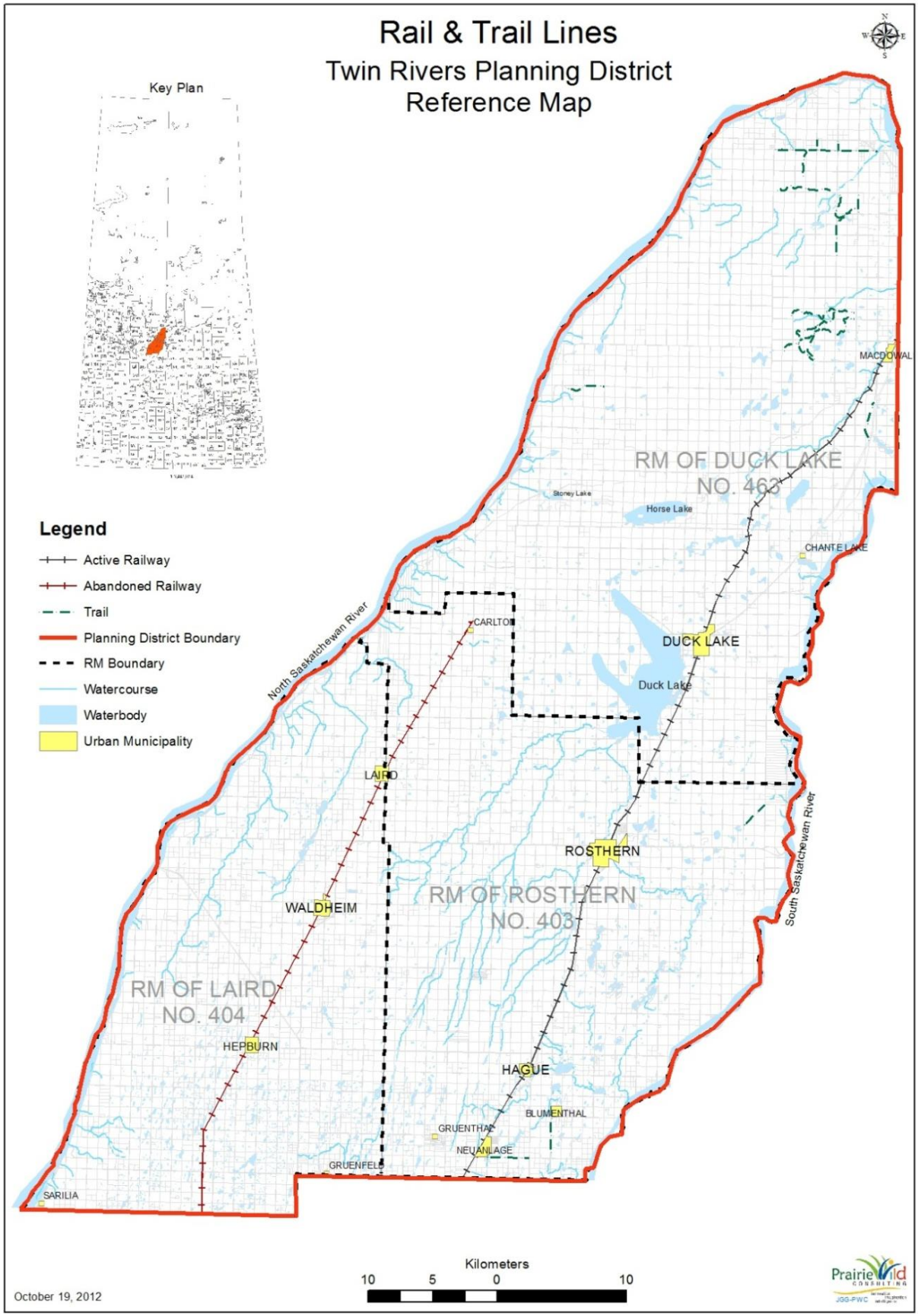
Rail & Trail Lines
Twin Rivers Planning District
Reference Map
Key Plan
Legend
Active Railway
Abandoned Railway
Trail
Planning District Boundary
RM Boundary
Watercourse
Waterbody
Urban Municipality
RM OF DUCK LAKE
NO. 463
RM OF ROSTHERN
NO. 403
RM OF LAIRD
NO. 404
MACDOWAL
CHANTE LAKE
DUCK LAKE
Duck Lake
Horse Lake
Stoney Lake
CARLTON
LAIRD
ROSTHERN
WALDHEIM
HEPBURN
HAGUE
BLUMENTHAL
GRUENTHAL
NEUANLAGE
GRUENFELD
SARILIA
North Saskatchewan River
South Saskatchewan River
Kilometers
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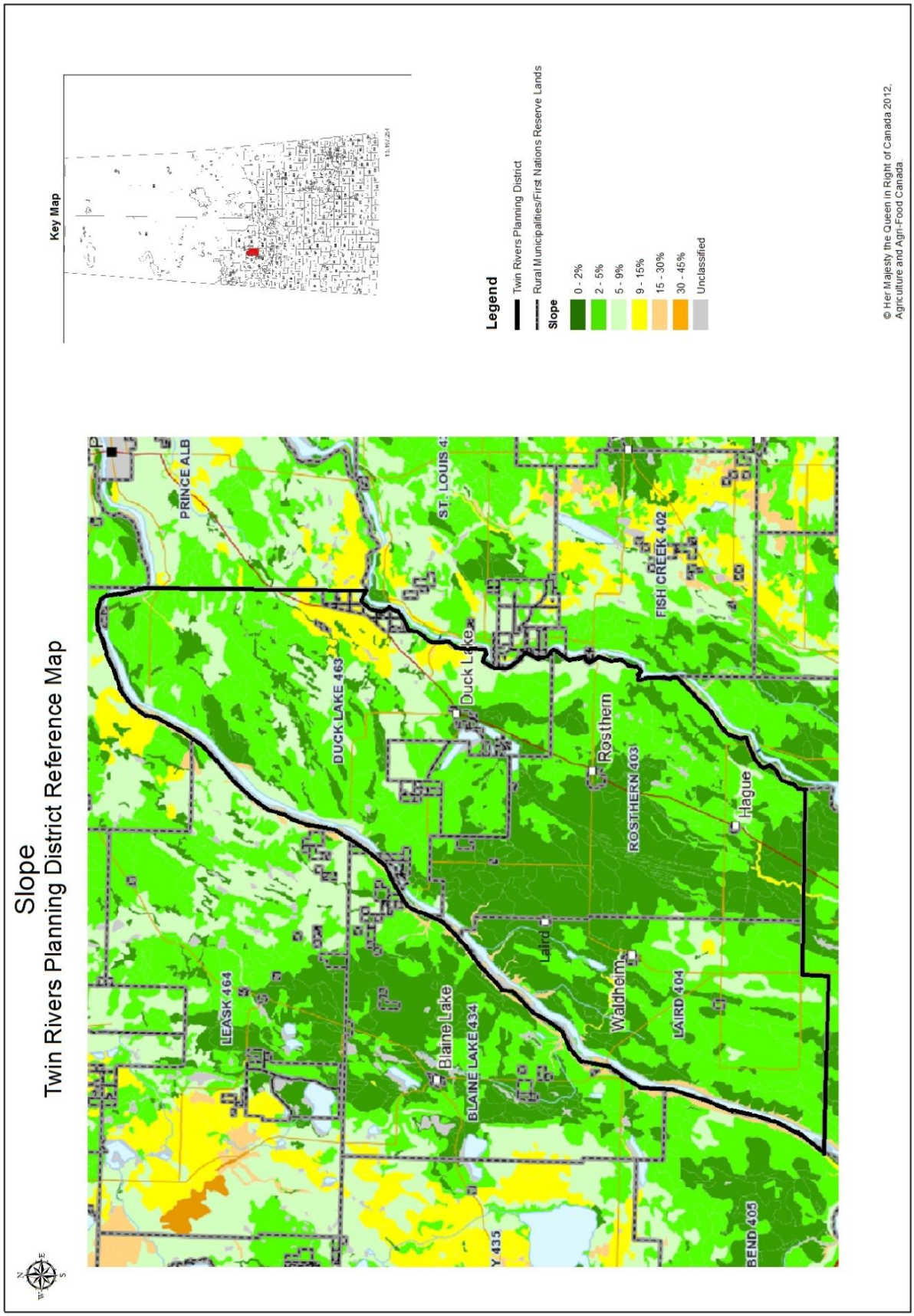
October 19, 2012
Prairie Wild
CONSULTING
JGG-PWC


Slope
Twin Rivers Planning District Reference Map
Key Map
Legend
Twin Rivers Planning District
Rural Municipalities/First Nations Reserve Lands
Slope
0 - 2%
2 - 5%
5 - 9%
9 - 15%
15 - 30%
30 - 45%
Unclassified
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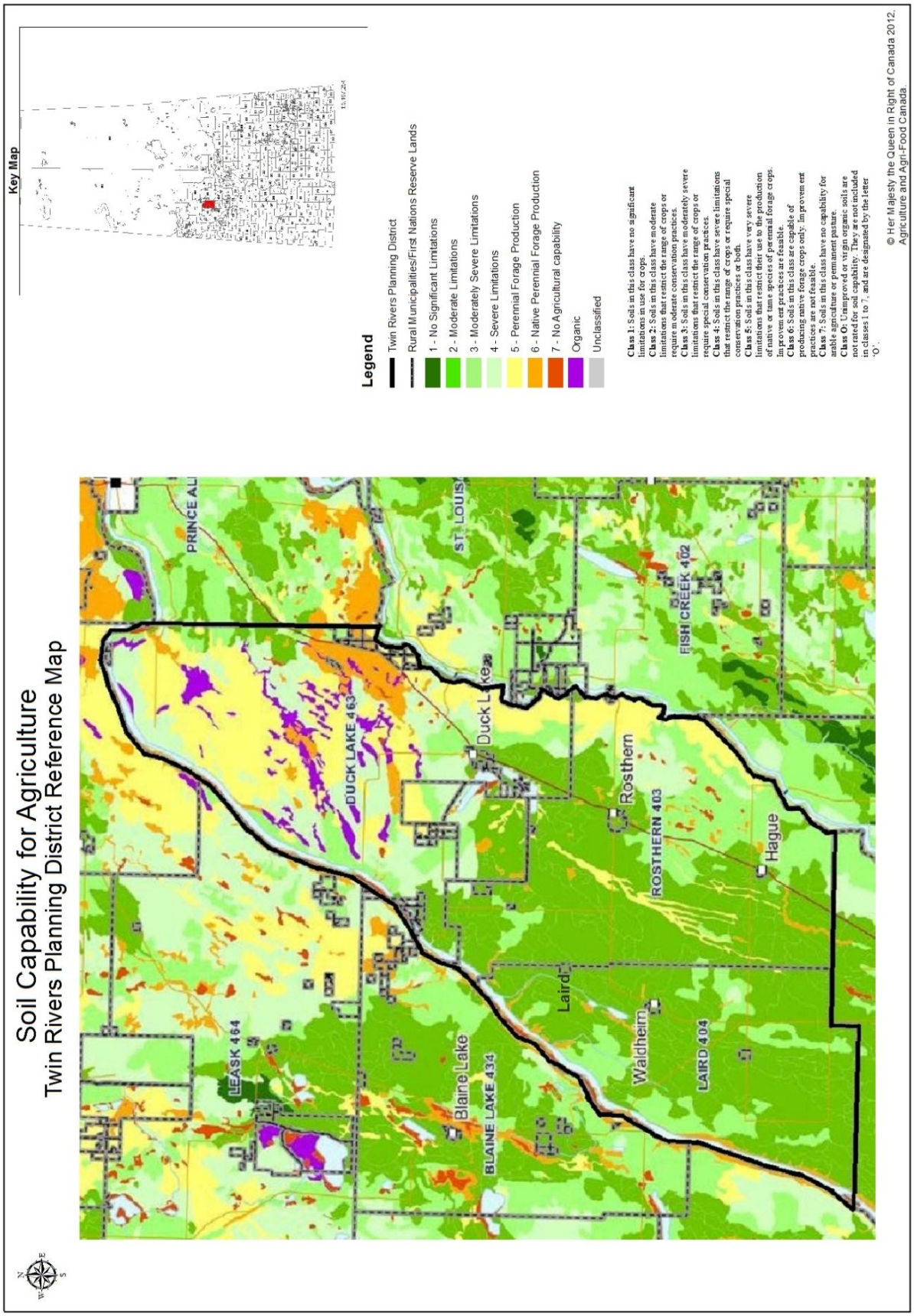
Agriculture and Agri-Food Canada.
PRINCE ALB
ST. LOUIS 4
DUCK LAKE 463
Duck Lake
LEASK 464
Blaine Lake
BLAINE LAKE 434
Laird
Rosthern
ROSTHERN 403
FISH CREEK 402
Hague
Waldheim
LAIRD 404
BEND 405


Soil Capability for Agriculture
Twin Rivers Planning District Reference Map
Key Map
Legend
Twin Rivers Planning District
Rural Municipalities/First Nations Reserve Lands
1 - No Significant Limitations
2 - Moderate Limitations
3 - Moderately Severe Limitations
4 - Severe Limitations
5 - Perennial Forage Production
6 - Native Perennial Forage Production
7 - No Agricultural capability
Organic
Unclassified
Class 1: Soils in this class have no significant limitations in use for crops.
Class 2: Soils in this class have moderate limitations that restrict the range of crops or require moderate conservation practices.
Class 3: Soils in this class have moderately severe limitations that restrict the range of crops or require special conservation practices.
Class 4: Soils in this class have severe limitations that restrict the range of crops or require special conservation practices or both.
Class 5: Soils in this class have very severe limitations that restrict their use to the production of native or tame species of perennial forage crops. Improvement practices are feasible.
Class 6: Soils in this class are capable of producing native forage crops only. Improvement practices are not feasible.
Class 7: Soils in this class have no capability for arable agriculture or permanent pasture.
Class O: Unimproved or virgin organic soils are not rated for soil capability. They are not included in classes 1 to 7, and are designated by the letter 'O'.
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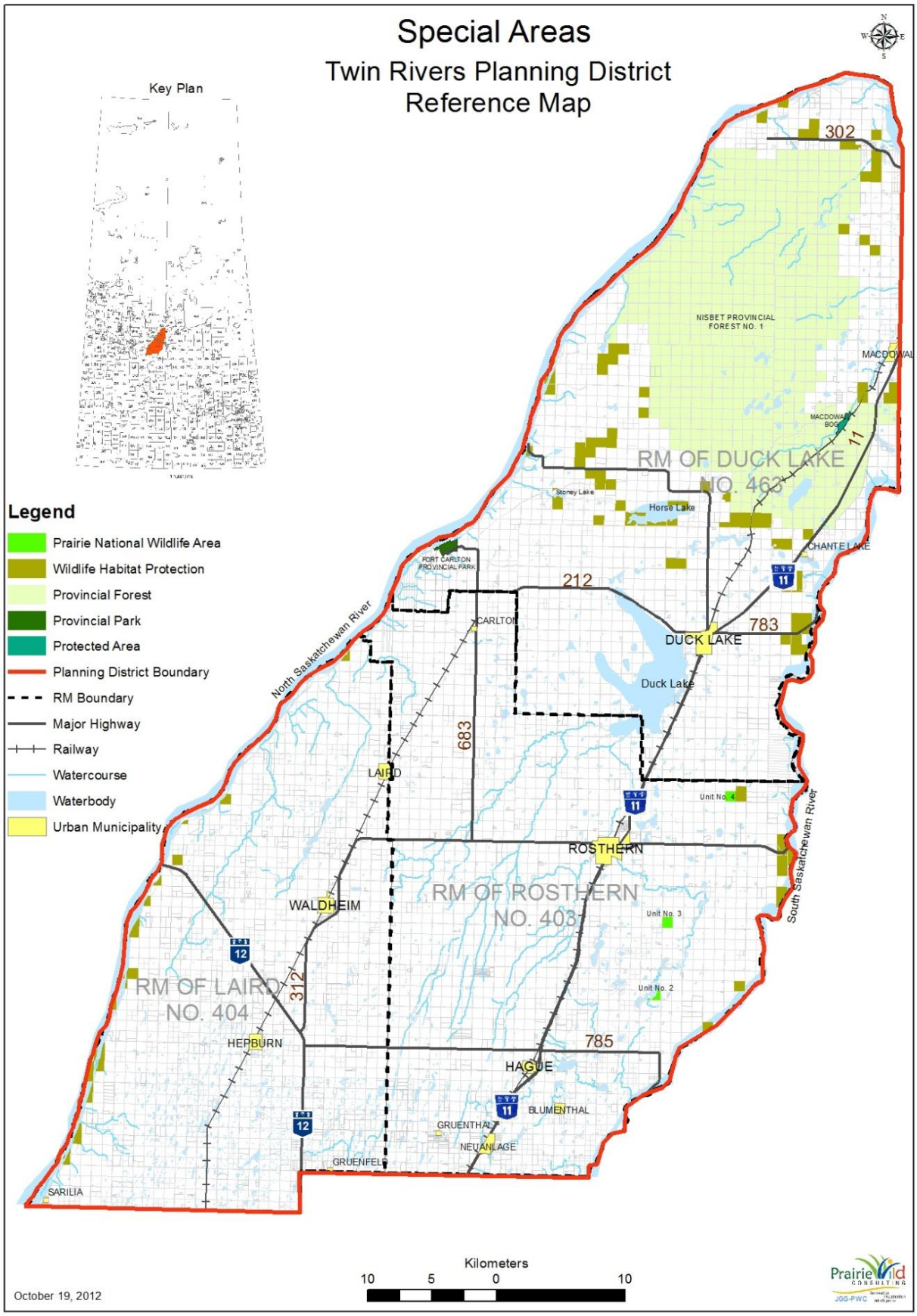
PRINCE AL
ST. LOUIS
DUCK LAKE 463
Duck Lake
LEASK 464
FISH CREEK 402
Rosthern
ROSTHERN 403
Hague
Laird
Waldheim
LAIRD 404
Blaine Lake
BLAINE LAKE 434


Special Areas
Twin Rivers Planning District
Reference Map
Key Plan
Legend
Prairie National Wildlife Area
Wildlife Habitat Protection
Provincial Forest
Provincial Park
Protected Area
Planning District Boundary
RM Boundary
Major Highway
Railway
Watercourse
Waterbody
Urban Municipality
302
NISBET PROVINCIAL FOREST NO. 1
MACDOWALL
MACDOWALL BOG
11
RM OF DUCK LAKE NO. 463
Stoney Lake
Horse Lake
CHANTELAKE
FORT CARLTON PROVINCIAL PARK
212
CARLTON
783
DUCK LAKE
Duck Lake
North Saskatchewan River
683
LAIRD
Unit No. 4
ROSTHERN
South Saskatchewan River
WALDHEIM
RM OF ROSTHERN NO. 403
Unit No. 3
12
RM OF LAIRD NO. 404
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Unit No. 2
HEPBURN
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BLUMENTHAL
GRUENTHAL
NEUANLAGE
GRUENFELD
SARILIA
Kilometers
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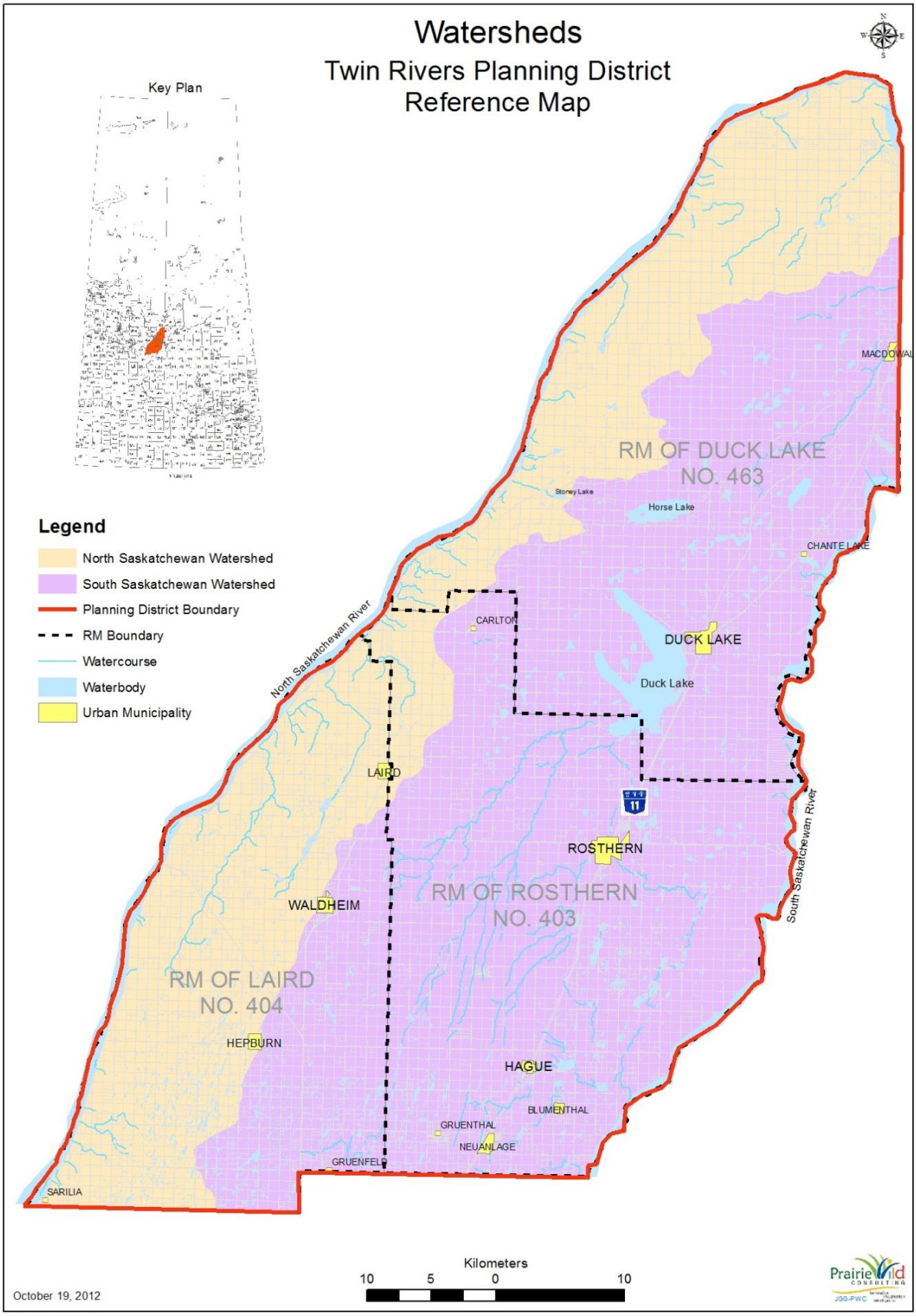
October 19, 2012
Prairie Wild CONSULTING
JGG-PWC


Watersheds
Twin Rivers Planning District
Reference Map
Key Plan
Legend
North Saskatchewan Watershed
South Saskatchewan Watershed
Planning District Boundary
RM Boundary
Watercourse
Waterbody
Urban Municipality
RM OF DUCK LAKE
NO. 463
RM OF ROSTHERN
NO. 403
RM OF LAIRD
NO. 404
MACDOWAL
Stoney Lake
Horse Lake
CHANTE LAKE
CARLTON
DUCK LAKE
Duck Lake
North Saskatchewan River
South Saskatchewan River
LAIRD
ROSTHERN
WALDHEIM
HEPBURN
HAGUE
BLUMENTHAL
GRUENTHAL
NEUANLAGE
GRUENFELD
SARILIA
Kilometers
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October 19, 2012

Appendix C – Twin Rivers District Planning Commission Agreement

Establishment of the Twin Rivers District Planning Agreement

This Agreement made as of the ___ day of _____2012.

Membership of the Planning District includes the following affiliated municipalities:

Town of Rosthern; Town of Duck Lake; Town of Hague; Town of Waldheim; Village of Laird; Village of Hepburn; Rural Municipality of Rosthern No. 403; Rural Municipality of Laird No. 404 and Rural Municipality of Duck Lake No. 463

With invitation to Beardy's Okemasis First Nation

The municipalities named above are entering into an agreement pursuant to the provisions of The Planning and Development Act, 2007 (PDA) to establish a Planning District to advise the parties and guide development in the areas shown on the map attached as "Schedule A," showing the Towns of Rosthern and Hague residing in the Rural Municipality of Rosthern No. 403; the Town of Waldheim and Villages of Laird and Hepburn residing in the RM of Laird No. 403; the Town of Duck Lake residing in the RM of Duck Lake No 463; and the Beardy's Okemasis First Nation.

AREA OF DESCRIPTION (enclose map)

1. The area of the said planning district shall comprise all those lands situated within the said Urban and Rural Municipalities which are outlined in bold dashed lines on the plan hereto attached and identified as Schedule "A" to this Agreement, such plan being hereby declared to form part of this Agreement.

ESTABLISHMENT OF COMMISSION

2. A District Planning Commission, designated as "The Twin Rivers District Planning Commission" is hereby recognized under the provision of *Section 97 of The Planning and Development Act, 2007,* such Commission to consist members to be annually appointed in the following manner:
   - 2.1 One (1) member shall be appointed annually by each of the following respective Councils of the Rural Municipalities of Duck Lake, Rosthern and Laird;
   - 2.2 One (1) member shall be appointed annually by each of the following respective Councils of the urban municipalities of Duck Lake, Waldheim, Rosthern, Hague, Laird and Hepburn;
   - 2.3 With an option of having three (3) members at large, which shall be appointed by the Councils of the Rural Municipalities, Villages, and Towns who have an interest pertaining to community planning in the district;

INVITED TO PARTICIPATE

3. An invitation for two (2) members shall remain open to be appointed by the Council of Beardy's Okemasis First Nation who have an interest pertaining to community planning in the district;

FILLING VACANCIES

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

POWERS AND DUTIES OF THE PLANNING COMMISSION

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

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

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

8. The parties agree that:
   8.1 The Councils of **the Urban Municipalities, Rural Municipalities and First Nation(s)** shall have the power to remunerate their appointees to the Commission and that the amount of remuneration and expenses, if any, will be fixed and provided by the respective Councils.
   8.2 Any jointly appointed members of the Commission shall be paid by the Planning District and remuneration and expenses, if any, **will be fixed by the Commission during the first meeting of the calendar year**.
   8.3 Any members of an advisory committee established by the Commission, that are not municipal appointees to the Commission, shall be paid by the Planning District and remuneration and expenses, if any, will be fixed by the Commission; and
   8.4 Any consultants or employees of the Planning District will be paid by the Planning District and remuneration and expenses, if any, will be fixed by the Commission.

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

10. The Commission may hire or appoint a Secretary to *administer* and *manage* the business of the Planning District under the direction of the Planning Commission.

11. The Secretary position may be:
    11.1 Responsible for ensuring administration of the Commission and managing meetings, hearings, agendas, financial reporting, accounting, advertising, keeping of minutes, issuance of decisions and other business;
    11.2 Responsible for hiring and management of other Planning District personnel, under the direction of the Commission;
    11.3 Compensated for from the finances of the Commission; and

11.4 Appointed/hired by the Commission which will set out, in writing, any:

11.4.1 Remuneration and related increases;

11.4.2 Benefits;

11.4.3 Length of parameters of employment, if by contract; and

11.4.4 Additional responsibilities of the position

12. Any policy plans and Zoning Bylaws having effect within the Planning District shall be administered by the **Development Officer** appointed by the Planning **Commission for the benefit/ purpose of the Planning District.**

13. Funds required to meet the expenses of the Planning District and the Planning Commission, as approved by the Councils of the **affiliated Municipalities, and First Nation(s)** shall be contributed by each of the Urban and Rural each Municipalities on a per-capita basis.

13.1 Office space and facilities used by the Commission shall be provided by the affiliated Municipalities and shall be contributed by each of the Urban and Rural Municipalities on a per-capita basis.

14. In addition to referrals regarding planning and zoning within the area of the Planning District:

14.1 The parties shall refer discretionary use developments, at Council's discretion, within the Twin Rivers Planning District to the Commission for comments.

14.2 All discretionary uses and subdivision proposals adjacent to a municipal boundary will come to the District Planning Commission for comment.

14.3 All intensive livestock operations, Industrial Park and Multi-Parcel Residential (as defined in any participating Rural Municipalities Zoning Bylaw) applications will be brought to the District Planning Commission for comment.

14.4 The parties agree to withhold an approval decision on discretionary use development permits and subdivision applications until comments from the Commission have been received for consideration.

14.5 The parties may send for comment, any development located on the periphery to Treaty Lands, to the respective First Nation.

14.6 A First Nation may send information pertaining to significant developments to the Planning District for comment.

DISTRICT OFFICIAL COMMUNITY PLAN AND ZONING BYLAW

15. The affiliated municipalities shall adopt a District Official Community Plan for the Planning District in accordance with *The Planning and Development Act, 2007.* Any amendments made to the District Official Community Plan shall follow section 32 of the Act.

16. Pursuant to section 103 of the Act and concurrent adoption of a District Official Community Plan pursuant to subsection 102(3) of the Act, each affiliated municipality will pass, in accordance with the Act, a zoning bylaw consistent with the District Official Community Plan.

DISPUTE RESOLUTION

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

AMENDMENT PROCESS

18. With regards to amending this agreement:
    - 18.1 The agreement will only be reviewed and amended upon:
        - 18.1.1 Application from the Council of one of the parties to the agreements;
        - 18.1.2 Adoption of a new District Official Community Plan for the Planning District;
        - 18.1.3 Inclusion of a new municipality or First Nation into the Planning District; or
        - 18.1.4 The termination of affiliation of a party to this agreement.
    - 18.2 Amendments will be prepared and submitted to each Council by the sitting Commission for the Planning District;
    - 18.3 Amendments will not be submitted for approval until each affiliated party has signed the new agreement; and

ADDITION TO THE PLANNING DISTRICT

19. Upon a new municipality or First Nation wishing to join the District Planning Commission, the Commission will apply to the minister for approval of the addition.
    - 19.1 Upon a municipality or First Nation added to the affiliated municipalities, the Commission shall review and prepare any needed changes to:
        - 19.1.1 The District Planning Commission Agreement; and,
        - 19.1.2 The District Official Community Plan

19.2 The added municipality or First Nation shall take the necessary steps to adopt the District Official Community Plan and District Planning Commission Agreement as amended; and

19.3 Any amendments made to the mentioned documents shall be adopted by the affiliated municipalities.

19.4 The added municipality or member organization must contribute _____ or the amount set by the Councils of the affiliated municipalities.

TERMINATION OF AFFILLATION OF MUNICIPALITY

20. If a municipality terminates when the Commission is comprised of three (3) or more, the municipality must:

    20.1 Provide 60 days written notice to the Commission, stating the reasons for withdrawal from the Planning District;

    20.2 Seek unanimous approval of the affiliated municipalities to withdraw from the Planning District; or

    20.3 Follow the dispute resolution mechanisms provided under section 17 of this agreement.

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