

Town of La Ronge Official Community Plan 2016



A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN

BYLAW NO.571/16

The Council of the Town of La Ronge, in the Province of Saskatchewan, in open meeting assembled enacts as follows:

- (1) Pursuant to section 29 of *The Planning and Development Act, 2007* the Council of the Town of La Ronge, hereby adopts an Official Community Plan, identified as Schedule "A" to this bylaw.
- (2) The Mayor and Municipal Administrator are hereby authorized to sign and seal Schedule "A" which is attached to and forms part of this bylaw.
- (3) Bylaw No. 424/02, the Town Of La Ronge Basic Planning Statement Bylaw, and all amendments thereto, are hereby repealed.
- (4) This bylaw shall come into force and take effect upon approval of the Minister of Government Relations.

Read a first time the _____ day of _____, 20__.

Read a second time the _____ day of _____, 20__.

Read a third time the _____ day of _____, 20__.

Adoption of this bylaw this _____ day of _____, 20__.

Mayor

(SEAL)

Administrator

Certified a True Copy of the Bylaw adopted by Resolution of Council
on the _____ day of _____, of the year 20__.

(signature)

(date)

Bylaw Amendment Summary

[illegible]

Town of La Ronge

Official Community Plan

Schedule 'A' to
Bylaw No. 571/16

Professional Planner

(SEAL)

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1 Introduction

This Official Community Plan (OCP) is adopted by the Town of La Ronge, in accordance with sections 29 and 35 of *The Planning and Development Act, 2007* (PDA) to provide a framework of goals, objectives and policies to guide the management and use of the land within the municipal boundaries. This plan will assist decision-makers in reaching community goals as well as evaluate the effects of past decisions and any potential impacts from future development.

An OCP is a policy document to inform future land use decisions and provide developers with certainty that shapes growth in line with the vision expressed in this plan. Implementation of this plan is led by community leadership, with residents and regional partners playing an active role in achieving the shared goals of this plan.

Community engagement is a critical part of the planning process and will be an ongoing part of the implementation of this plan. By incorporating current community attitudes with the 14 Statements of Provincial Interest (SPI) that structure this plan, the policies in this document will provide land use continuity and compatibility for sustained and sustainable growth. This OCP is prepared in a manner to offer developers certainty about policies affecting their investment, while ensuring community needs are met.

This OCP is divided into sections with maps illustrating area designations both within and at the end of this document. The OCP sections are as follows:

1 GUIDING PRINCIPLES – introduction to the foundations of this Official Community Plan, providing general guidance and information.

2 PLANNING CONTEXT – the municipal vision, objectives and authority for future land use and development decision-making in the municipality.

3 BACKGROUND – local history, demographic makeup, and geographic context that influence land use planning in the municipality.

4 FUTURE LAND USE – policy directions provided for all areas of the municipality including, but not limited to: Residential, Economic Development, Recreation and Tourism, Heritage and Culture, Inter-municipal Cooperation, Public Safety, Biodiversity and Natural Ecosystems, Public Works, Water Systems, and Transportation.

5 PLAN IMPLEMENTATION, TOOLS, MONITORING AND AMENDMENT – the tools and legislative supports available for Council to administer this OCP.

2 Guiding Principles

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

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

2.1 Balance of Interests and Flexibility

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

2.2 Sustainability

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

2.3 Provincial-Aboriginal-Métis Involvement

La Ronge is committed to working with the Province of Saskatchewan and with Aboriginal people that are part of the northern region. The Town recognizes the provincial legal duty to consult on actions and developments which could adversely impact Aboriginal and Treaty Rights. They endeavor to cooperate with governments, municipalities and First Nations in land

use and development planning to the mutual benefit of the parties. The Town recognizes and respects the rights and responsibilities of Aboriginal people as legally defined through Treaties and *The Constitution Act, 1982*.

The Town of La Ronge has a strong history of collaboration and cooperation with the Lac La Ronge Indian Band (LLRIB). Kitsakie Indian Reserve 156B is located directly adjacent to the southwest of the Town, and Kiskinwuhumatowin Indian Reserve is an Addition to Reserve located within the Town centre and is fully encompassed by the municipal boundary. Within the immediate vicinity include the following reserves of the LLRIB:

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

There are many examples of collaboration with the LLRIB including regional water treatment and distribution; regional emergency response systems; Mamawetan Churchill River Health Region partnerships; and a LLRIB urban reserve within the Town. The Town is committed to fostering the mutual respect and rapport with the LLRIB as they grow and prosper together as a region. This OCP will provide specific policies within the Future Land Use section and Plan Implementation section that will guide the cooperative efforts and nurture the relationship with the LLRIB.

2.4 Statements of Provincial Interest

Statements of Provincial Interest (SPI) identify the key provincial policies for land use and provide direction to communities for orderly and responsible development. The OCP will address the SPI's to ensure community and provincial priorities are aligned, facilitate economic growth and development, consistent development processes, a sustainable environment and social and cultural values within the community

14 Statements of Provincial Interest

1. Agriculture and Value-Added Agriculture
2. Biodiversity and Natural Ecosystems
3. First Nations and Métis Engagement
4. Heritage and Culture
5. Recreation and Tourism
6. Residential Development
7. Public Safety
8. Public Works
9. Sand and Gravel
10. Inter-municipal Cooperation
11. Shore Land and Water Bodies
12. Mineral Resource Exploration and Development
13. Source Water Protection
14. Transportation

2.5 Mutual Respect

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

2.6 Cooperation

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

2.7 Consultation

Consultation is integral to good development. The Town is committed to providing opportunities for active and meaningful consultation with all segments of the community. Council will engage with the community in the preparation of plans to guide land use and

development, and to communicate with the public as development opportunities are considered. The process, notification period and appeal mechanisms will be clearly outlined in the planning documents. Council will encourage developers to also engage the public in discussion, work to avoid conflicts, and resolve issues as they arise. Consultation and cooperation in resolving land use issues between municipalities or other jurisdictions is essential to facilitate development.

2.8 Initiative and Enterprise

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

2.9 Learning and Innovation

Planning involves a process of learning and analysis. The Town will gather and strive to understand community based information as it relates to development decisions. The application of innovative solutions to planning issues will be carefully considered as they may provide opportunities for successful development that might not have otherwise occurred.

3 Planning Context

3.1 Municipal Vision

The Town of La Ronge is a diverse and welcoming lakefront community which promotes healthy living, traditional values and a thriving economy through the delivery of progressive and transparent municipal government and service.

3.2 Municipal Goals

The following statements provide focus for this OCP and its policies as they relate to development within the community. The goals are not ranked by priority but collectively represent the future aspirations of La Ronge.

The goals for La Ronge are identified as follows:

Smart Growth

- The community will expand and diversify as leaders in the fields of:
 - Education,
 - Public Safety,
 - Infrastructure Planning, and
 - Health.
- Council will ensure adequate land and appropriate services are in place for the future development of the community and surrounding area.
- Planning decisions will aim to enhance quality of life of residents in the region and protect natural ecosystems.
- Council will endorse developments that strive toward a more compact community, including infill, mixed use and redevelopment area.

Sustainability

- Council will encourage growth and development that enhances the environment and aesthetics of the region.
- Council will guide development in a manner that meets community needs, recognizing the physical and economic constraints in the Town.
- Planning decisions will endeavor to strengthen the role of the community in the

development of northern Saskatchewan as an administrative, educational, and service centre.

- Council will ensure development does not result in unacceptable effects on the environment, particularly Lac La Ronge.

Healthy and Safe Community

- The community will continue to play a significant role in northern Saskatchewan in terms of provision of transportation services and government services, including social, administrative, judicial, and medical services.
- Planning decisions will embrace and reflect a strong aesthetic value.
- Council will support development that ensures residents of the community have access to a range of services and facilities that meet their needs.

Community Engagement and Inter-Municipal Cooperation

- Council will commit to consistent cooperation and consultation with the neighbouring communities of Air Ronge and the Lac La Ronge Indian Band to provide for regional growth and development, the provision of regional services and facilities, and enhanced regional partnerships.
- Council will maintain and grow regional relationships with the Northern Administration District to support and address the needs; and use of La Ronge facilities and services which affect the town; of outlying communities such as: Napatak, Lamp Lake, Wadin Bay, Eagle Point, and Potato Lake.

Economic Diversification and Enrichment

- La Ronge will strive to provide the highest quality services to the residents of the community and region and to visitors to the area.
- The community will continue to support northern natural resource industries including, but not limited to:
 - Mining,
 - Forestry,
 - Traditional resource uses; and
 - Tourism.



3.3 Authority and Mandate

Subsection 32(1) of the PDA states that “An Official Community Plan must incorporate, insofar as practical, any applicable provincial land use policies and statements of provincial interest.”

Subsection 32(2) states that an OCP must also contain statements of policy with respect to:

- sustainable current and future land use and development in the municipality;
- current and future economic development;
- the general provision of public works;
- the management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- the management of environmentally sensitive lands;
- source water protection; and
- the means of implementing the OCP.

Subsection 32(3) of the PDA states that an OCP may also:

- address the co-ordination of municipal programs related to development;
- contain statements of policy regarding the use of dedicated lands;
- contain concept plans pursuant to section 44 (of the PDA);
- contain a map or series of maps that denote current or future land use or policy areas; and
- contain any other statements of policy relating to the physical, environmental, economic, social or cultural development of the municipality that the Council considers advisable.

4 Background

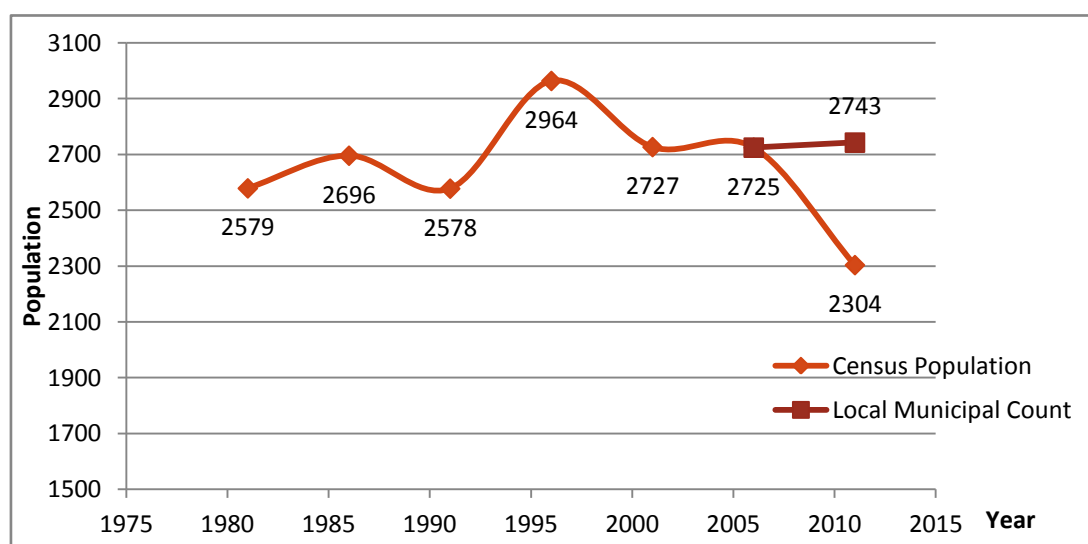
4.1 Land and Region

The Town of La Ronge is located on the west side of Lac La Ronge in the north-central region of Saskatchewan. The adjacent lands are primarily Lac La Ronge Provincial Park which protects the majority of shoreline and surrounding lands. Lac La Ronge is part of the historic Churchill River system where La Ronge was originally settled as a fur trading post; and later developed as a service centre for the region. La Ronge became a major fishing destination with improved road infrastructure and has grown over time supported by its natural resource base and central location. The municipality is 1660.03 ha (4102.02 acres) in size and is located within the 073P03 1:250 NTS mapsheet.

4.2 Demographics

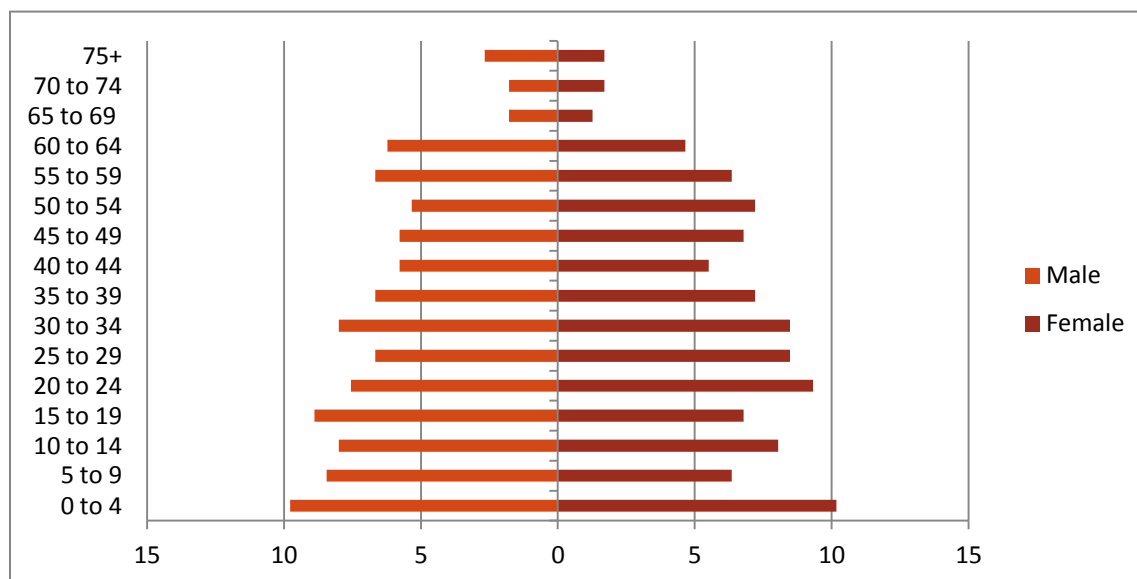
The census population of the Town of La Ronge has fluctuated over time, with the 2006 to 2011 census population showing a dramatic decrease to 2304 as shown in *Figure 1: Town of La Ronge Census Population*. Like many other northern municipalities, the Town believed the census did not reflect the true population count and the Town performed a local municipal census. The municipal census reported a population of 2743, and leadership in the community believes that this count may also underreport the true population.

Figure 1: Town of La Ronge Census Population



The Town of La Ronge has a demographic makeup that is on average younger than the provincial and national average. The median age for La Ronge is 30.2 years, whereas the median age is 38.2 and 39.7 for the Saskatchewan and Canada, respectively. This younger demographic is shown in *Figure 2: Town of La Ronge Population Pyramid*. The workforce in the Town has a high number of young professionals and La Ronge is a central location for post-secondary educational institutions that service a large part of the North.

Figure 2: Town of La Ronge Population Pyramid



Statistics Canada, 2012

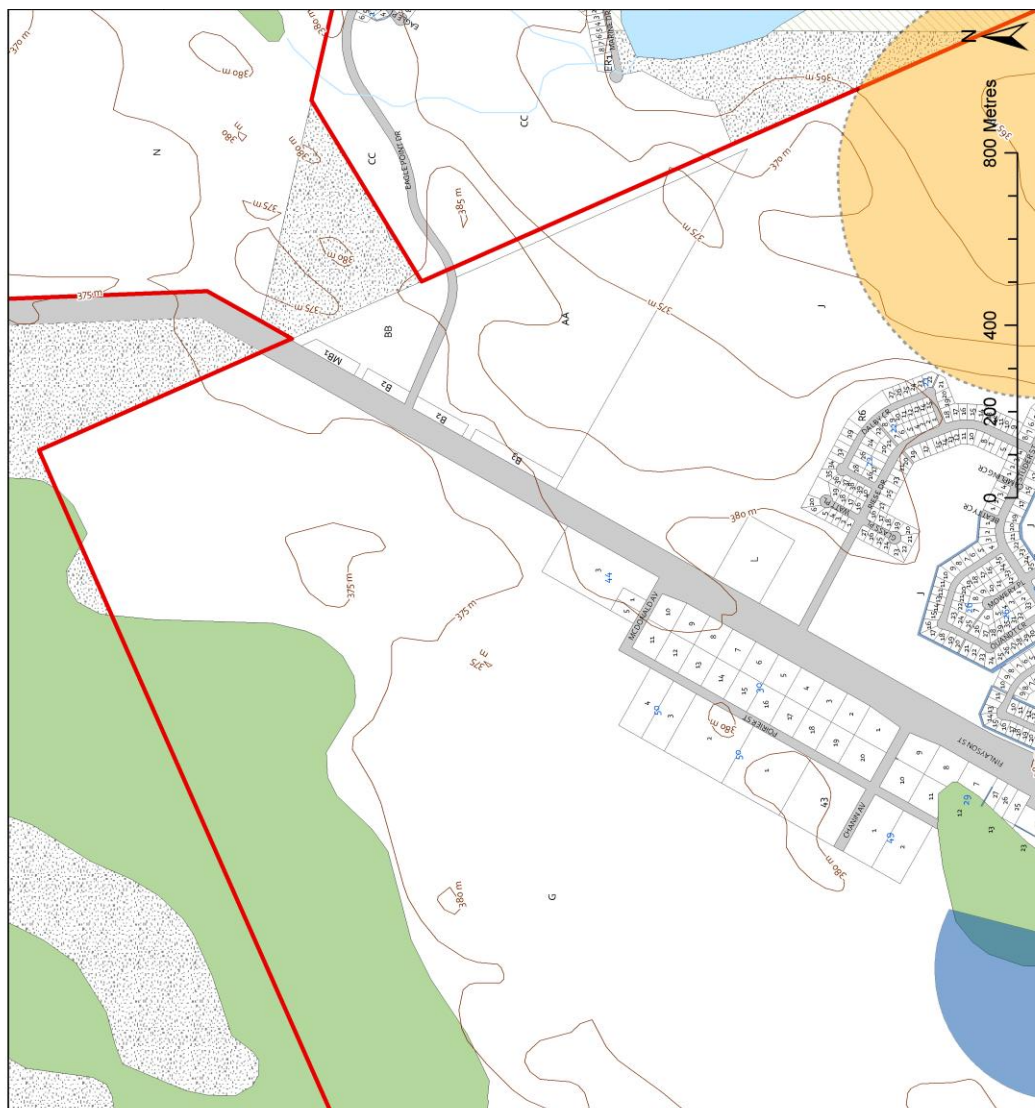
4.3 Municipal Constraints

La Ronge has many constraints to development, similar to other northern communities, in the form of bedrock and muskeg. According to the Basic Planning Statement from 2002, the physical limitations in the community are approximately as follows:

- 1.5 million square metres (370 acres) of deep muskeg;
- 2.5 million square metres (618 acres) of shallow muskeg;
- 70,000 square metres (17 acres) of exposed bedrock; and
- 2.75 million square metres (680 acres) of bedrock less than 3 metres deep.

Most of this land is community owned, but there are some privately owned parcels in the community that include these constraints. These constraints are illustrated in *Figures 3 and 4: Town of La Ronge Constraints*.

Figure 4: Town of La Ronge Constraints



Another development constraint in the community is the Wastewater Treatment Plant, located past the east end of Bedford Drive on **Parcel J, Plan 70PA08594**. Effluent from the plant is discharged into the muskeg on Parcel J, and subsequently flows into McGibbon Bay on Lac La Ronge. Pursuant to *The Subdivision Regulations, 2014*, the setback distance for residential development from a Wastewater Treatment Plant is 457m (1500 ft), which is illustrated as a constraint in *Figure 3 and Figure 4: Town of La Ronge Constraints*.

4.3.1.1 Objectives

- .1 Reduce development costs by avoiding development on land with severe environmental and man-made constraints.
- .2 Explore methods to use areas with minor constraints in an effort to make efficient use of existing municipal services.

4.3.1.2 Policies

- .1 As part of planning and development annual reviews, Council will identify development constraints and explore the potential for mitigation of the constraint.
- .2 At Council's discretion, environmental reserve will be dedicated in addition to the Municipal Reserve as required by the PDA. Council's discretion will be based on the usability by the public of the site.

4.4 Property Ownership

There are over 1200 individually titled parcels within the boundaries of the Town. The vast majority, nearly 900, are privately owned, with the Town owning 183 parcels, as can be seen in *Exhibit 1: La Ronge Property Ownership*. Other non-private ownerships in the community include the Province of Saskatchewan (3 parcels), Saskatchewan Housing Corporation (71), Northern Lights School Division #113 (16), Government of Canada (11), Sasktel (4), and one parcel each for the Mamawetan Churchill River Health Region and SaskPower. The Fair Grounds, located on **Parcel AA Plan 82PAo8543**, is owned by the Town and leased to the Order of Elks, Lodge 554, until the agreement expires on December 31, 2017.



5 Future Land Use and Development

This OCP is a policy document that guides future land use in the Town of La Ronge. This document will provide Council guidance for decision-making, for designating future land uses and policy areas. The *Town of La Ronge Future Land Use* map series, forming part of this bylaw and found at the end of this document, designates future land use areas that reflect existing patterns of land use.

The designation of land uses within the *Town of La Ronge Future Land Use* map series reflects the Town's perspective on community development and facilitates long-range planning and decision-making that will accommodate growth in all sectors and ensure a minimum level of services to meet resident needs. Any development proposals within these areas will be assessed against specific objectives, and be subject to policies and zoning controls.

The *Town of La Ronge Future Land Use* map series represents the recommended future land use for the Town. The map is intended to be general in nature. Minor amendments to the accompanying Zoning Bylaw may be made as long as they do not contravene the intent of and the policies noted in this OCP.

Future land use areas are as follows:

Recreation and Park - existing and future areas of dedicated lands for recreation and park uses including municipal reserve lands, environmental reserve lands, recreation areas, and buffer areas.

Residential - existing and future areas of all types of residential development, land to be subdivided for residential development, and land intended for future residential growth.

Community Service - existing institutional, cultural, and municipal facility uses such as community centres, schools, and public utility.

Commercial - existing and future areas of all types of commercial development.

Industrial - existing and future areas of industrial and related development.

Airport – existing and future areas such as the aerodrome, as well as commercial and industrial activity related to, and serviced by, air travel.

Future Development – lands designated for future development. Lands may require significant expansion of infrastructure, or prior development of adjacent lands. Generally, land will be rezoned to other land use districts after resolving associated titles and administration, the provision of appropriate infrastructure to the site, and approval of concept plans by Council.

5.1 Residential Development

Residential development includes both the existing areas of land that is subdivided, serviced and ready for development, as well as any land intended for residential expansion. Development and expansion is strategized based in part on Statistics Canada census numbers, as well as historical population trends and growth projections.

The original numbers from the 2011 Census showed a population for La Ronge at 2304, which represented a decrease of 439 people from the 2006 Census. The Town contested the results and performed their own count, which was accepted by Statistics Canada, showing an actual population increase from 2006 of 18 people, bringing the total residents in La Ronge to 2743.

It is Council's goal to have growth in the community reach a population of 5000 people in the

next 15-20 years. According to Census information from Stats Canada, the Town has seen an average annual growth rate in the last 30 years of 0.21%. In that time, there have been fluctuations in the growth rate, and the highest 5 year average achieved by the community was 2.83% per year. The following table shows the projected population for 0.5%, 1% and 2.5% growth rates. In order for the Town to reach a population of 5000 in the next 15-20 years, an average annual growth rate of 2.5% will have to be realized.

According to the revised Census from 2011, the Town of La Ronge had a total of 1170 private dwellings. Of these 1170 dwellings, the primary form of residential development is single detached dwelling, as seen in *Figure 6: Town of La Ronge Housing by Type*. In addition to the 61% share of single detached dwellings in La Ronge, there is a mix of housing available including: 26% of total housing units in the form of apartments; 5% movable dwellings such as mobile homes; 6% semi-detached and row housing; and 2% duplex and other housing types. The average household size is 2.7 persons which is slightly higher than the provincial average of 2.5 persons.

Projected Growth Rates	2011	2016	2021	2026	2031	2036	2041
0.5%	2743	2812	2883	2956	3031	3107	3186
1%	2743	2883	3030	3185	3347	3518	3697
2.5%	2743	3103	3511	3973	4495	5085	5754



The Town currently has 41 vacant serviced residential lots and three vacant non-serviced residential lots available for sale, while Rainbow Developments has four serviced lots available for sale. Prior to further subdivisions of new residential areas, the Town will strive to sell the majority of the existing lots. Thirty of the vacant lots are located within the newly developed Mowery subdivision which was completed in 2012 and subdivided out of Parcel J. Figure 5: Town of La Ronge Residential Lots Available for Purchase shows the location of Town owned vacant lots available for sale.

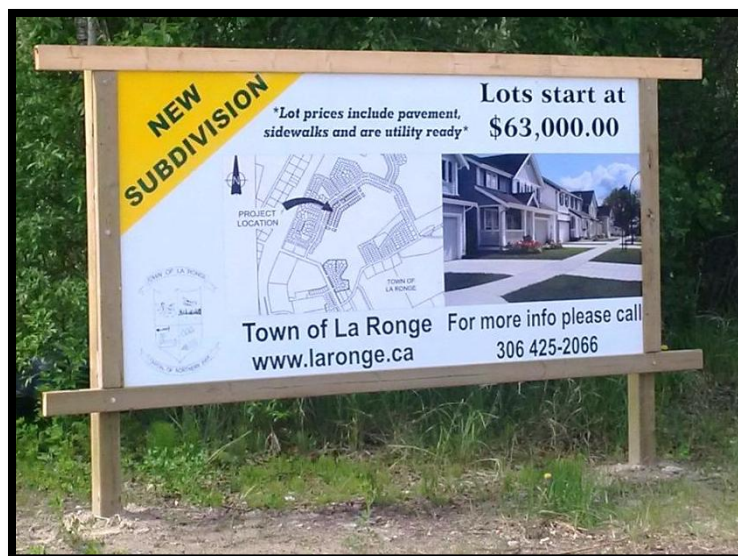
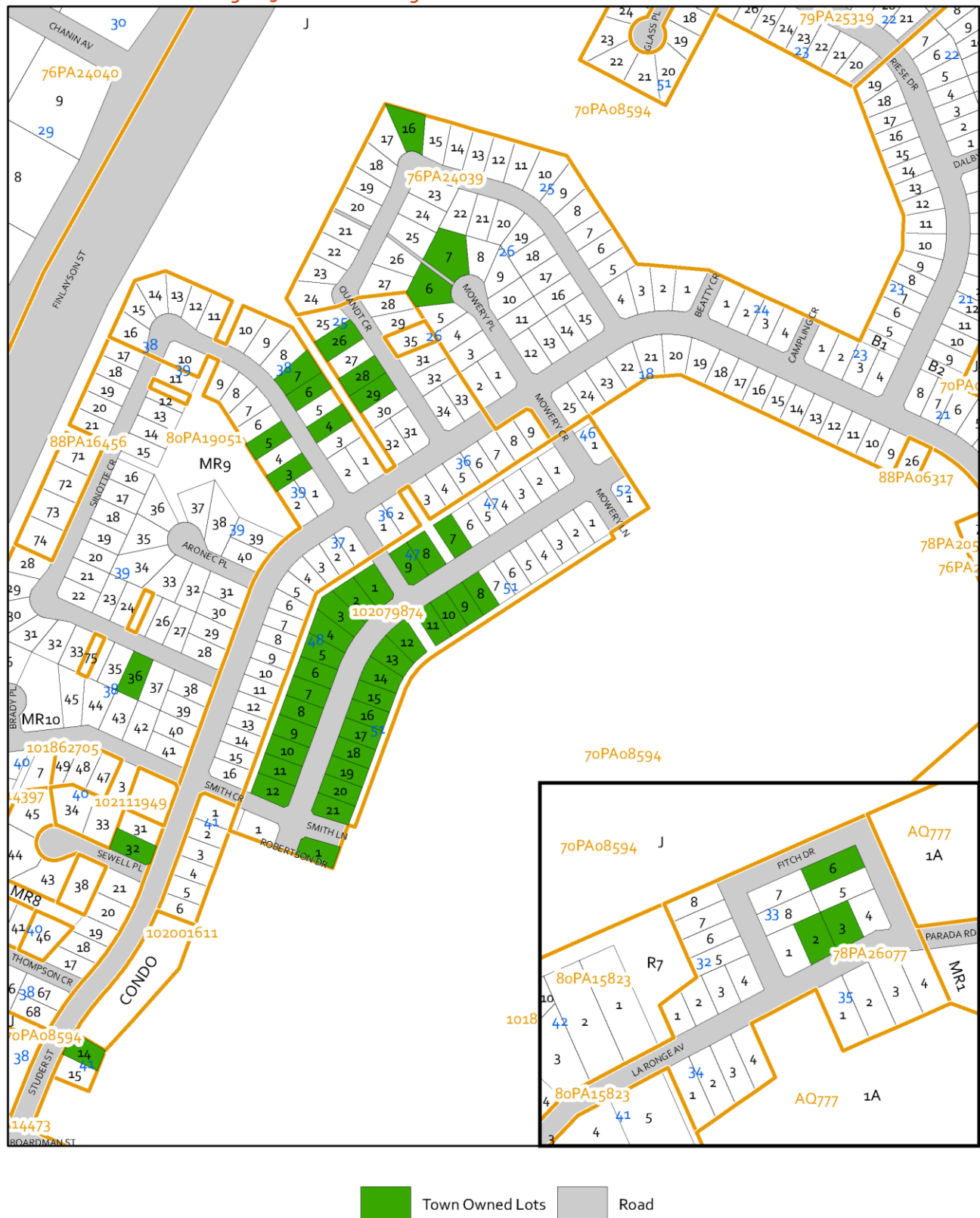


Figure 5: Town of La Ronge Residential Lots Available for Purchase



There are four areas identified for future residential development in the community. Area A provides the community with land that is ready for immediate development, and is to be used for higher density residential; Areas B and C provide for development of lower density residential, and Area D provides an area to expand into for mixed density and mobile home development.

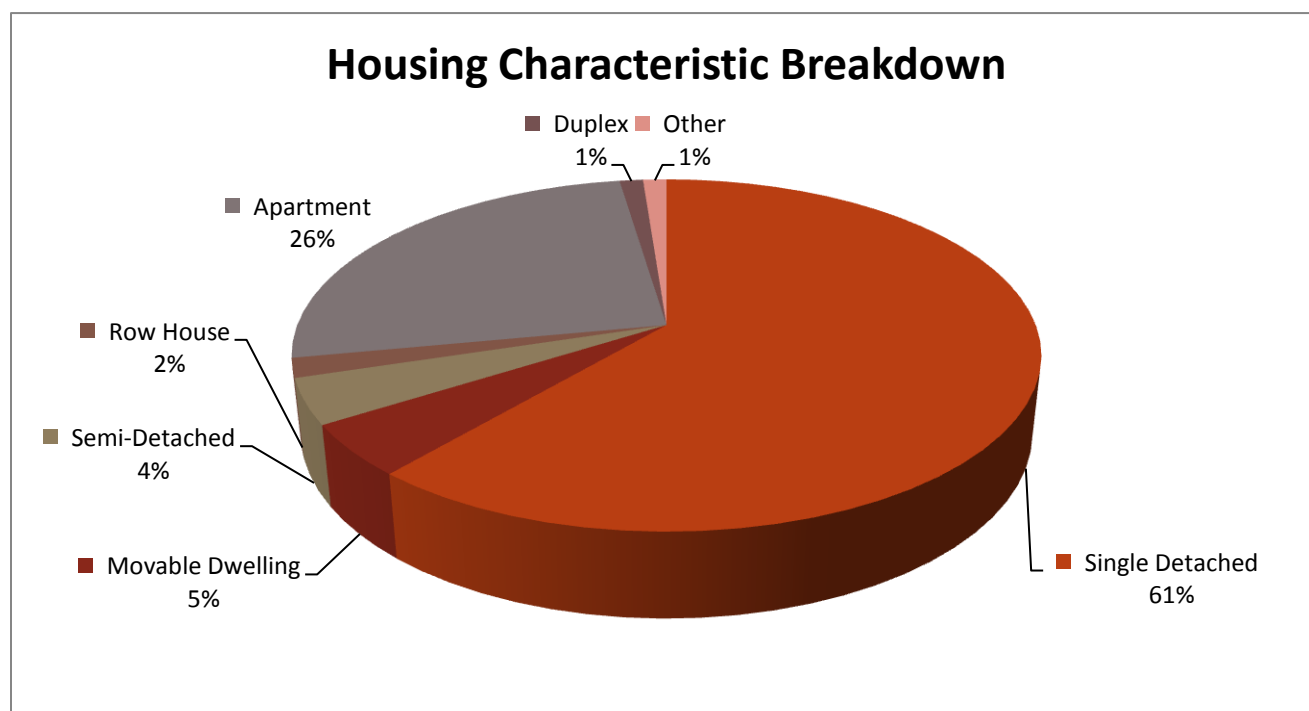
Area A is bounded by Bedford Drive to the south and east, surveyed lines on the west excepting the straight line connecting two corners of the lane. The north edge is defined by a straight line from the corner of the lane behind **Lot 39 Block 10 Plan 66PA09457** to farthest west point of **Lot 9 Block 12 Plan 73PA13405**.

Area B is located in the middle of the residential area of Town, comprising of the entirety of **Parcel J Plan 70PA08594 Ext. 6**, except for the portion identified as Area A. Area B will be able to provide a significant amount of residential lots for the community, and should be developed in phases in order to maintain a demand for the vacant lots.

Area C is located in the pocket on **Parcel J Plan 70PA08594 Ext. 1**, located north of Studer Street and west of Riese Drive. Area C is bounded by surveyed lines all around except the northwest corner where a line extending from the corner of Block 51 on **Lot 20 Block 51 Plan 101880086** to the boundary between **Lots 9 and 10 Block 25 Plan 99PA24039**.

Area D is located on **Parcel J Plan 70PA08594 Ext. 2**, between Bedford Road and Fitch Drive. The boundaries of Area D start on the farthest easterly corner of **Parcel M Plan 74PA16841** and goes northeast in a straight line to the intersection of the Legal Subdivision Lines. From there, the line extends south to the northeast corner of Fitch Drive, and then following southwest along the surveyed lines until it reaches the northeast corner of **Lot H Block 4 Plan 102014783 Ext. 20**. The boundary then continues northwest to the southeast corner of **Parcel S Plan 79PA21309** where it follows the boundary of Parcel J back to the original starting location. Area D is an area for future development of mixed density (medium and high) and mobile home development. Development of this area will take into consideration the demand for mobile homes in the community.

Figure 6: Town of La Ronge Housing by Type



Statistics Canada, 2012

5.1.1.1 Objectives

- .1 Ensure sufficient land for future development to meet the current and future housing needs of the community.
- .2 Ensure serviced residential lots are developed timely to meet the needs of the community as it grows.
- .3 Minimize the cost of developing new residential subdivisions.
- .4 Maintain a positive working relationship with La Ronge Regional Housing Authority.
- .5 Encourage and support adequate and affordable housing stock of all types and tenure for present and future populations.
- .6 Avoid or mitigate conflict between residential and non-compatible land uses in residential districts.
- .7 Ensure that the Town, as the major landowner, recovers the costs of developing new residential subdivisions.
- .8 Encourage and support alternative housing for seniors that reduces dependence on institutional housing and maintains independence while providing family support.
- .9 Ensure the location of development is compatible with adjacent land uses.

5.1.1.2 Policies

- .1 Council will monitor the availability of residential lots to ensure adequate supply that responds to demand in the Town.
- .2 Council's consideration of residential development proposals will include:
 - The compatibility of adjacent land uses;
 - The available stock of existing, vacant, surveyed lots;
 - Protection of environmentally or heritage sensitive areas;
 - Protection of and dedication of environmentally sensitive areas;
 - Protection of persons and property from development on hazard lands;
 - The resulting, and cumulative impact on financial and capital planning;
 - Zoning regulations, subdivision design, street layout, and site planning; and
 - The use of natural topography and drainage patterns to minimize the cost and risks associated with surface water drainage and flooding.
- .3 Council will support and collaborate with local, regional and provincial partners to increase the stock of affordable housing in the Town.
- .4 Council will encourage and support housing proposals that are innovative; enhance sustainability; protect green space; provide for a diversity of housing types, lot sizes and densities; and maximize the developable area of the site.
- .5 Council will encourage and support proposals to adapt surplus and obsolete buildings for residential use.
- .6 Alternative funding sources and programming to support residential expansion will be sought.
- .7 At its discretion, Council will permit home-based businesses and bed and breakfast operations in residential districts, where they contribute to, and are consistent, with the character of the neighbourhood and are consistent with regulations in the Zoning Bylaw.
- .8 Residential infill and redevelopment that is sensitive in design to neighbourhood character will be encouraged to maximize the use of existing infrastructure and services.
- .9 Council will amend the Zoning Bylaw to accommodate the development of Areas A through D identified in the *Town of La Ronge Future Land Use* map series based on approved plans of subdivision that meet all requirements of this OCP and the Zoning Bylaw.
- .10 Where subdivisions of more than 30 new residential lots are proposed, the development shall be phased to prevent an overabundance of vacant lots.
- .11 Council will consider mobile home court development proposals that meet the requirements of the Zoning Bylaw.

- .12 Council will establish residential lot sale prices based on, at a minimum, the recovery of all development costs; while also considering the market value.
- .13 Council's consideration of higher density housing development proposals will include compatibility with, and support for, adjacent land uses. Higher density proposals will be encouraged along collector streets or on corner lots.
- .14 Multiple unit dwellings will not be permitted on sites which are not connected to municipal water and sewer services.

Council may wish to consider:

- Determining and incorporating the true cost of infrastructure for growing and development to encourage long-term fiscal sustainability.
- Financing upgrades to public works as part of the planning process.
- Encourage the use of concept plans to ensure new residential development will be consistent with the existing character of the neighbourhood.
- Exploring opportunities for partnership with the private, non-profit and other public sector organizations to expand the stock of housing that is affordable.
- Exploring opportunities for multi-unit housing development for infill and non-residential sites.

Planning Handbook

5.2 Economic Development

The implementation of this OCP will support long-term economic sustainability through coordination, development and support of mining, forestry, traditional resource and tourism activities, industries and businesses. Council understands the need to establish policies, goals and objectives that attract business to locate within the community; and assist in the continued growth and success of existing businesses.

La Ronge is the centre for commerce and government in northern Saskatchewan, which creates many opportunities for economic growth in the community. There are also many tourism opportunities in northern Saskatchewan which are only accessible through La Ronge; the largest being Lac La Ronge Provincial Park, which makes tourism one of the largest economic contributors for the community.

5.2.1 Commercial Development

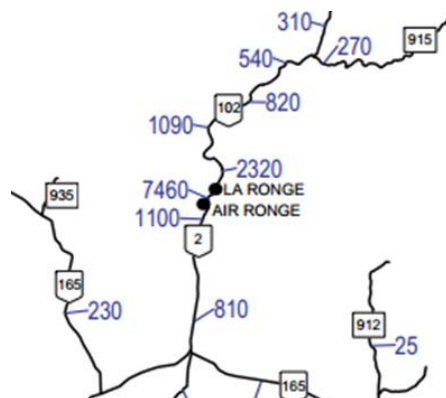
The majority of the commercial development in La Ronge is located along La Ronge Avenue, which runs parallel to the shoreline. There are also a few other businesses on side streets perpendicular to La Ronge Avenue, helping to create a commercial centre in the heart of the community. Many of the parcels within the downtown and along the shoreline are underdeveloped and Council recognizes the necessity for infill development and incentive programs as a means to revitalize the downtown core.

There are opportunities for growth for highway commercial development along Highway 102. The 2014 Traffic Volume Map, produced by the Ministry of Highways and Infrastructure, illustrates the high volume of traffic travelling around and through La Ronge daily as shown in Figure 7: La Ronge Area Daily Traffic Counts. New highway commercial developments along Highway 102 will be well positioned to take advantage of the tourists and residents who are travelling north of La Ronge. **Area E** has been designated Highway Commercial in the *Town of La Ronge Future Land Use* map series; located on both sides of Highway 102; and is adjacent to, and extensions of, existing Industrial and Community Service Districts. There are four sections of Area E: the southernmost two areas are described as having the same depth off Highway 102 as **Parcel L Plan 72PA17830**, extending southwest from the corner of Parcel L across Riese Drive until it intersects with a line extending straight out from **Block 51 Plan 101880086**, creating the boundary of Area E towards Highway 102; the second section of Area E is bounded between **Parcel L Plan 72PA17830** and **Parcel AA 82PA08543**, extending 300m away from Highway 102; and the section of Area E on the northwest side of the highway is a line extending straight out from **Lot 3 Block 44 Plan 90PA08779**, northeast and parallel along Highway 102 to the municipal boundary.

5.2.1.1 General Commercial Objectives

- .1 Ensure sufficient land is available for new commercial development and expansion.
- .2 Encourage entrepreneurship and the location of commercial activity that meets the needs of the community and mitigates land use conflicts.
- .3 Support opportunities for the creation of, and location of commercial businesses that contribute to a diverse and sustainable commercial sector and create local employment opportunities, including traditional economies.
- .4 Support commercial development that maximizes the use of existing infrastructure.

Figure 7: La Ronge Area Daily Traffic Counts



- .5 Accommodate dwellings at or above grade in mixed use developments.
- .6 Increase the safety and perceived safety of downtown patrons.
- .7 Employ creative solutions to meet the commercial expansion needs of the Town, such as the adaptive reuse of buildings, while ensuring solutions comply with provincial standards.
- .8 Ensure that walking remains a viable option of transportation through the downtown area.
- .9 Increase the density of commercial and residential spaces in the downtown area.
- .10 Increase the aesthetic appeal of the community.



5.2.1.2 General Commercial Policies

- .1 Council will ensure adequate supply of land for commercial development through appropriate zoning and subdivision.
- .2 Subdivision of commercial parcels in Area E will be planned and phased to ensure orderly development, compatibility of land uses, and land use buffers.
- .3 Council will require pedestrian access points be shown on site plans for new developments.
- .4 Where feasible, parking lots will be located at the rear of the property.
- .5 New commercial developments may be required to provide bicycle parking infrastructure.
- .6 Council will encourage property owners to utilize privately owned vacant land as short term park or green space.
- .7 Council will promote infill development focused on mixed use buildings with active uses such as shops and services on the ground floor.
- .8 Where feasible, council will create opportunities for public art and outdoor presentation space.

- .9 As part of any Town led growth or revitalization initiative, Council will incorporate a Crime Prevention through Environmental Design (CPTED) review of the area, and encourage private developers to do the same.
- .10 Council will support affordable housing strategies which integrate non-market priced units into mixed use developments.
- .11 Council's consideration of general commercial proposals will include:
 - Consistency with the *Town of La Ronge Future Land Use* map series;
 - Land use compatibility with surrounding development;
 - The capacity of the Town to provide, or maintain efficient and economical municipal services through servicing agreements or cost-sharing agreements;
 - The impact on financial and capital planning by the Town;
 - Expected noise, vibration, smoke, odour, and fire hazard impacts;
 - The availability of existing commercial lots in the Town;
 - Site suitability and planning aspects including screening, vehicular access, parking and traffic safety; and
 - Appropriate development standards as provided in the Zoning Bylaw.
- .12 The Town will work with regional and local economic development partners to promote and support economic development.
- .13 Council will support the promotion of La Ronge as a tourism destination, and support local economic development, such as home-based and small business.
- .14 Council will encourage and support, where appropriate, proposals to rehabilitate and re-use existing buildings for commercial use.
- .15 Council will require performance bonds and remediation agreements from developers where the storage of hazardous material or other uses could lead to site contamination; ensuring remediation and cleanup complies with federal and provincial regulations.
- .16 Council will require a landscaping plan from developers for commercial development proposals that meet the requirements of the Zoning Bylaw.

5.2.1.3 Shoreline Commercial Objectives

- .1 Improve pedestrian amenities and linkages in the downtown and to other areas of the community.
- .2 Ensure continued investment in the visual identity and aesthetic of the shoreline and throughout the commercial areas of the community.
- .3 Ensure continued visual and physical access to the lake.

5.2.1.4 Shoreline Commercial Policies

- .1 Council will consider the impacts of shoreline development proposals on the ecosystem, public access to the waterfront, and any applicable federal or provincial regulations.
- .2 Building heights will be regulated within commercial zoning districts to protect visual and physical access to the lake. Height bonusing regulations will be set out in the Zoning Bylaw.
- .3 Mixed use development in commercial districts will be permitted at Council's discretion, providing that commercial uses comprise a minimum of 20% of the building floor area and all other regulations of the Zoning Bylaw are met.
- .4 Subdivision proposals for shoreline commercial uses will be required to dedicate reserve lands as regulated in *The Dedicated Lands Regulations, 2009*, and *The Subdivision Regulations, 2014*.
- .5 Council will develop tax exemption strategies which encourage owners to use vacant lakefront land for public amenities such as community gardens, parks, recreational facilities, etc.
- .6 Council's consideration of shoreline commercial development proposals will include:
 - Consistency with the *Town of La Ronge Future Land Use* map series;
 - Land use compatibility with surrounding development;
 - The capacity of the Town to provide efficient and economical municipal services;
 - Expected noise, vibration, smoke, odor, and fire hazard impacts;
 - The availability of existing commercial lots in the Town; and
 - The provision of parking and impacts to traffic generation by the commercial activity.



5.2.1.5 Highway Commercial Objectives

- .1 Ensure visual amenities of highway commercial developments contribute to inviting and pleasing aesthetics, which create welcoming entrances to the community.
- .2 Ensure the safety of pedestrians and vehicles along the highway corridor and highway commercial areas.

5.2.1.6 Highway Commercial Policies

- .1 Council will set out minimum landscaping and site standards for highway commercial sites in the Zoning Bylaw to improve the visual aesthetics.
- .2 New subdivision proposals which result in highway commercial districts or uses abutting residential districts or uses will require appropriate buffering through screening, landscaping, buffers or fencing.
- .3 Council's consideration of highway commercial proposals will include:
 - Consistency with the *Town of La Ronge Future Land Use* map series;
 - Land use compatibility with surrounding development;
 - The capacity of the Town to provide, or maintain efficient and economical municipal services through servicing agreements or cost-sharing agreements;
 - The impact on financial and capital planning by the Town;
 - Expected noise, vibration, smoke, odor, and fire hazard impacts;
 - The availability of existing commercial lots in the Town;
 - Site suitability and planning aspects including screening, vehicular access, parking and traffic safety; and
 - Appropriate development standards as provided in the Zoning Bylaw.

5.2.2 Industrial Development

La Ronge has one large area of Industrial Development, located on the north and west side of Highway 102. There are approximately 90 industrial lots in La Ronge, with a wide range of industrial based uses such as machine shops, recycling depots, contractor services, and retail sales. It was recognized in the 1986 Community Planning Study performed by UMA Norplan Consulting, that there were excess industrial parcels that outnumbered demand. Since then, the industrial area has seen growth and expansion that has resulted in 22 new lots, and the number of vacant lots has decreased from over 50 in 1986 to currently fewer than 20. As the demand for industrial areas continues to grow, two areas of industrial expansion from the current industrial park have been identified. These areas have been identified as suitable for medium and long range industrial areas as current vacant lot inventories decline.

Area F is located on the south and west of the existing industrial area, across from Blocks 27 and 28. The boundaries are defined by Poirier Street on the east; a westerly extension of the southwest corner of **Lot 12 Block 27 Plan 77PA13828**, where it intersects halfway across the legal subdivision (LSD), then extending north to LSD 2 and LSD 3 in Twp 71 where they intersect with LSD 14 in Twp 70. Then heading northeasterly to the southwest corner pin of **Lot 2 Block 45 Plan 91PA00158**, and following the legal lot line east to Poirier Street. This portion of Poirier Street is currently undeveloped, but as Block 28 is developed, construction of Poirier Street will be completed.

Area G is located north and west of the industrial park. The boundaries of Area G are defined as of an extension of the extending northwest from the southwest corner of **Lot 3 of Block G Plan 101991270** and extending until it is 100m north of the southern boundary of LSD 6; continuing northeast at a right angle to the municipal boundary; and following the boundary northeast and then southeast until it meets the northwest corner of **Area E**. It then follows the described westerly boundary of **Area E**, Poirier Street and the legal survey lines of Blocks 50, 49, and 45; and Parcel 43.

Development of **Area G** will require Service Agreements with developers for road construction and utilities.

5.2.2.1 Objectives

- .1 Ensure sufficient land is available for new industrial development and expansion.
- .2 Minimize and mitigate conflicts between industrial uses and other land uses in the Town.
- .3 Locate light and heavy industrial uses in appropriate areas that provide separation of heavy industrial uses from more sensitive and non-compatible land uses.
- .4 Ensure industrial developments maintain aesthetically pleasing environments.

5.2.2.2 Policies

- .1 Subdivision of industrial parcels in Area F and Area G will be planned and phased to ensure the orderly development of buffer areas and compatibility of land uses.
- .2 Council's consideration of industrial proposals will include:
 - Consistency with the *Town of La Ronge Future Land Use* map series;
 - Land use compatibility with surrounding development;
 - The capacity of the Town to provide, or maintain efficient and economical municipal services through servicing agreements or cost-sharing agreements;
 - The impact on financial and capital planning by the Town;
 - Expected noise, vibration, smoke, odor, and fire hazard impacts;

- The availability of existing industrial lots in the Town;
 - Site suitability and planning aspects including screening, vehicular access, parking and traffic safety; and
 - Appropriate development standards as provided in the Zoning Bylaw.
- .3 Industrial developments will require a landscaping plan as a part of the development permit application, which meets the Zoning Bylaw requirements for screening, buffering and any other applicable regulations for that form of development.
 - .4 Council will require performance bonds from developers where the storage of hazardous material or other uses could lead to site contamination; ensuring remediation and cleanup complies with federal and provincial regulations.
 - .5 Dwelling units will be considered discretionary uses in the Zoning Bylaw, and will only be permitted on sites where a dwelling unit was located within the previous 18 months.
 - .6 Council will encourage industrial development proposal applications to include *FireSmart* design principles to reduce the risk and spread of forest fire.

5.2.3 Agriculture and Value-Added Agribusiness

The use of land for agriculture and value-added agribusiness within the Town is currently minimal with ample room for growth opportunities and diversification. Agricultural businesses in the Town include a greenhouse, wild rice processing, and home-based businesses selling berries and mushrooms. Recognizing the provincial interest of a sustainable and dynamic agricultural sector, La Ronge will embrace and promote opportunities to develop the agricultural sector when they arise.

5.2.3.1 Objectives

- .1 Support entrepreneurship of agriculture and value-added agribusiness industries including, but not limited to, poultry, livestock, dairy, leathers, furs, wools, and non-timber forest products.
- .2 Ensure agricultural opportunities are sited appropriately.
- .3 Collaborate with appropriate provincial ministries for forestry production and management.

5.2.3.2 Policies

- .1 Council will encourage the development of local agricultural activities to support a diverse economy.
- .2 Council will support local and regional initiatives that enhance and build capacity for agricultural activities in the La Ronge area.

- .3 Council will support the development of market gardens, community gardens, and farmer's markets in the Future Development and Recreation and Park Districts.
- .4 Council will consider amendments to the Zoning Bylaw to accommodate the development of agricultural activity when proposals are received and all other provisions of this OCP and the Zoning Bylaw are met.
- .5 Agricultural and agribusiness proposals will be considered with regard to the 1:500 flood hazard elevation and sensitive riparian areas to ensure risk to livestock and water contamination is minimized.
- .6 Amendments to the Zoning Bylaw to accommodate new agricultural and value-added agribusiness uses will include regulations for minimum separation distances between developments, mitigation of odor and screening regulations, and protection of nearby sensitive environmental areas.
- .7 Council will support consultation with the province and industry to facilitate protection of natural resources, create employment opportunities, and implement training programs.

Council may wish to consider:

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

Planning Handbook

5.2.4 Sand, Gravel and Mineral Resources

The Town of La Ronge is currently acquiring their gravel from a Crown land site south of the community. A lease agreement with the Ministry of Environment provides the Town with the needed gravel and sand for road construction and maintenance. There are currently no sand, gravel or mineral leases within the municipal boundary, but there will continue to be the need to find new resource pockets to meet the future needs of the community.

5.2.4.1 Objectives

- .1 Accommodate sand, gravel, and mineral extraction, where appropriate, balancing the interests of residential, commercial and industrial developments.
- .2 Ensure that sand, gravel, and mineral exploration, development, and extraction has minimal impact on the environment (including nearby water bodies and underlying aquifers), and does not interfere with identified future development areas.

5.2.4.2 Policies

- .1 Council will support sand, gravel, and mineral exploration, development, and extraction; while ensuring the activity is compatible with existing adjacent uses and development.
- .2 Applications for sand, gravel, and mineral exploration, development, and extraction must be accompanied by a reclamation plan.
- .3 Council will ensure geotechnical reports accompany new subdivision development on Town owned parcels.
- .4 Council may require a performance bond for sand, gravel, and mineral exploration to ensure appropriate remediation of the site.
- .5 Council will require a performance bond for sand, gravel, and mineral extraction to ensure appropriate remediation of the site.
- .6 Sand, gravel, and mineral extraction will conform to provincial standards for minimum separation distances between riparian and water ecosystems to ensure the health and safety of residents and natural environment.

5.3 Heritage and Culture

Council may wish to consider:

- Creating a natural resources zoning district within its zoning bylaw to accommodate sand and gravel development.
- Approaching major resource companies to discuss future plans and needs.

Planning Handbook

Every community has a unique identity that distinguishes it from neighbouring municipalities. Identifying, acknowledging, and preserving the heritage and culture of a community solidifies its history into the future, and enhances its distinctiveness within the region and to its residents.

There are five churches located in the community. The Alliance Church is located on Boardman Avenue next to the Kikinahk Friendship Centre, on **Lot 2 Block 31 Plan 78PA03185** as well as **Lots 3 and 4 Block 31 Plan 78PA20622**. The Lutheran Church is located on Boardman Avenue near Highway 102, on **Lot 70 Block 38 Plan 84PA11889** and **Lot 78 Block 38 Plan 101814319**. The Catholic Church is located on Cuthand Street on **Lot 15 Block 12 Plan 65PA06035**, **Lot 12 Block 12 Plan CR3826** and **Lot 11 Block 12 Plan CN1121**. The Anglican Church is located on La Ronge Avenue on **Parcel A and Parcel 16**

Plan CN1121 along the shoreline. There is also a United Church, located on Macauley Street on **Lots 15 and 18 Block 5 Plan 65PA05604**.

There is a collection of historical exhibits and art displays located on the ground floor of Mistasinihk Place on **Parcel 10 Plan AQ777**. The library, located in the same building as the Town Hall on **Parcel X Plan 80PA17918**, holds many different events for the residents of the community, including Tech Tuesday, book clubs and Lego Club. The Kikinahk Friendship Centre is a cultural centre for many residents in the community, and is located on **Lot 1 Block 2 Plan 78PA03185**. A Senior Centre is located on **Lots 11-13 Block 8 Plan 98PA22910**, and supports activities for members of the community. Currently the hall is used for foot care clinics, a quilting club, and card games nights. The hall is also available for rent.

In addition to these institutions and cultural resources, there is a rich history of northern people and culture left to be discovered in the provincial north. To date there have been a number of sites of significance identified in the north, but many more that have not. The provincial ministry that is responsible for heritage resources have screening criteria to aid in the preservation of heritage sensitive sites. The screening criteria identify archeologically sensitive sites where proposed development may trigger the need for Heritage Resource Impact Assessment in northern Saskatchewan, and include lands that:

- are within 500m of a "Site of a Special Nature" (as per section 64 of *The Heritage Property Act*) or other previously recorded site(s), unless it is shown to be of low heritage significance;
- along dry, upland margins of major bog or fen (greater than 1 km in length)
- within 250 m of watercourses and lakes (greater than 1 km in length);
- within 50 m of historic trails;
- within 250 m of strandlines; or
- on escarpments, prominent uplands, and hills/ridges (including eskers) within 500 m of a water source.

Should development be proposed on lands meeting any of these criteria, Council or the developer should consult with the provincial ministry or agency responsible for heritage resources. However, it should be noted that according to the Heritage and Conservation Branch, there have only ever been two sites found within the Town, and these sites have had minimal artifacts. The likelihood of finding new sites of archaeological significance within the Town boundaries is low, but proper screening of sites is still necessary.

Council may wish to consider:

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

*Planning Handbook***5.3.1.1 Objectives**

- .1 Identify and preserve the heritage and cultural resources in the Town.
- .2 Ensure residents have access to and support for cultural activities.
- .3 Promote local culture and history, accommodating cultural facilities and programming within the community.
- .4 Integrate elements of heritage and culture into municipal initiatives to promote positive self-identity and community cohesion.

5.3.1.2 Policies

- .1 Where development is to occur on lands that meet the screening criteria above, the developer must check with the ministry responsible for heritage resources on the need for a Heritage Resource Impact Assessment.
- .2 Council will work with appropriate federal and provincial ministries, relevant individuals, and organizations to identify, conserve and manage culture and heritage resources including, but not limited to: historic sites, buildings, and other structures; culturally significant landscapes; artifacts and museum collections; archives; cultural facilities and activities; local traditions, skills and crafts; and traditional knowledge.
- .3 Council will strive to mitigate adverse impacts to culture and heritage resources from land use and resource development by consulting with appropriate stakeholders to ensure interests are represented when making land-use decisions in sensitive areas.
- .4 Council, where appropriate and possible, will support local heritage and culture initiatives.
- .5 The Town will promote and conserve their cultural heritage to attract business and promote tourism.
- .6 To support informed decision making regarding conservation of culture and heritage

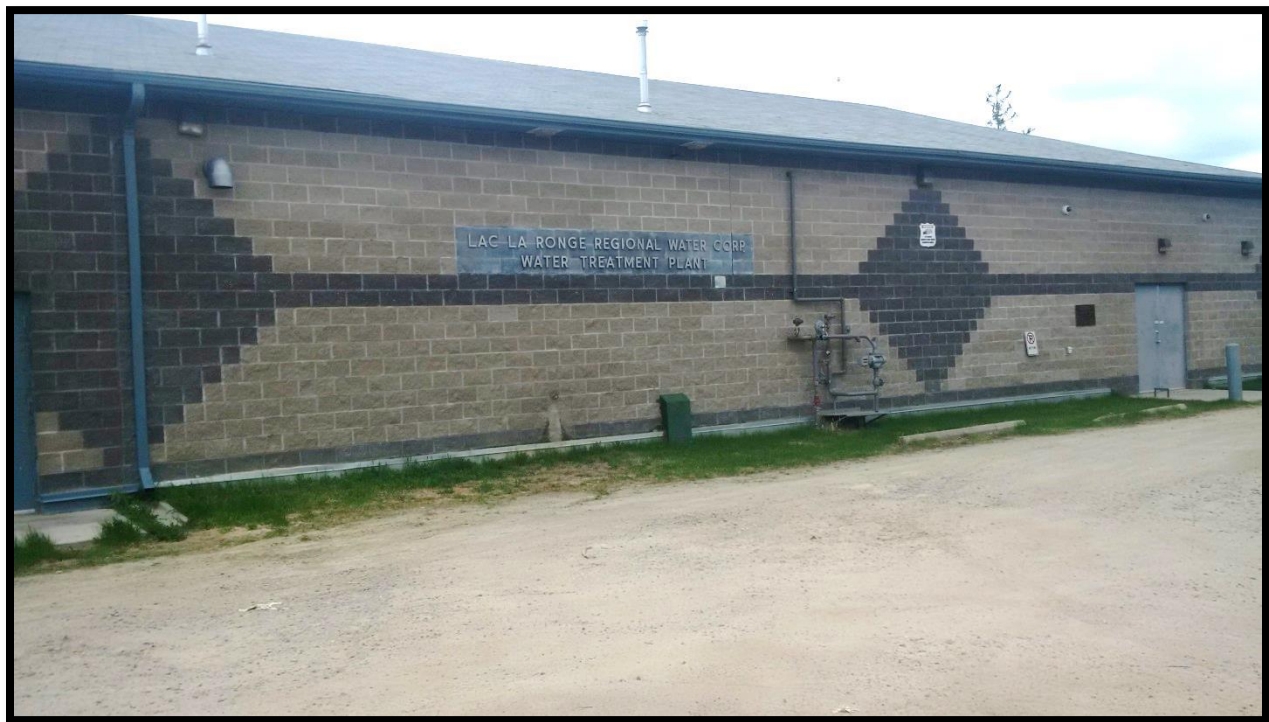
resources, Council may, in consultation with the Ministry of Parks, Culture and Sport Heritage Conservation Branch, pursue the creation and maintenance of an inventory of the culture and heritage resources that exist within the community.

- .7 Places of worship, community centres, halls, and other places of assembly will be encouraged to be developed in the community.



5.4 Inter-Municipal Cooperation

The Town of La Ronge is situated in a region containing more than 7000 people, with over 2700 within the town limits, with the rest in the neighbouring Northern Village of Air Ronge, Lac La Ronge Indian Band, and surrounding areas. La Ronge is the hub of the region, with the regions' main medical, recreational and commercial facilities in the community. There are many advantages for La Ronge to enter into partnerships with the neighbouring communities, and these advantages have been realized in a few service sectors. The Lac La Ronge Regional Water Corporation and the La Ronge Regional Waste and Recycling Corporation are two entities that have joined the communities together in order to maximize their services while minimizing overall costs.



5.4.1 Education Services

The primary schools in La Ronge are part of the Northern Lights School Division #113 (NLSD), who also have their central office located in the Town of La Ronge on **Lots 6-13 Block 10 Plan CS1750**. The NLSD operates two schools in the community, Churchill Community High School and Pre-Cam Community School, as well as an online distance education program, edcentre.ca, based in the NLSD office.

Churchill Community High School is located on **Parcel C, Plan 64PA14473**, and offers grades 7-12 to residents of the region. Total enrollment as of September 30, 2014 was 506 pupils. Pre-Cam Community School is located on **Parcel H Plan 76PA20360**, and provides pre-Kindergarten through Grade 6. Total enrollment at Pre-Cam as of September 30, 2014 was 458.

Kikinahk Friendship Centre offers the Headstart pre-school program for children aged 3-5. Other programs offered include: prenatal nutrition; teen/youth parent program; family service program; youth outreach; after school program; and Kids First North.



The 2002 Basic Planning Statement, Bylaw 424/02 (*repealed*), outlined 3 areas in the community that should be studied when considering new school locations. These locations are still viable for future school development, and will require further studies as the need for another school arises. All three sites are shown on the *Town of La Ronge Future Land Use* map series and are located on **Parcel J Plan 70PA08594**; across Boardman Street from Pre-Cam Community School, adjacent to Campling Crescent and adjacent to Lindskog Crescent.

Post-secondary education in La Ronge is provided by NORTEP-NORPAC and Northlands College. NORTEP-NORPAC (Northern Teacher Education Program and Northern Professional Access College) is located in Mistasinihk Place on **Parcel 10 Plan AQ777**. The NORTEP program was established in 1976 by NLSD; with a primary purpose of training northern residents to be teachers in northern schools. This program has added great stability to NLSD throughout the north by significantly increasing both the number of teachers for northern schools and increasing the retention rate for teachers in remote communities. The NORPAC component of NORTEP-NORPAC offers first and second year Arts and Science programs which can be used as transfer credits to other educational institutions. Students from NORTEP and NORPAC have greatly increased the number of professionals living and working in the north.



In order to provide affordable housing for the their students, NORTEP-NORPAC owns two apartment blocks located on **Lots 39 and 40 Block 11 Plan 101989233** that provide 48 apartments ranging from 1-3 bedroom; 16 condo units located on **Lot 42 Block 11 Plan 101989233** with 4-5 bedroom units for students with larger families; and a complex on **Parcel JJ Plan 102142897** which contains six 4 bedroom units and two 5 bedroom units.

Council may wish to:

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

La Ronge is home to the central region campus of Northlands College, which is located on **Lot 2 Block 46 Plan 90PA16931**. Northlands College provides students with education in programs such as nursing, mining technology, trades and social services, which are all high demand industries in northern Saskatchewan. Northlands College provides subsidized housing for their students, located on **Parcel 5 Plan AQ777**.



5.4.1.1 Objectives

- .1 Ensure sufficient lands are available for future education services development.
- .2 Ensure the education services available in the Town of La Ronge are meeting the needs of residents and the region.
- .3 Promote the sharing and coordination of community facilities for educational services.
- .4 Increase communication and collaboration with education services partners to promote projects, and increase regional growth opportunities.

5.4.1.2 Policies

- .1 Council will work with all local and regional education service providers, such as NLSD, NORTEP/NORPAC, and Northlands College, to support the educational needs of the community.
- .2 Council will accommodate schools and educational facilities in the community by permitting them in community service, general and highway commercial, and recreation and park districts, and allowing them as a discretionary use in industrial districts in the Zoning Bylaw.
- .3 Council will encourage the joint and shared use of existing community facilities to accommodate educational services.

- .4 Council will support the adaptive reuse of existing structures for providing educational services.
- .5 Council will evaluate educational development proposals based upon the following:
 - Consistency with the *Town of La Ronge Future Land Use* map series;
 - Site planning and land use compatibility with surrounding developments; and
 - The capacity of the Town to provide efficient and economical municipal services.
- .6 Council will work with education providers for location of proposed education services development.

5.4.2 Medical Services

The La Ronge Health Centre, located at 227 Backlund Street on **Parcel A1 Plan 94PA05382 Ext. 1**, is part of the Mamawetan Churchill River Health Region. The Health Centre houses the region's only 24 hour emergency clinic, as well as many other health services such as Addictions and Mental Health Services, Dental, Telehealth Services, Acute Care and Physiotherapy, while also providing Laboratory, X-Ray and Ultrasound services.

In addition to the Health Centre, medical staff in La Ronge work in a number of other facilities. A Primary Care Nurse is located at the La Ronge Medical Clinic on La Ronge Avenue on **Lot 2 Block 17 Plan 70PA10964**. There is a Youth Addiction Services program based in the Kikinahk Friendship Centre on Boardman Avenue on **Lot 1 Block 31 Plan 78PA03185**. Dental Services are provided in a clinic at Pre Cam Community School on **Parcel H Plan 76PA20360**.

There are two pharmacies in La Ronge. The Harbour Pharmacy is located in the same building as the Medical Clinic on **Lot 2 Block 17 Plan 70PA10964**; and a pharmacy located in the Giant Tiger department store, located on **Lots 1-5 Block 8 Plan CS1750**.



5.4.2.1 Objectives

- .1 Ensure residents have access to adequate medical care and services.
- .2 Collaborate with regional partners to identify opportunities to improve efficiency and develop strategies for health services delivery in La Ronge.
- .3 Promote the Town as a regional medical service centre.

5.4.2.2 Policies

- .1 Council will collaborate with the Mamawetan Churchill Health Region Authority to facilitate the provision of adequate medical services to residents and the region.
- .2 Council will accommodate health services and medical facilities by permitting them in the community service and commercial districts in the Zoning Bylaw.
- .3 Amendments to the Zoning Bylaw for medical facilities development will be supported by Council.

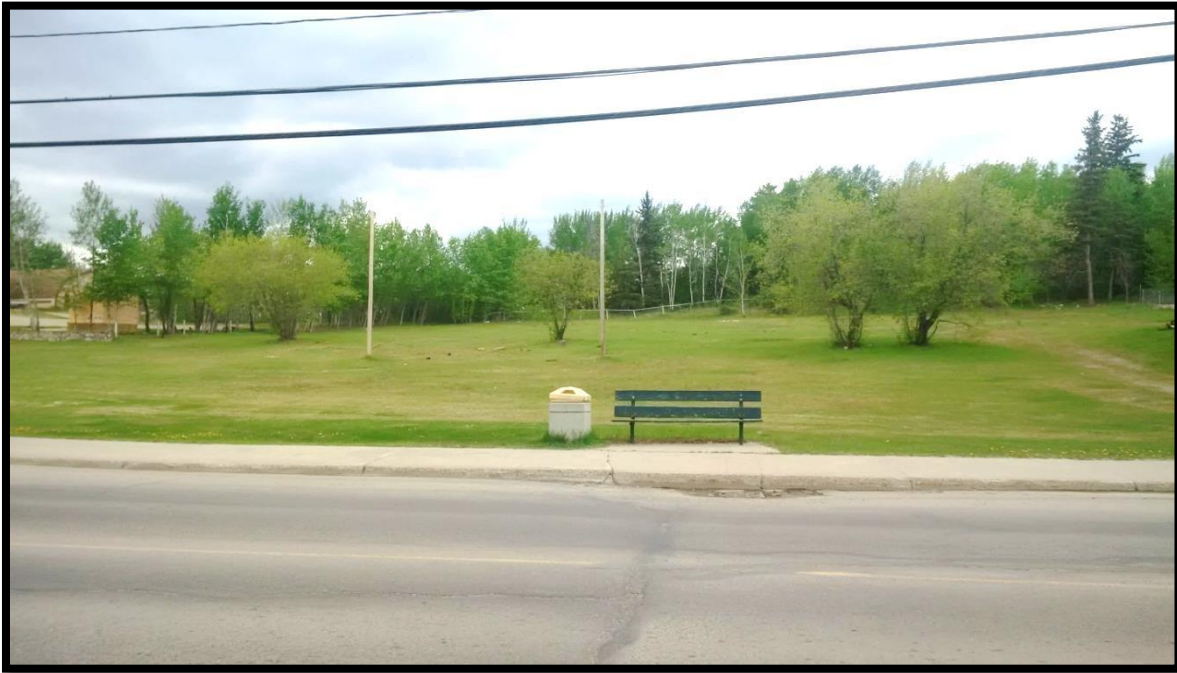
5.4.3 First Nation and Métis Engagement

Surrounded by Treaty 6 lands, the Town of La Ronge has a strong relationship with the Lac La Ronge Indian Band (LLRIB). Engagement and relations with LLRIB are positive and built on trust. The strong relationship has led to partnerships for services such as water supply, waste, recycling, and fire protection, as well as successful negotiations on land exchanges, as demonstrated through the addition to reserve completed in 2011.

In 2011, the LLRIB completed the process of adding **Lot 1 Block 13 Plan 72PA01508, Lots 1 and 7 Block 12 Plan CN1121** and **Lot 13 Block 13 Plan CN1121** through the Addition to Reserve process as a condition of the Ammunition and Twine Treaty Benefits Settlement Agreement. When these properties were selected, a servicing agreement was signed to ensure continue service to the land, and maintain land use cohesion along La Ronge Avenue. The LLRIB has agreed to work cooperatively with the Town in order to promote the effective utilization of their land, while the Town acknowledges the Band's past use of the land for educational purposes and supports the Band if it wishes to repurpose the land back into an educational environment. A condition of the servicing agreement is the establishment of a Joint Planning Board, which acknowledges that the Town and the LLRIB must have an open and ongoing dialogue in regards to the lands, as well as other areas of common interests. The Joint Planning Board, comprised of two members from the Town and two members from the LLRIB, is meant to act as an advisory agent in ensuring the lands are developed in compatibility with the neighbouring properties.

The Métis Nation of Saskatchewan represents the Métis citizens in the La Ronge area to help

better the lives of the Métis in the community. This is done through consultations between Council and Métis Local members on matters of mutual interest. Métis Local #19 represents the Métis throughout the Town of La Ronge, and the current President is Laura Burnouf. Continued dialogue between the two parties is essential in ensuring a future for the Town that is representative of all of its members.



5.4.3.1 Objectives

- .1 Continue to cooperate and collaborate with LLRIB, and other Métis Locals and First Nations groups to build upon the inclusive and cohesive community identity.
- .2 Include knowledge of, and consideration for, historic and cultural land uses and the natural environment when making land use decisions.
- .3 Ensure the Treaty Land Entitlement Framework, Specific Claims agreements, and other applicable land-related agreements are supported through cooperation, communication and collaboration.
- .4 Work with common goals in service sharing and development.
- .5 Cooperate with the LLRIB to ensure compatibility of land use and development in land areas where the Town and Reserve have mutual interests.

5.4.3.2 Policies

- .1 The Town of La Ronge will require any First Nations making Treaty Land Entitlement selections to enter into an agreement pursuant to Article 9.01 (a) of the *Saskatchewan*

Treaty Land Entitlement Framework Agreement to ensure:

- Compatibility of land use;
 - Compatibility of bylaws;
 - Land use development;
 - Future expansion proposals;
 - Access to land and property;
 - Payment for services provided; and
 - Methods of resolving disputes.
- .2 Council will collaborate with the LLRIB, other First Nations groups and Métis groups regarding areas of mutual interest and heritage significance, to ensure identification, appropriate management, and protection of cultural locations and sites of significance.
 - .3 Council will ensure all legal duty to consult with First Nations and Métis peoples is met in accordance with the Province's *First Nation and Métis Consultation Policy Framework*.
 - .4 Council will continue to revisit current agreements with the LLRIB to ensure the needs of both parties are being met, while also searching out opportunities to enhance the partnerships they have in improving services to the residents of the region.
 - .5 Council will ensure continued participation on the Joint Planning Board to collaborate on land use policies, and new developments that may impact the Métis or LLRIB social or economic growth, well-being or Treaty Rights.

Council may wish to consider:

- Appointing a Council liaison to facilitate regular communication with First Nation and Métis communities.
- Encourage developers to engage First Nations and Métis communities, as appropriate.
- Discuss, or have the developer discuss, with potentially impacted First Nations and Métis community or communities the nature of the project and timelines, so they can:
 - Identify the concern or concerns; and
 - Give consideration to how to mitigate, minimize or avoid impacts from a proposed development, which have the potential to adversely affect the activity of First Nations or Métis communities on nearby Crown Land.
 - Developing a set of criteria to evaluate emerging development opportunities.

5.5 Public Safety

An important focus of the planning process is to ensure the safety and security of individuals, communities and property from natural and human-induced threats. By taking into consideration the location of hazard lands, areas of the municipality that might cause safety concerns, and by strengthening relationships between safety personnel and municipal residents or visitors; the sense of security and quality of life will be increased in La Ronge.

5.5.1 Protective Services

The La Ronge area RCMP detachment serves a large central area of land within the RCMP's North District, as seen in Figure 8: RCMP Coverage Areas. The La Ronge Detachment currently has staffing positions that include 17 Constables, 3 Corporals, 1 Sergeant, 1 Staff Sergeant, 1 position for the Crime Reduction Strategy, and 5 administrative positions. In addition to the La Ronge Detachment, there is a satellite detachment reporting to the La Ronge Detachment located in Stanley Mission that has staffing positions including 1 Corporal, 4 Constables and 1 administrative position. Assets of the La Ronge Detachment include 2 boats, 2 snow machines, a variety of marked RCMP cars and trucks, as well as a small fleet of unmarked vehicles. The Detachment maintains one residence, available at market rent, to the Non-Commissioned Officer in Charge, however other detachment members must secure their own private residences in the Town. There are no indicated requirements for, or plans for detachment expansion.

Fire services for the community and surrounding region are provided by the La Ronge Regional Fire & Rescue. The department has 3 command vehicles, 3 fire engines and a tanker truck, 2 rescue vehicles, and a HazMat response unit. The department is staffed by a paid chief and deputy, and a volunteer force of 30 fire fighters. As of the drafting of this plan, the Town fire protection assets do not include a ladder truck capable of reaching a third storey of a building.



Figure 8: RCMP Coverage Areas

5.5.1.1 Objectives

- .1 Provide a safe and secure community for La Ronge residents and visitors.
- .2 Encourage community participation in fire prevention and the promotion of *FireSmart* principles.
- .3 Cooperate with the RCMP, neighbouring communities, First Nations and Métis groups, and appropriate provincial ministries in prevention and response to emergencies in the area.
- .4 Ensure adequately equipped and trained emergency response services.
- .5 Provide for appropriate routes for the movement of dangerous goods through and around the Town.

5.5.1.2 Policies

- .1 Council will ensure the municipal water system is maintained at levels capable of suppressing individual building fires as determined by provincial guidelines.
- .2 The Town will encourage fire safety by:
 - Working with provincial and regional fire service providers;
 - Promoting *FireSmart* awareness and programs;
 - Encouraging the application of *FireSmart* principles in new subdivision development and in established neighbourhoods; and
 - Working with appropriate provincial ministries in planning, preparing, and responding to emergency situations in the community and region.
- .3 Council will continue to work with the RCMP to strengthen relationships and improve community safety.



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

Statements of Provincial Interest

- .4 Council will provide for the development and maintenance of fire breaks around built up areas of the Town.
- .5 Agreements with neighbouring communities will be maintained for emergency services.
- .6 Council will include emergency and protective services in capital planning exercises to ensure adequate investment.
- .7 Council will require evidence of adequate fire suppression methods in buildings that exceed fire and rescue services capability (such as sprinklers, exterior fire escape, etc).
- .8 Council will continue to work with neighbouring municipalities to ensure Emergency Plans incorporate regional emergency operation procedures. Emergency Plans will recognize impacts to the broader region and include risk-specific procedures (wildfire, flooding, pandemic etc.) for both municipal and regional emergencies.

Council may wish to consider:

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

Planning Handbook

5.5.2 Hazard Lands

The Water Security Agency (WSA) leads management of the province's water resources to ensure safe drinking water sources and reliable water supplies, and provides advice in regard to flood hazard and safe building elevations (SBE). A detailed flood hazard evaluation has been performed for the La Ronge region, identifying areas along the shoreline that are at risk of flooding. WSA released an updated elevations level map in 2012 that illustrated the areas within the municipality that have an increased likelihood of flooding. WSA has determined an

Estimated Peak Water Level (EPWL) or 1:500 Flood Hazard Elevation of 365.07 metres, 365.76 metres or 365.87 metres, dependent on shoreline location. To calculate the SBE, a safety factory of 0.5 metres was added on to the EPWL.

The SPI's legislate that planning documents and decisions shall, insofar as is practical:

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

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

Figure 9: La Ronge Flood Hazard Map, illustrate the EPWL (1:500) and SBE for the Town. The shoreline levels, as can be seen on the map, are as follows:

		EPWL (1:500)	SBE (EPWL + 0.5 m)
Shore Zone	Parcel R Plan CR3862 eastward to, and including Lot 6 Block 9 Plan CR3862	365.76m	366.26m
Figure 10 Shore Zone	Lot 5 Block 9 Plan CS1750 eastward to the east side of Wharf St.	365.87m	366.37m
Figure 11 Shore Zone B	East side of Wharf St eastward to the most easterly point of Parcel R CQ4184	365.87m	366.37m
Figure 11 Shore Zone A	The remainder of Parcel R CQ4184 to, and including Lot M Block 4 Plan 102014895	365.07m	365.57m
Figure 12 Shore Zone	Lot 1 Block 41 Plan 80PA15823 eastward to the municipal boundary	365.87m	366.37m

Other sites within the Town may also be identified as hazard lands due to their higher likelihood of damage from contamination. It is important the Town is responsive to these sites in order to mitigate potential detriments to physical development and the natural environment, and to limit municipal liability in permitting development. Emphasis should be placed on identification and preparation of hazardous sites. Potentially contaminated sites should be identified for further investigation for contamination and remediation can be explored by the municipality or in partnership with industry, or development partners, and/or other levels of government. All proposed development or subdivision applications will be assessed as being potentially hazardous and may require submission of relevant reports as governed in the Hazard Land policies.

The Town also has bedrock and muskeg intermittently scattered throughout. Development of these sites is costly and in some circumstances may negatively impact drainage. Areas where terrain constraints are present are illustrated in Figure 3: Town of La Ronge Constraints and Figure 4: Town of La Ronge Constraints.

Implementation Guidance:

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

5.5.2.1 Objectives

- .1 Reduce development costs by discouraging development on land with severe servicing constraints.
- .2 Protect persons, property, or development from flooding, erosion, soil subsidence, slumping, slope instability or contamination by hazardous materials.
- .3 Minimize future environmental problems caused by development or degraded site conditions.
- .4 Ensure the safe storage and handling of hazardous substances on sites.

5.5.2.2 Policies

- .1 Developments and subdivisions that are considered by council to be potentially flood prone will require verification of the SBE; as provided by a professional land surveyor of Saskatchewan and supplied by the developer.
- .2 All development of new buildings and additions to buildings below the SBE are prohibited, unless sufficient mitigating measures are approved by the Town. Mitigating measures that include:
 - The base of the development must be built to the SBE through the use of pilings or a raised floor design; or

Fill, compaction, and grading which results in a finished elevation equal to or greater than the SBE.

- i. fill, compaction and grading may require the submission of a surface drainage plan; and
 - ii. fill work greater than 1 metre in depth may require compaction, grading and surface drainage design to be prepared and overseen by a qualified professional.
- .3 The Zoning Bylaw will prescribe standards for development proposals for sites that are slump prone, or are otherwise hazardous for the proposed use.
 - .4 Council may require, as a condition of any development permit approval, a drainage plan, geotechnical reports, or similar assessment to ensure the proposed development does not adversely affect adjacent properties, the stability of the land, or contaminate water sources.
 - .5 On sites where slope or land instability is likely, or confirmed, further study of the site's stability shall be undertaken, at the cost of the developer, by a competent professional before development will be permitted.
 - .6 Council will engage with appropriate government ministries and agencies, as well as neighbouring entities, to establish a site suitable for the disposal of hazardous waste and also for the management and remediation of municipally owned contaminated sites.
 - .7 Development that involves the onsite storage or handling of hazardous substances shall comply with current environmental regulations.
 - .8 Performance bonds will be required where the use or staging of hazardous substances is proposed on any Town owned property, ensuring that remediation and clean up complies with provincial standards.
 - .9 Council shall keep an inventory of sites which have hazardous substances stored on them and confirm owners have provincially approved hazardous substance disposal and emergency plans.

Council may wish to consider:

- Developing an emergency management plan and other strategies to manage each type of risk.
- Investing, at no cost to the municipality, in the Emergency Management Training Program, offered by the Office of the Fire Commissioner, to improve overall public safety, be better prepared to respond to disasters within the community, reduce damage to property and critical infrastructure and enhance protection of the environment.
- Developing an incident preplan for various types of risk.
- Appointing a Community Advisory Panel to advise Council on the prevention and mitigation of risks and emergency response in the event of a disaster.
- Working with adjacent municipalities to develop a mutual aid agreement.

Figure 9: La Ronge Flood Hazard Map

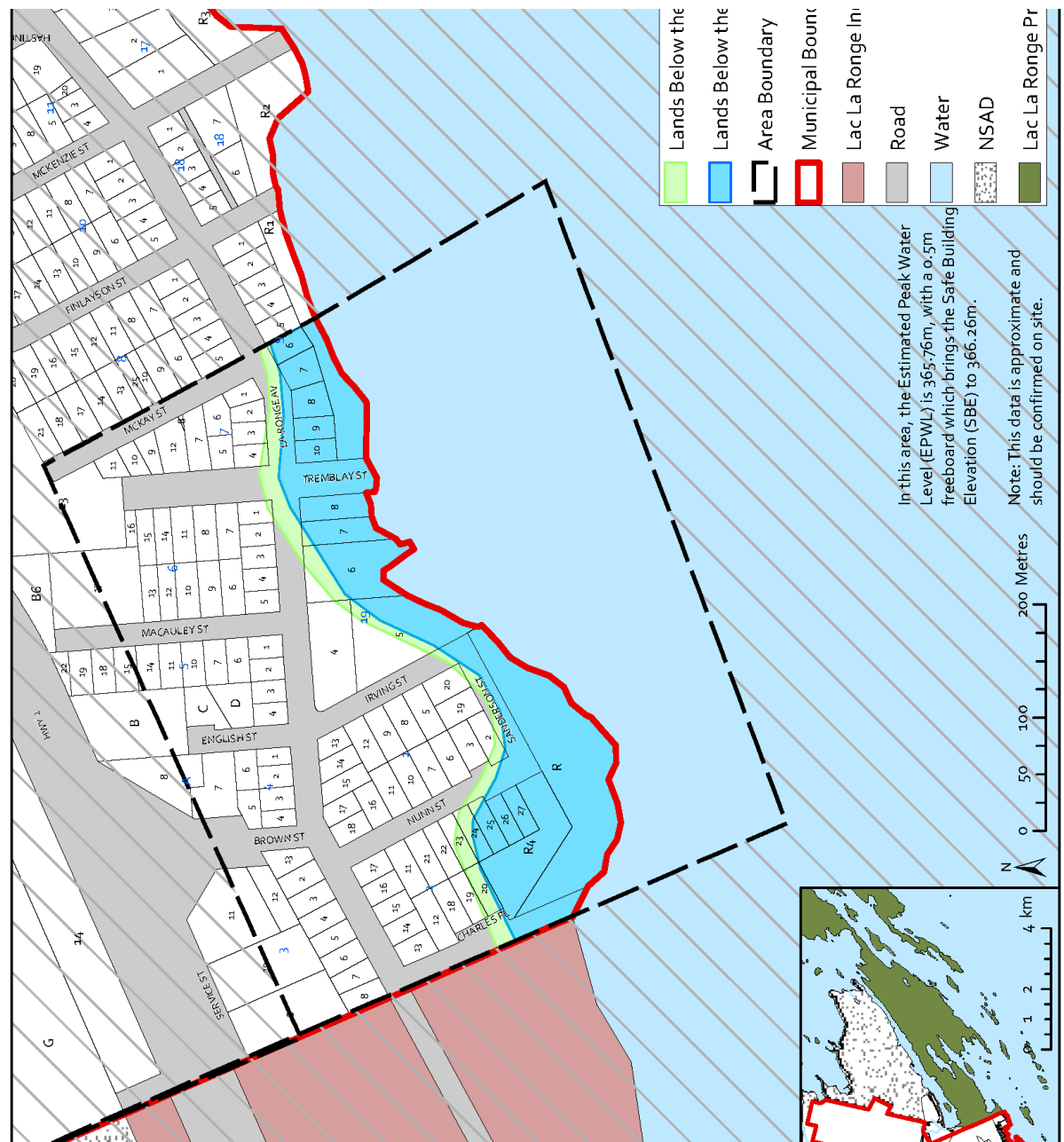


Figure 10: La Ronge Flood Hazard Map

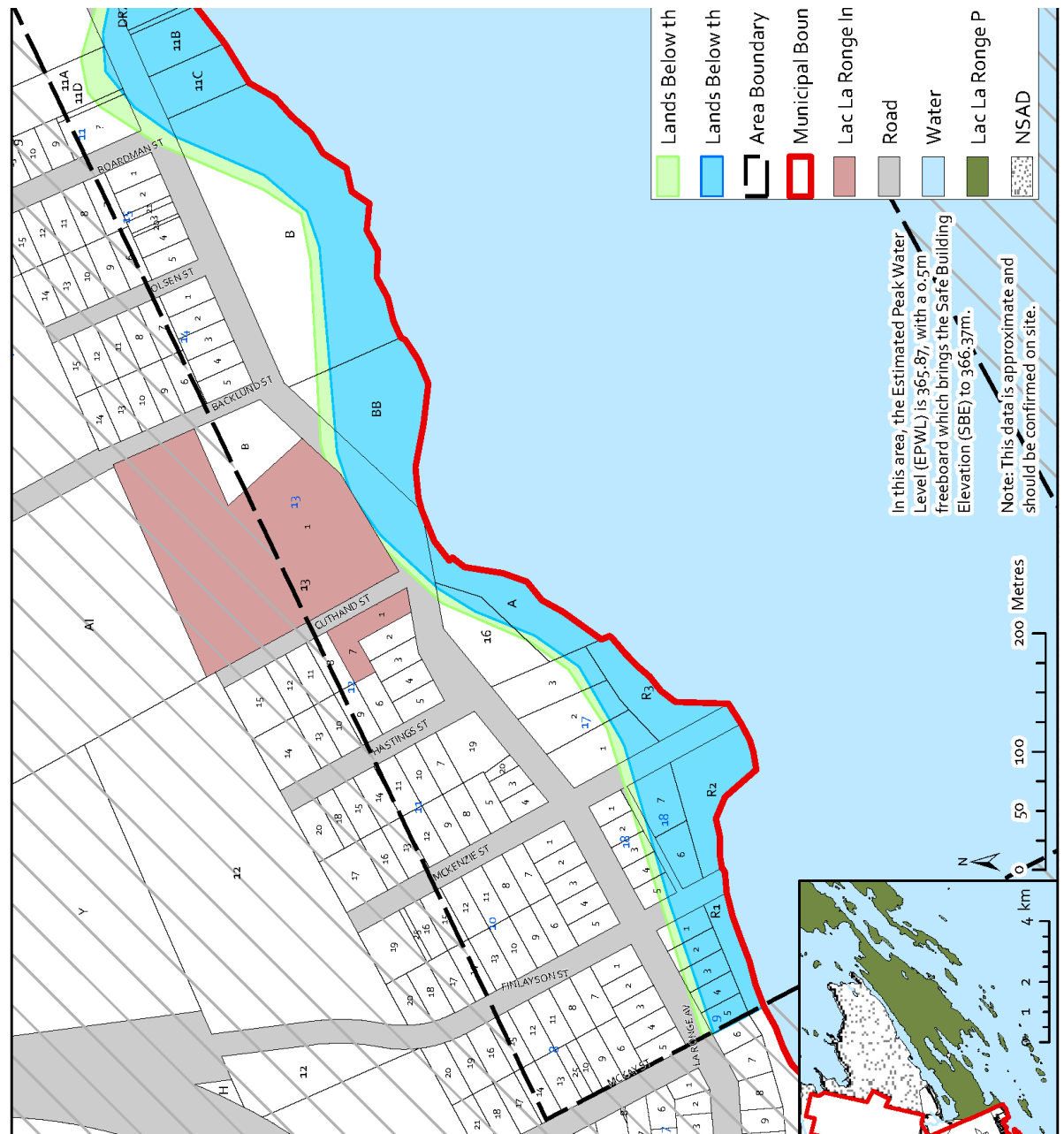


Figure 11: La Ronge Flood Hazard Map

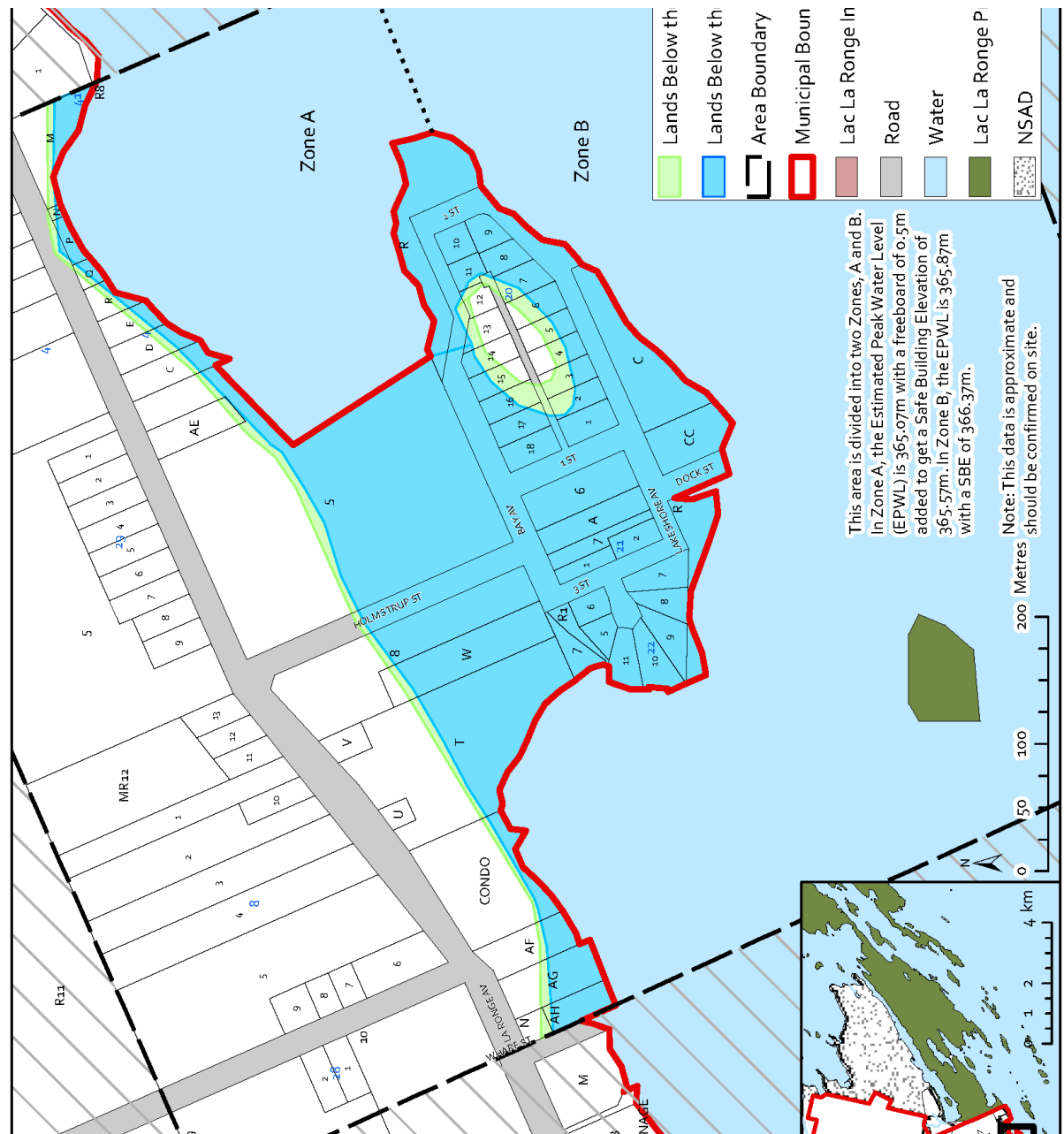
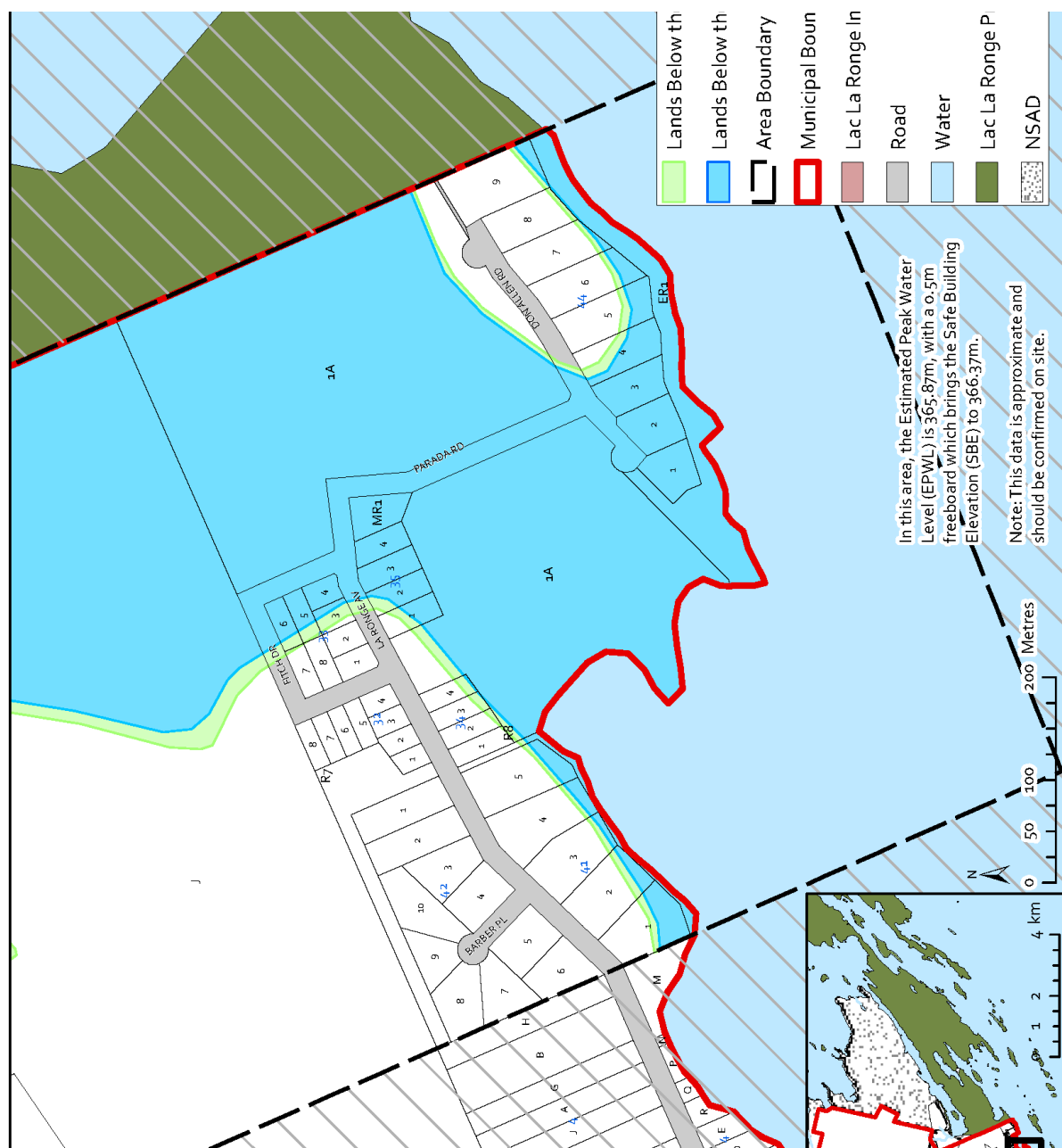


Figure 12: La Ronge Flood Hazard Map



5.6 Public Lands and Environment

The preservation and access to natural areas is a key part to a sustainable and growing community; and the connection to nature is an important part of life in northern Saskatchewan. The Town of La Ronge is located in the heart of the northern forest and on the shores of Lac La Ronge, one of the largest lakes in northern Saskatchewan.

5.6.1 Lac La Ronge Provincial Park

The Town of La Ronge abuts Lac La Ronge Provincial Park to the north of the community. This provides residents and visitors with ample recreation ability, as the park offers many opportunities for camping, fishing, hiking, kayaking and other outdoor activities. Nut Point Campground is accessed directly through the Town, at the north end of La Ronge Avenue. Highway 102 going north from La Ronge provides access to the rest of the park, which means that most of the users of the park must pass through the Town in order to reach their destination. As such, the Town of La Ronge is the service provider for the many tourists that visit the park each year, helping drive the local economy.

5.6.1.1 Objectives

- .1 Work together with the Provincial Park to help grow local tourism while mitigating any adverse environmental impacts.
- .2 Continue to be the primary service provider for the users of the Park.

5.6.1.2 Policies

- .1 Council will consult with the Ministry of Park, Culture and Sport on land use matters adjacent to the Park, as well as any other issues that may affect the park.
Council will continue to appoint a member of council to represent the Town on the Lac La Ronge Provincial Park Advisory Group.
- .2 Council will work with the Provincial Park to establish compatibility of shoreline development policies.

5.6.2 Parks, Open Space, and Recreation

Recreation is an integral part to the lives of the residents of the Town of La Ronge. There are several parks and playgrounds around the community, including Fietz Park on **Parcel R Plan CR3862**; Riese Park on **Parcel R2 Plan CR3862**; David Patterson Park, which includes a sand beach and tennis courts, on **Parcel BB Plan 101816399** and **Parcel B Plan CN1121**; and Morley Wilson Park, featuring baseball diamonds, on **Parcel R5 Plan 78PA07498**. There are also baseball diamonds and playground equipment on the site of Pre-Cam Community School on **Parcel H Plan 76PA20360**.

The Mel Hegland Uniplex, located on **Parcel AB Plan 00PA19631**, is the region's primary event complex. Home to the La Ronge Ice Wolves of the Saskatchewan Junior Hockey League, the Uniplex also hosts minor hockey, public skating, figure skating, as well as curling. The Kikinahk Friendship Centre provides indoor and outdoor recreation facilities to members of the community, and is located on **Lot 1 Block 2 Plan 78PA03185**.



5.6.2.1 Objectives

- .1 Provide accessible, safe, connected parks and recreation spaces for the enjoyment of both residents and visitors.
- .2 Provide services and developments that support or enhance resident and visitor enjoyment of the Lac La Ronge Provincial Park.
- .3 Create sufficient parks and recreation spaces to preserve public access to public lands and meet the recreation needs of the community as it grows.
- .4 Increase and ensure continued access to waterfront and shorelines for recreation uses.
- .5 Provide for a balance of active and passive recreation opportunities, and undeveloped natural areas.
- .6 Support traditional uses and activities on undeveloped areas of the municipality, and protect heritage sensitive areas throughout the community, mitigating development impacts on potentially significant heritage sites.

5.6.2.2 Policies

- .1 Undevelopable areas with significant constraints due to terrain such as muskeg or bedrock will be left in a natural state and be used as recreation space, where appropriate. Council will consider these sites for dedication as municipal reserve.
- .2 Council will incorporate long term strategies for parks and open space development as a part of capital planning and development processes.
- .3 Council will consider the following criteria when establishing park space:

- Present and future needs of the community;
 - Areas with scenic views;
 - Lakeshore access;
 - Outdoor recreational and neighbourhood park opportunities;
 - Size, topography, and configuration of the land;
 - Wildlife, traditional uses, and cultural significance;
 - Connectivity to trails, existing park space, and natural areas;
 - The need to protect heritage or culturally sensitive areas; and
 - Environmentally sensitive areas.
- .4 Council will refer development permit applications for lands adjacent to Lac La Ronge Provincial Park to the Provincial Park staff for comment prior to granting an approval or rejection of the application.

5.6.3 Dedicated Lands

Dedicated lands include buffer strips, environmental reserves, municipal reserves, walkways, and recreation spaces. The provision of leasing, ownership, use and sale of dedicated lands are governed by the PDA and *The Dedicated Lands Regulations, 2009*. Public utility infrastructure may be located on any dedicated land as long as the land can still be used for its original purpose.

Dedicated lands in the Town of La Ronge are currently dispersed throughout the community as Municipal Reserve, Environmental Reserve, and Buffer Strips. Buffer Strips and Environmental Reserves will still be necessary additions to the community as land is subdivided, due to the need to protect ecologically sensitive areas as well as prevent conflicting uses. Municipal Reserve may be used for open space, parks, recreation facilities, public buildings, schools, natural areas and horticultural or agricultural uses. Every subdivision for residential purposes must designate 10% of its gross area as municipal reserve; for other subdivisions 5%. Sometimes, dedication may be met by a monetary settlement (cash in lieu) or deferred to a future subdivision proposal. Collecting cash in lieu of Municipal Reserve allows the community to spend the proceeds on upgrading other municipal reserves in the community, which is more beneficial to the community as a whole. This process is especially beneficial for industrial subdivisions, as the usefulness of a municipal reserve in an industrial area is relatively low compared to residential areas.



5.6.3.1 Objectives

- .1 Ensure public access to dedicated lands.
- .2 Preserve open spaces, or environmentally, culturally, and heritage sensitive areas.
- .3 Ensure that dedicated lands are provided in appropriate locations when land is subdivided.
- .4 Protect dedicated lands from unauthorized use and preserve natural integrity wherever possible.
- .5 Use land dedication as buffering tools between incompatible uses, and to protect sensitive heritage or ecological areas.
- .6 Ensure dedicated lands are restored to an appropriate state after the removal of developments.
- .7 Cash-in-lieu of Municipal Reserve dedication may be considered, where appropriate, during subdivision.

5.6.3.2 Policies

- .1 The Town will post all financial dealings related to dedicated lands to a Dedicated Lands Account. The account will record all proceeds from sales and leases of dedicated lands; and all payments made in lieu of municipal reserve dedication. Council will authorize expenditures from the account only for developing, buying, or maintaining dedicated lands.

- .2 Where subdivision and development is proposed adjacent to a water body, Council will ensure that land is dedicated as municipal or environmental reserve, as appropriate, to protect sensitive area and to ensure continued public access.
- .3 Council will only issue time-limited leases or permits for shoreline dedicated lands that include provisions for, but not limited to, extension of the lease or permit, protection of sensitive areas; alteration of shorelines, removal of developments, and remediation of the site.
- .4 Dedicated lands leases, agreements, or permits shall be subject to regulations in *The Dedicated Lands Regulations, 2009*, and the PDA.
- .5 Public access to dedicated lands shall not be restricted by a lessee or permittee.
- .6 Excluding municipal facilities or schools, developments prohibited on dedicated lands include:
 - Private uses;
 - Septic tanks;
 - Storage of fuel and hazardous materials;
 - Removal of live trees except for landscaping purposes; and
 - Boathouses.
- .7 Municipal Reserve location within new residential subdivisions will be assessed on the following criteria:
 - Proximity to other areas of Municipal Reserve;
 - Required access to waterbodies and heritage sites;
 - Consideration for future land uses; and
 - Suitability of Municipal Reserve within the subdivision (size, location etc.).

Council may wish to consider:

- Discussing the development of open space, leisure and tourism opportunities and a cost sharing strategy which reduces the cost of service for individual municipalities and regional partners.
- Discussing the opportunity to connect recreation areas with regional partners.
- Consolidating cash-in-lieu to purchase larger land areas than would normally be received from a single subdivision.
- Financing new or upgraded open space and recreation services.
- Developing or updating an asset management plan to account for future service requirements and create a strategy to finance future services.

5.6.4 Biodiversity, Ecological Integrity, and Natural Ecosystems

Preservation of biodiversity and natural ecosystems are essential to include in all planning processes and decisions. Conserving Saskatchewan's biodiversity, unique landscapes, and ecosystems for present and future generations benefits the natural beauty of the region, and contributes to the integrity of the natural systems that sustain life.

The Town of La Ronge is located within the Churchill River Watershed and on the southern edge of the Boreal Shield Ecozone. The main vegetation in this ecozone includes black spruce, birch, trembling poplar, balsam poplar, jack pine and tamarack. Within or near the Town limits, several rare or endangered plant species that may grow, include the Western Prince's Pine, Bird's-eye Primrose, Immaculate Lily, Hudson Bay Sedge, Fox Sedge and Porcupine Sedge.

Animals within the Boreal Shield Ecozone includes several species of ungulate, carnivores such as wolf, marten and mink, as well as birds including ravens, barred owls and boreal chickadees. Two threatened species that have known habitat in the La Ronge area include the Double-Crested Cormorant and the Woodland Caribou.

5.6.4.1 Objectives

- .1 Ensure the natural landscapes and features in the Town are preserved.
- .2 Regulate development to respect natural drainage, riparian areas, and wetlands by minimizing, mitigating, and avoiding adverse impacts.
- .3 Support sustainable land use and development that preserves and enhances environmentally sensitive areas.
- .4 Identify and protect critical or threatened species and their habitats.

5.6.4.2 Policies

- .1 Council will engage the Ministry of Environment to determine location and extent of areas of critical or threatened habitat, or environmentally sensitive areas.
- .2 Council will encourage developers to discuss their development plans with the Ministry of Environment where habitat of endangered or rare species could be disrupted.

- .3 Important natural or riparian areas, significant landscapes, ecological features and systems will be considered in development proposals, and protected through land dedication, whenever possible.
- .4 Sustainable development practice will be promoted for all development to mitigate negative impacts on the ecological integrity of the Town.
- .5 The Town will strive to maintain healthy tree cover within the built up area of the community, planting new trees on municipal property where possible.
- .6 Council will ensure that new developments will not result in unnecessary or adverse alteration of surface or subsurface drainage. Where necessary, the developer will be required to provide additional information in regard to existing and proposed drainage patterns.



What the municipality needs to know:

- The potential for disturbance from construction where projects are adjacent to significant lands or features.
- Location of provincially designated lands, Crown forests, heritage resources, large wetlands, riparian areas, significant natural landscapes and regional features in the municipality.
- Characteristics of the critical or threatened habitat or environmentally sensitive area.
- Location and extent of the critical or threatened habitat or environmentally sensitive area in the municipality and surrounding region.

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5.6.5 Shoreline and Source Water Protection

Many uses compete for the limited shoreline space in the Town. A number of parcels on the shoreline were surveyed to the bank of the lake including the site of the Anglican Church on Block 19 Plan 93PA06572 as well as a variety of parcels along La Ronge Avenue north east of the Water Treatment Plant located on Parcel B Plan CN1121. All of these parcels are at risk of flood, as they lie well within the Estimated Peak Water Level as seen on Figure 9: La Ronge Flood Hazard Map.

The Town draws water to the Water Treatment Plant through a pipe extending over 500 metres out into the lake. There is a screen on the pipe with 2.54 mm openings, meaning that large pollutants cannot enter the system, but smaller pollutants are still able to enter the system. Reducing the amount of pollutants entering the water begins with regulating development immediately along the shoreline.

5.6.5.1 Objectives

- .1 Ensure the sound management of water resources.
- .2 Protect and restore wildlife habitat, wetlands, and natural shoreline vegetation.
- .3 Enhance and maintain the lakefront for public access, recreation and tourism purposes.
- .4 Protect the municipal drinking water supply.
- .5 Address stormwater management where infiltration of contaminants is possible.

5.6.5.2 Policies

- .1 As part of development permit application review, near any water body, Council will consider:
 - known estimated peak water levels,
 - riparian areas,

- aquatic life and habitat, and
 - risk of runoff, erosion, sedimentation.
- .2 Preservation and restoration of natural shoreline vegetation will be encouraged by Council.
 - .3 Council may require stormwater management plans for land uses where run-off or spilled contaminants may be hazardous to the water supply.
 - .4 Where new subdivision is proposed adjacent to a water body, Council will ensure that land is dedicated as municipal or environmental reserve, as appropriate, to protect sensitive areas and water sources.
 - .5 Council will adopt a shoreline use and development policy in addition to the regulations contained in the Zoning Bylaw to address lease or permit applications for uses or development including, but not limited to:
 - Private docks;
 - Communal docks;
 - Geothermal lines; and
 - Shoreline storage.
 - .6 Development proposals adjacent to the shoreline must include projected impacts to the municipal water supply and provide plans for mitigating any negative impacts.
 - .7 Council will ensure that new developments will not result in adverse alteration of the shoreline. The developer will be required to provide additional information including proof of required federal and provincial permits, and other relevant documentation as requested by Council.
 - .8 Council will encourage communal boat launches and community docks.
 - .9 Environmental reserves and other dedicated lands will be used, where appropriate, to create a buffer between developments and Lac La Ronge, shorelines, and other wetlands providing protection against erosion, flood hazards and contamination.
 - .10 Fill placed on sites adjacent to the shoreline must be surfaced or landscaped to prevent erosion.

Council may wish to consider:

- Discussing the development of regional strategies for shore lands and water bodies.
- Contacting the Saskatchewan Watershed Authority to see what activities are occurring in their area.

5.7 Public Works

The Town of La Ronge is adjacent to the Lac La Ronge Indian Band, the Northern Village of Air Ronge and the Northern Saskatchewan Administration District. The advantage of the proximity of these three communities is the opportunity for regional services development. Cost sharing and co-development reaches an economy of scale that most northern communities cannot reach due to their small populations and remote locations. There are already multiple organizations that take advantage of the large population in the region in order to provide better services for the residents, including the Lac La Ronge Regional Water Corporation and the La Ronge Regional Waste and Recycling Corporation.

5.7.1 Water Utility System

In 2005, La Ronge and the surrounding region including the Northern Village of Air Ronge and the Lac La Ronge Indian Band determined their respective water distribution systems were outdated and needed significant capital investment in order to keep the system aligned with health standards. The three entities created the Lac La Ronge Regional Water Corporation (LLRRWC) in order to mutually address the region's needs. Through consultations with various agencies and funding assistance from the Provincial and Federal Governments, the \$12.45 million project commenced, with a single Water Treatment Plant located on **Parcel B Plan CN1121** in La Ronge, with pipelines distributing water throughout the Town, as well as to parts of the reserve and Air Ronge. The entire distribution system was fully operational by 2011.



Water is drawn from the lake at a point over 500m from the shore directly east of the Water Treatment Plant, where it is drawn in and treated onsite. There are two storage reservoirs with a total storage capacity of 2750 cubic metres located at the Water Treatment Plant, and water from there is distributed to other pumping stations throughout the system, as well as one of the three distribution loops for the Town. Pump Station No. 2 is located on **Lot 8 Block 17 Plan 78PA01579** and provides 617 cubic metres of storage, and provides water for loop 2. Pump Station No. 3 is located on **MR19 Plan 101998198** and provides 2700 cubic metres of storage, and provides water for loop 3. Figure 13: Town of La Ronge Water Utility System shows the location of the Pump Station and the areas that each loop services. Through the use of the three loops, the majority of the community is serviced with Town water, with the exception of the airport, the southern portion of the industrial area, the McKenzie subdivision, and the residential properties on Don Allen Road.

The *Waterworks System Assessment Report* from 2010 projects total consumption in the region to be 3500 cubic metres per day by 2015. With a total of over 6000 cubic metres of storage within Town limits, and over 7700 cubic metres system wide, there is more than enough water capacity for current and future fire suppression requirements throughout the system, which is required to be twice the average daily demand.

5.7.1.1 Objectives

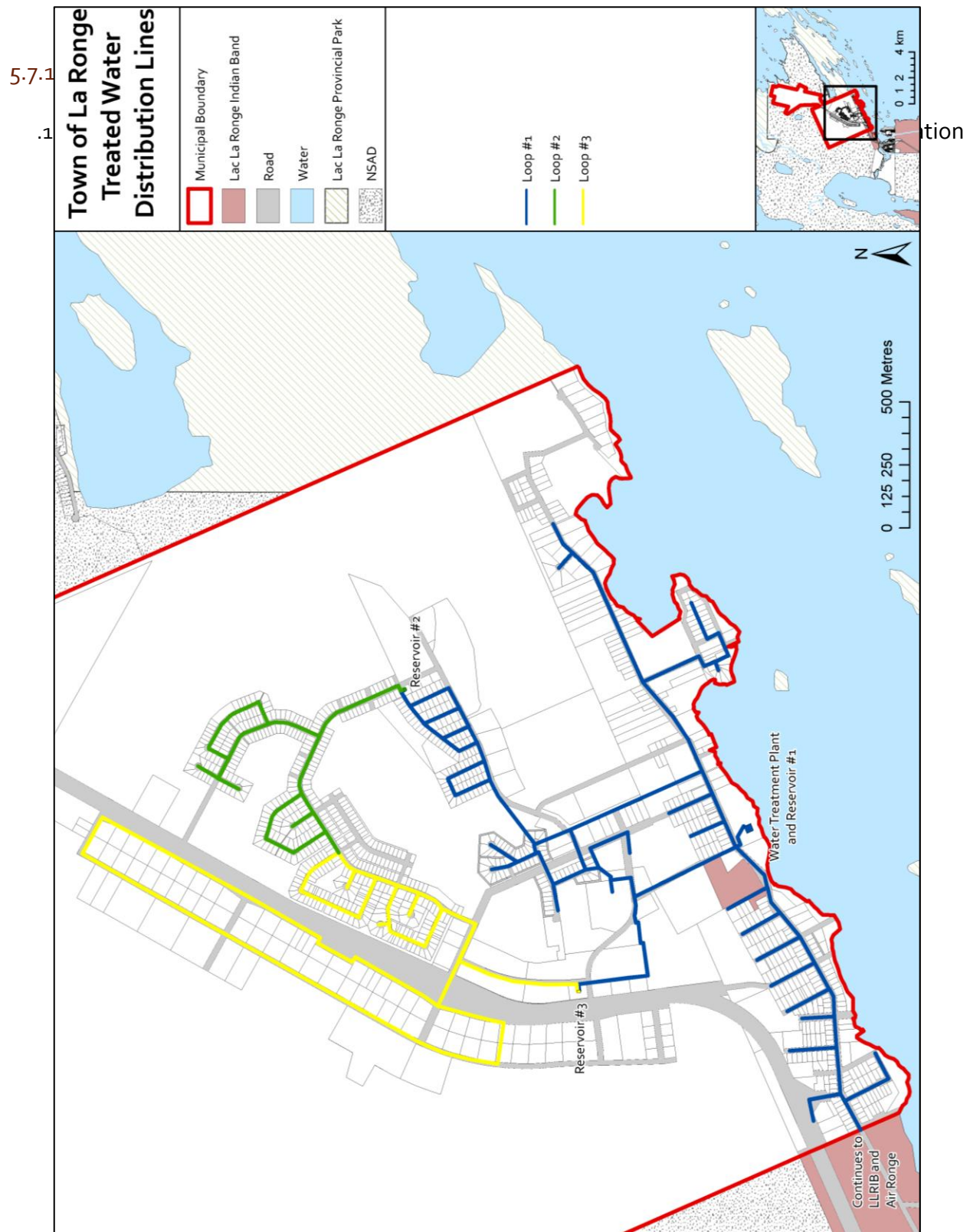
What does the municipality need to know?

- Location and extent of new or upgraded public works necessary to service new growth areas.
- Discuss and create a plan for public works requirements with the development and public utilities during subdivision and development processes.
- How to mitigate issues, such as odour, dust, smoke and noise.
- Location of a public works development proposal relative to:
 - Significant water bodies and wetlands.
 - Urban municipalities, rural settlements, provincially designated lands and environmentally sensitive lands and features.
 - Neighbouring land uses.
- Local governments should develop an asset management plan and corresponding financial plan for the municipality, and reflect strategies and policies from these plans in their planning documents and decision-making.
- Planning for future public works allows a community to be prepared for government infrastructure programs, particularly inter-municipal projects.
- Logical progression of development can reduce public works cost for installation and ongoing maintenance, as well as reduce duplication.
- The capacity various types of public works were designed to service.

- .1 Ensure that residents have access to potable water that meets provincial drinking water quality guidelines.
- .2 Ensure compliance with provincial standards for water system design, expansion, and maintenance in new developments.
- .3 Maintain appropriate level of water services and ensure potential for growth is not adversely affected.
- .4 Address accurate capital costs for public works and infrastructure, related to a development proposal, in service agreements.



Figure 13: Town of La Ronge Water Utility System



- How growth will be accommodated within the current waterworks system.

- .2 The planning and development of water services will be based on:
 - Conformance with environmental regulations;
 - The demand for services;
 - Compatible land uses;
 - Cumulative effects of development on local and regional capacities;
 - The financial resources of the Town; and
 - The logical extension of services.
- .3 Council will ensure that development effectively utilizes existing water infrastructure and does not place an excessive burden on the municipal utility.
- .4 Development shall proceed only when an adequate and sustainable water source has been demonstrated.
- .5 To ensure sustainability, operating costs for providing water to the community will be covered through usage fees.
- .6 Council will monitor waterworks infrastructure and *Waterworks System Assessment* reports to identify where collaboration with appropriate agencies is possible to maintain and extend water infrastructure lifespan.
- .7 The capital cost of constructing new water lines will be borne by the developer through the servicing agreement.
- .8 Council will follow asset management plans according to project priority, unless an unexpected event occurs that requires immediate action.

5.7.2 Sanitary Sewer System

The La Ronge sanitary sewer system is a system of nine sewage pumping stations and gravity fed lines that lead to the Waste Water Treatment Plant that is located on **Parcel J Plan 70PA08594**, just beyond the northeast tip of **Parcel R5 Plan 78PA074980**. As seen in Figure 14: Town of La Ronge Sanitary Sewer System, the Town is able to offer sanitary sewer services to the majority of the community, with the exception of the airport, the southern portion of the industrial area, the McKenzie subdivision, and the residential properties on Don Allen Road. The waste water is mechanically separated at the plant before being released. Treated water from the Waste Water Treatment Plant flows from the plant through the low

lying wetlands on Parcel J and into McGibbon Bay.

5.7.2.1 Objectives

- .1 Ensure the sanitary sewer system is maintained in compliance with provincial standards.
- .2 Ensure the provision of efficient and safe sanitary sewer services that meets the needs of the community.
- .3 Maintain an appropriate level of sewage treatment capacity to ensure the potential for growth is not adversely affected.
- .4 Establish criteria for adequate service in those areas of the Town where services cannot feasibly be extended.
- .5 Ensure sanitary sewer services operation and maintenance is conducted in an environmentally sensitive manner.
- .6 Address accurate capital costs for public works and infrastructure, related to a development proposal, in service agreements.

5.7.2.2 Policies

- .1 Sites not connected to the municipal sewer system will be required to have pump-out style holding tanks on site that are approved by Public Health and adhere to regulations in the *Shore Land Pollution Control Regulations, 1976* or the most recent regulations pertaining to shore land pollution control.
- .2 Council will ensure that development effectively utilizes existing sewer infrastructure and does not place an excessive burden on municipal utility services.
- .3 New sewage infrastructure will be planned, designed, and constructed with regard to future land use development plans that minimize negative impacts on the natural environment.
- .4 Council will follow asset management plans according to project priority, unless an unexpected event occurs that requires immediate action.
- .5 The planning and development of sewer services will be based on:
 - Conformance with environmental regulations;
 - The demand for services and need for upgrading;
 - The logical extension of existing services; and
 - The financial resources of the Town.
- .6 The capital cost of constructing new sewage lines will be borne by the developer through the servicing agreement.

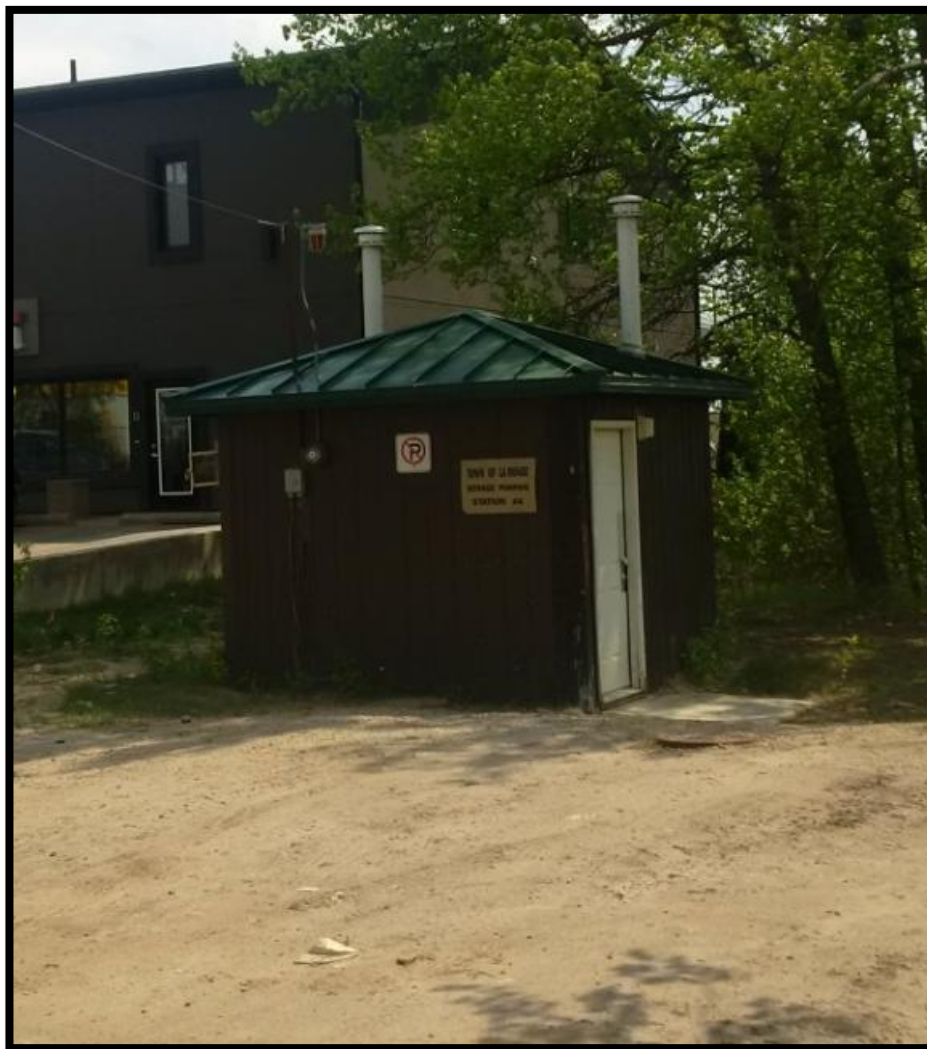
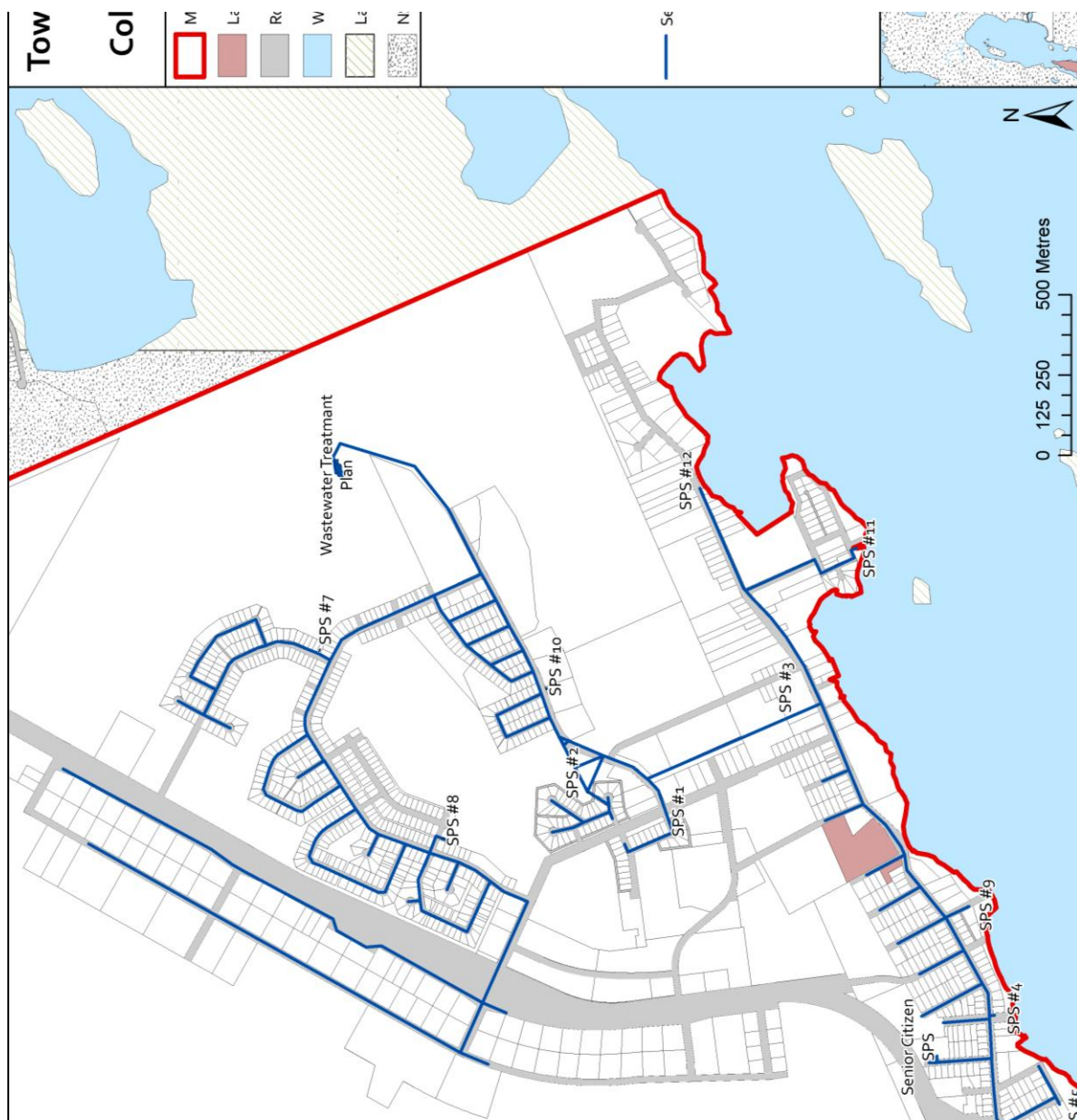


Figure 14:
La Ronge
Sewer

Town of
Sanitary
System



5.7.3 Landfill

The Town of La Ronge shares a regional landfill with the Lac La Ronge Indian Band, the Northern Village of Air Ronge and residents in the surrounding areas, allowing the region to benefit from a cost shared service. The landfill, as seen on Figure 15: Location of Landfill, is managed by the La Ronge Regional Waste and Recycling Corporation and is located south of La Ronge on Potato Lake Road, approximately 4.3 km south of the turnoff to the Jonas Roberts Memorial Community Centre on Far Reserve Road. There is residential service for pickup in the Town, and residents of the community are able to dump their personal garbage at the landfill at no cost. Accepted wastes at the landfill include: general waste, demolition

rubble, scrap metal, scrap tires, batteries, car bodies, as well as straw, hay and manure. An audit done on the landfill in 2004 indicated that there was an expected life of 23 years remaining, but a more recent audit done on the landfill has shown that a combination of increased compaction density coupled with an expansion into the 40 acre area of the entire site would allow the landfill to operate for up to another 50 years.

The La Ronge Regional Waste and Recycling Corporation also operates a recycling depot, located on **Lot 4 Block 17 Plan 77PA13828**, with a civic address of 424 Finlayson Street. Most recyclables can be taken to this depot, which will help to reduce the amount of waste going to the landfill. Accepted recyclables taken at the depot include: paper, plastic, cardboard, used oil, tin, filters, paint and batteries. Certain recyclable materials, such as bottles and paint, may also be taken to the SARCAN recycling depot, located on **Lot 4 Block 30 Plan 76PA24040**, with a civic address of 1220 Finlayson Street.

Hazardous and toxic wastes, explosives, ammunition, or contaminated soil, cannot be disposed of at the regional landfill, or at any recycling depot. These wastes must be managed and removed safely, and be disposed of in accordance with the Town of La Ronge Waste Management Bylaw No 456/05, and any and all future amendments.

Figure 15: Location of Landfill



5.7.3.1 Objectives

- .1 Reduce the amount of solid waste going to the landfill, lower operational costs and extend the landfill lifespan.
- .2 Ensure the responsible disposal of hazardous waste and potentially hazardous material.
- .3 Increase the rate of compaction that is currently being used at the landfill, to further extend the life of the landfill.

5.7.3.2 Policies

- .1 Council will promote waste reduction and diversion programs, where possible.
- .2 Council will continue to work with the La Ronge Regional Waste and Recycling Corporation to ensure operation and maintenance of the landfill complies with provincial regulations.
- .3 Council will ensure that lands used for waste disposal will be monitored, to ensure surrounding lands are not contaminated.
- .4 Council will work with the La Ronge Regional Waste and Recycling Corporation to continue to develop strategies for providing and enhancing effective waste management and environmental protection.
- .5 Council will work the La Ronge Regional Waste and Recycling Corporation to develop new strategies for increasing the compaction and density of the waste stored at the landfill.

5.8 Transportation

The Town of La Ronge is located at the northern terminus of Highway 2, where it turns into Highway 102 and continues north another 216 km to the Northern Settlement of Southend. La Ronge is the transportation hub of northern Saskatchewan, with flights departing to locations across northern Saskatchewan, as well as south to Prince Albert and Saskatoon. La Ronge is also connected to other parts of the province through the Saskatchewan Transportation Company bus line, with arrivals and departures from the La Ronge area daily. Residents' main mode of transportation within and around the town is walking or driving. There are two taxi services within the municipality, providing taxi service throughout the La Ronge region.

5.8.1 Highways and Roads

Throughout the municipality, there are approximately 14,000 metres of paved roads and 12,300 metres of gravel roads, which are primarily in fair to good condition according to the AE Roadways Condition Assessment Report 2013. Figure 16: Street Classification shows the location of the arterial, collector and local roads within the community. Highway 2 becomes Highway 102 as it passes through the Town, and connects La Ronge to the surrounding areas with a good quality paved road.

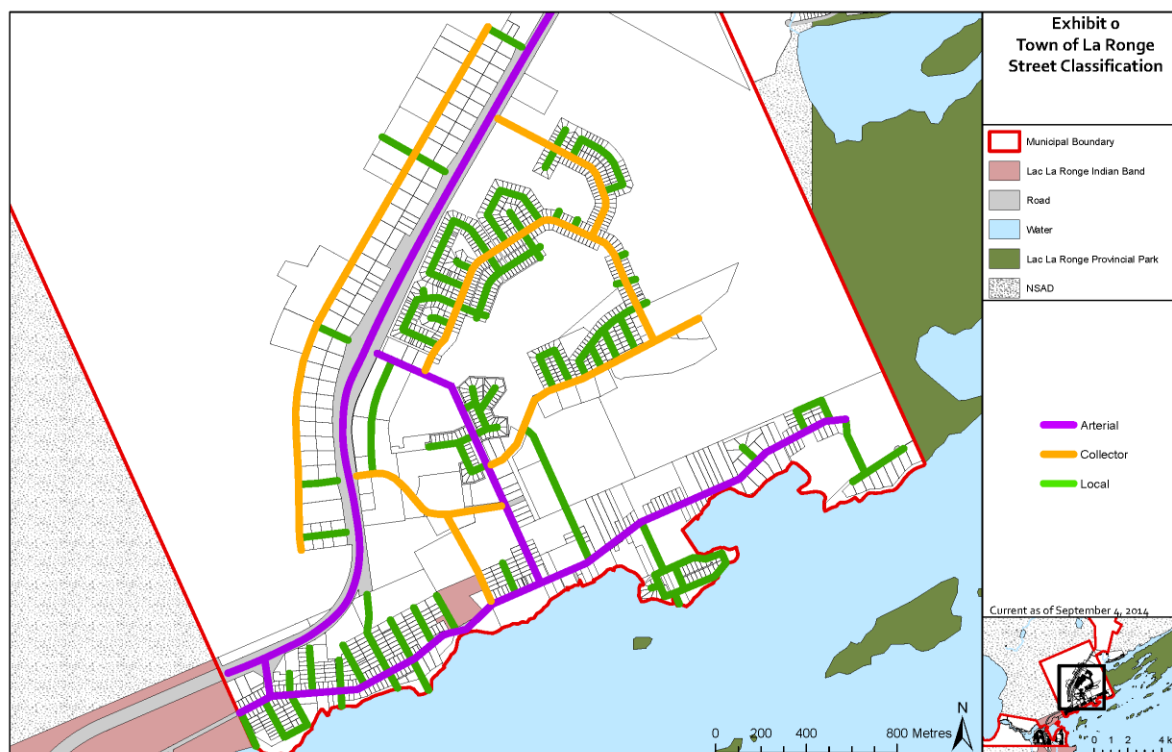
Ensuring the safety of citizens along the streets is as important for the community as the quality of the streets themselves. Walking is a major form of transportation in the community, and providing adequate, safe walking infrastructure is a priority for the community. The majority of the community contains sidewalks or walking paths for people to use, but one area of concern is the east end of La Ronge Avenue, as it approaches the McKenzie Subdivision.

What does the municipality need to know?

- Children, youth, the elderly and the disabled have different transportation needs, which should be considered in community design;
- The community's interest in alternative transportation methods, such as transit, bicycling and walking;
- How to mitigate issues, such as odour, dust and background noise;
- Multiple lot subdivisions should be designed with more than one point of access and egress; and
- Development will cause increased traffic flows, which will have an impact on the provincial highway system.

Planning Handbook

Figure 16: Street Classification



5.8.1.1 Objectives

- .1 Establish and maintain an orderly hierarchy of streets in the community based on use and traffic volume.
- .2 Participate in activities and dialogue with appropriate ministries that improves the quality of the local and regional highway transportation system.
- .3 Monitor traffic to ensure traffic signage is adequate and appropriate.
- .4 Ensure that new road construction adheres to existing standards.
- .5 Create a transportation network that extends to all areas of the community and provides a safe environment for all users.
- .6 Ensure all sites and areas have appropriate access.
- .7 Maintain and improve roads, supporting future development plans.
- .8 Create a road system where location and design promotes safe driving speeds.
- .9 Ensure all areas of community are accessible for active transportation.
- .10 Encourage solutions that address concerns of residents.

5.8.1.2 Policies

- .1 Council will ensure that the Town interests are represented within regional and provincial transportation strategies by participating in the regional Area Transportation Planning Committee or similar group.

- .2 Council will finance new road construction and existing road improvements through a variety of methods, including subdivision servicing agreements.
- .3 New roads will be planned and constructed with regard to future land uses, development plans, and the provision of suitable access.
- .4 Developers of new subdivisions will be required to enter into a servicing agreement that prescribes standards for new road construction.
- .5 Traffic will be monitored to ensure traffic signs are placed at appropriate locations and speed limits are appropriate.
- .6 Council will regulate sight triangles in the Zoning Bylaw to improve sightlines and safety at Town intersections.
- .7 Council may require developers to provide paved sidewalks for all new residential subdivisions.
- .8 The Town will explore options for funding in order to provide active transportation infrastructure to areas of the community that do not have access right now.



5.8.2 Air Travel

Barber Field, CYVC La Ronge Airport serves an important role not only in the La Ronge region, but to northern half of the province. The La Ronge Airport supports the local economy by providing a hub for northern resource extraction and exploration employees, as well as providing a resource management base for Northern Air Operations.

Since 1999, the Town of La Ronge has been the owner and operator of the airport, and has been in charge of the maintenance and operations of the lands and facility. There are several buildings on the airport lands, with the main building being the airport terminal, which has been noted to be under sized for the current capacity of the airlines. Aside from the main terminal, there are several industrial and commercial leases on the airport lands, which serve both the airport and the area.

Transport Canada registered the La Ronge Airport Zoning Regulations and maps with Information Services Corporation on November 10, 1987 under instrument number 87PA21846. These regulations set out the description of transitional surfaces, the description of approach surfaces and the description of the lands to which the regulations apply. As ground elevations, directional regulations and restrictions vary, development proposals must be reviewed individually.

5.8.2.1 Objectives

- .1 Participate in regional transportation dialogue to represent the interests of the La Ronge community.
- .2 Accommodate appropriate development in the lands adjacent to the airport, mitigating any conflict of land uses.

5.8.2.2 Policies

- .1 Council will protect the integrity of the airport and flight paths when making future land use decisions to ensure its continued viability.
- .2 Council will consider the La Ronge Airport Zoning Regulations and maps during development review.
- .3 Council will consider referring development proposals to Transport Canada in cases where:
 - The development is adjacent to the airport or on airport property;
 - The development is within 6 km of the airport; or
 - A Zoning Bylaw amendment is proposed to increase a maximum height within any Zoning district.
- .4 Council will work with MHI and appropriate government ministries and support appropriate development adjacent to the airstrip that maintains and improves operations.
- .5 Council will work with MHI and appropriate government ministries to identify future air transportation needs of the community as it grows.

5.9 Future Urban Development & Annexation

In recent years, the community has annexed the airport lands. There had been consideration by council to annex the lands at Eagle Point subdivision, but at the time of the proposal, the residents of Eagle Point opposed the annexation.

The Town of La Ronge has a large area of undeveloped land, northwest of the current built up

area. These lands are densely forested, with pockets of muskeg and bedrock outcroppings dispersed throughout. Development of these lands will require substantial initial capital investment in order to provide services such as roads, water and sewer.

5.9.1.1 Objectives

- .1 Encourage orderly development in areas surrounding the Town's built up areas to ensure that future development or servicing needs are not prejudiced.
- .2 Work with appropriate government agencies and ministries for land acquisition and boundary alteration as the need arises.
- .3 Ensure the appropriate location of municipal services to ensure compatible adjacent land uses.
- .4 Integrate the existing residential uses in future development areas as the built up area expands into those areas.

5.9.1.2 Policies

- .1 Subdivisions that involve the creation of more than 30 new lots may be required to be developed in phases.
- .2 Council will continue to work with appropriate government agencies and ministries regarding the management of, and mutual interests in the lands surrounding the municipality.
- .3 The Zoning Bylaw will contain a future development district that will contain provisions to ensure that land use and development in this district does not jeopardize or otherwise unduly restrict such future development.
- .4 Areas within the municipal boundary that are potentially suitable for development, but not immediately required for urban expansion, are shown as future development areas on the *Town of La Ronge Future Land Use* map series.
- .5 Council will consider rezoning lands from future development designation to other land use districts based on:
 - Compatibility with adjacent land uses;
 - Consistency with the policies contained within this OCP;
 - The balance of vacant, serviced sites available to meet development demand; and
 - The orderly and efficient development of, and extension of, municipal services to the area.

6 Plan Implementation, Tools and Policies

This OCP establishes the policies that are intended to meet anticipated future growth demands within the financial and servicing capacity of the Town. The policies in this plan will serve as a guide for more detailed planning and servicing. To ensure the effectiveness of this OCP in meeting the overall community objectives, Council will monitor the needs and wishes of the community to evaluate this OCP's continued appropriateness.

6.1 Zoning Bylaw

The Zoning Bylaw will be the principal method of implementing the objectives and policies contained within this OCP, and will be adopted in conjunction with it. The Zoning Bylaw will control the use of land, providing regulations for individual districts within Council's jurisdiction and contribute to the health, safety, and general welfare of residents. The Zoning Bylaw will contain standards that prescribe permitted and discretionary uses, site dimensions, setbacks, building locations, parking, landscaping, and other regulations as necessary to meet the objectives of a specific zoning district.

6.1.1 Minor Variances to the Zoning Bylaw

Council will allow for minor variances to the Zoning Bylaw as a means of providing flexibility in implementing and providing timely development decisions. Council may approve the variance if the general intent of this OCP and the Zoning Bylaw are maintained. Section 60 of the PDA will identify how site standards may be varied. The Zoning Bylaw will establish procedure for the processing and recording of minor variance applications.

6.1.2 Contract Zoning

The Town may enter into agreements for site specific rezoning where it is deemed to minimize potential negative impacts of a development on the environment, services, and existing development by controlling the specific type of use and development of the site, or ensuring that the development is completed within a specific time frame. Contract zoning agreements are subject to provisions set out in section 69 of the PDA and run with the land. The following guidelines and procedures will apply to all contract zoning agreements:

- .1 The proposal is in conformance with the policies of this OCP.
- .2 The contract zoning application will provide to Council:
 - Site plans showing lot lines, easements, right of ways, streets, driveways,

- parking areas, building locations, landscaping and topography;
 - Blueprints of any proposed new development or additions or major alterations to existing structures; and
 - A written description describing the proposed development including proposed uses on site, traffic generation, and required municipal servicing.
- .3 Once the proposed site plan and development proposal are acceptable to both parties, a draft agreement setting out the terms and conditions of development, including the time frame for the work, will be prepared.
 - .4 A contract zoning agreement must be accompanied by an amendment to the zoning bylaw, with Council ensuring public participation pursuant to zoning bylaw amendment procedures in Part X of the PDA.
 - .5 Council may only formally enter into the agreement for rezoning following the public hearing.
 - .6 Final reading of the zoning bylaw amendment shall only be given after the contract zoning agreement has been entered into.
 - .7 The municipality will register an interest based on the agreement in the land registry against the affected title. This interest binds the registered owner of the land affected by the agreement.
 - .8 If a proponent fails to develop the site in conformance with the agreement, fails to meet the time frames set out in the agreement, or ceases to use the site for the use set out in the agreement, Council will rescind the agreement and the zoning will revert to the prior zoning designation.
 - .9 If the agreement is voided for cause, the proponent shall, at their cost, remove all development that does not comply with the prior zoning, or Council may have the development removed and the proponent billed for any costs associated with the removal.
 - .10 Council may require a performance bond from a proponent prior to the finalization of an agreement to assure the implementation of that agreement.

6.1.3 Amendment of the Zoning Bylaw

Council will consider amendments to the Zoning Bylaw for rezoning, subdivision, and development, with regard to the following factors:

- .1 The nature of the proposal and its conformance with all relevant provisions of this OCP;
- .2 The provision of dedicated lands as may be required for subdivision;
- .3 The need to foster pattern of relationships among all forms of land-use and to protect all forms of land-use from harmful encroachments by incompatible uses;

- .4 The need for the form of land-use proposed and the supply of land currently available in the general area, capable of meeting that need;
- .5 The capability of the existing road system to service the proposed use and the adequacy of the proposed supply of off-street parking;
- .6 The capability of existing and planned community infrastructure to service the proposal, including water and sewer services, parks, schools, and other utilities and community services; and
- .7 The completion of a servicing agreement for onsite and offsite services.

6.2 Subdivision and Concept Plans

The Town directs and supports the subdivision of land through this OCP and Zoning Bylaw. Council will apply the tools provided in these documents to guide subdivision and lot design, street layout, location of municipal reserve, and other dedicated lands, as well as exercise control over municipal agreements and leases. Concept plans may be required by the municipality or approving authority. Concept plans will demonstrate:

- Preliminary plans for proposed development;
- The phasing of development;
- Street and lot layouts, land-use, and density of development; and
- The location of any school site, park or pathway.

Development will proceed at a rate which meets requirements for future growth. This will involve phased development that:

- Occurs in an efficient and cost-effective manner, taking into consideration the Town capital works program and financial capability;
- Is orderly and geographically contiguous (insofar as practical); and
- Provides sufficient land so that market demands are met.

In reviewing any application for subdivision, Council shall indicate support for such application when it has:

- Ensured that all policies and guidelines established regarding occupancy levels, development standards and design of the subdivision – as set out in this OCP – have been satisfied;
- Ensured that the application is in conformity with the Zoning Bylaw;
- Negotiated the terms of a servicing agreement, if required, with the applicant;
- Ensured the adequate and acceptable dedication of lands.

6.3 Servicing Agreement

Where Council requires a servicing agreement, the agreement becomes a condition of approval of a subdivision by the approving authority. This agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne fairly by the developer and their customers.

Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.

Council will undertake studies as necessary to define the benefitting areas and the unit costs associated with required capital upgrading of offsite services. The studies will be used to determine a fair level of offsite servicing charges.

6.4 Development Levies and Agreements

The Town may pass a development levy bylaw to be able to use development levies for the purpose of recovering all or part of the Town actual costs, as permitted in section 169 to section 170 of the PDA. In some circumstances, development agreements may be required pursuant to section 171 of the PDA.

6.5 Building Bylaw

Pursuant to subsection 7 (1) of the *Uniform Building and Accessibility Standards Act*, the Town will ensure that building construction is physically acceptable and meets minimum safety requirements. A building bylaw controls the minimum standard of construction through the issuance of permits signed by a certified building official.

6.6 Land Acquisition

In accordance with *The Northern Municipalities Act, 2010*, Council may purchase land for urban development. In this regard, Council may consider the purchase of land for subdivision or development to:

- Facilitate urban development including public facilities;
- Provide affordable housing;
- Facilitate the relocation of non-conforming uses; and
- Establish lot prices based on the recovery of servicing and development cost.

6.7 Capital Works Program

Pursuant to subsection 177 (1) of *The Northern Municipalities Act, 2010*, Council will:

“prepare and adopt a capital works plan for a period of not less than 5 years, including the current year, showing estimated capital cost of and the proposed sources of financing for each capital work for each year of the plan”.

The Capital Works Plan will be coordinated with the policies contained within this OCP and ensure the effective and efficient control of development and public spending.

Capital assets to be included in this plan are, but are not limited to, facilities such as public work workshops, administration offices, libraries, equipment such as graders, and computers, and engineering such as roads, and water distribution systems. The 5 year planning term aids the Town in identifying and prioritizing projects based on the expected benefits to the community, financial capacity, and where outside funding sources are available or should be sought.

6.8 Asset Management

Asset management is an integrated business approach that involves planning, finance, engineering, and operations to effectively manage existing and new infrastructure. This management practice can maximize benefit, reduce or transfer risk, and provide appropriate levels of service to community users in a socially, environmentally, and economically sustainable manner. Council may prepare an Asset Management plan to aid in the effective management of municipal expenditure for infrastructure.

Asset Management Plans are used to:

- Develop and maintain asset inventories of municipal infrastructure;
- Reduce the overall life cycle cost of infrastructure;
- Provide risk assessment of the infrastructure system;
- Identify critical assets and the impact of a loss of service;
- Maintain and manage infrastructure assets at appropriate levels;
- Monitor standards and service levels to ensure that they meet community goals and objectives;
- Establish infrastructure replacement strategies through the use of full life cycle costing principles;
- Financially plan the maintenance of assets to deliver appropriate service levels

and extend the useful life of assets;

- Establish stable, long-term budgeting process to replace, renew, or decommission assets;
- Incorporate asset management into other corporate plans; and
- Report publically the status and performance of implementing asset management policies.

6.9 Monitoring and Amendment

The implementation framework for this OCP can be split into three main categories: Committees, Tasks, and Review. The implementation of this OCP will reach beyond the tasks provided here and rely on sustained efforts to monitor and achieve municipal goals.

Committees:

Council Committees are indispensable to the efficient execution of municipal management and decision-making and provide an established method to integrate the actionable goals of this OCP. Council Committee mandates may be extended, where appropriate and timely, to perform related tasks and report to Council as a whole.

It is important that each committee recognize the importance of engaging with the appropriate groups when undertaking tasks as set out by this OCP and Council. This community building process is prepared on the foundation of communication and respect, and will have positive impacts when continued through this implementation phase.

Council will review existing committee structures and assign management duties relating to OCP objectives where appropriate.

Tasks:

The essential work of Committees in aiding Council's implementation of this OCP relies on the effective administration of their work. Providing a basic reporting format for Committee Reports ensures that Council receives the information necessary to make a decision regarding an item, and that Council, the Committee, or working group approaches the task in a purposeful and efficient way. Before starting and during the work to prepare a report, Council, the Committee, individual, or working group should establish the following:

- .1 Where or who is this about?

- .2 What is the current context or conditions of the task objective?
- .3 What OCP, Zoning Bylaw, and other municipal bylaws or policies apply here?
- .4 Who are the stakeholders?
- .5 Can this be done through inter-municipal cooperation?
- .6 How will the community be engaged in this task or issue?
- .7 What is the objective of this task?
- .8 What is the Committee's role in this?
- .9 What additional background information/analysis is needed?
- .10 Does the Committee need to seek outside expertise? What exactly will they provide?
- .11 What will this task cost?
- .12 Are there grants and/or outside help available?
- .13 How will this task be completed?
- .14 Committee or contractor procedures should be monitored and recorded.
- .15 How will the results/recommendations of the report be implemented?
- .16 Is this feasible for the Town?
- .17 Does this report/issue need to be reviewed in a specific period of time?
- .18 What should be avoided?

Tasks that **will** be undertaken in the execution of this OCP and its policies include, but are not limited to:

- .1 Capital Works Plan: mandatory 5-year capital planning document estimating capital costs and expected sources of funding for each capital work.
- .2 Asset Management Plan: inventory and planning document for integrated management of infrastructure expenditure.

Tasks that **may** be undertaken by Council or Committee in the implementation of this plan include, but are not limited to, development of the following reports:

- .3 Public Works Management Plan: multi-year plan for the maintenance needs of public works.
- .4 Parks, Open Space and Recreation Master Plan: strategic planning document for maintenance and investment in the municipal parks and recreation amenities.
- .5 Inter-municipal Processes Guidelines and Resources: resource containing records of current and potential inter-municipal partners and activities, along with established best practices for working with partners.
- .6 Downtown Revitalization Plan: strategic planning document outlining in detail how the community can rebuild the economic legitimacy of the downtown area.

Review

Critical to implementing an OCP and Zoning Bylaw is conducting a review at regular intervals to ensure this OCP is a living document and remains relevant to the municipality. The components within these documents provide the foundation for decision making regarding community interests to ensure that despite growth and change, the OCP continues to work towards the municipal vision.

Council has identified specific goals to be achieved, and by completing these, progress can be monitored. While some of the actionable items within this OCP are short term achievements, others are longer term and can require adaptation to changing contexts. Council will require an administrative review of this OCP exploring the need for revisions or for legal consolidations of adopted amendments at least once every five years. An office consolidation shall be maintained to keep the working copies current. Councilors or Mayor can ask some of the following questions to ensure that the content of the OCP and Zoning Bylaw are still relevant.

- Are the general policies within each section of the OCP still relevant to the community?
- Have the projects been completed and achieved their objective?
- Did the projects adapt or alter the original objective?
- What areas of the OCP need updating, and what are the next steps to updating the plan to meet the community's needs into the future?
- What policy changes need to occur?
- Do any bylaws need to be updated to enforce these policy changes?
- How will the projects or plans be evaluated?

The adoption process of an OCP requires community consultation to ensure the public is given an opportunity to contribute to future policy changes. Council should be prepared to share with residents the successes and shortfalls of the OCP implementation to date, and consider or incorporate community feedback they receive.

Working with this level of transparency improves Council rapport with residents, and ensures resident buy-in in the implementation of the plan. Feedback that is documented, reviewed, and considered shapes this OCP into a plan that truly represents the needs and wishes of all residents.

Amendment

This OCP may be amended if determined desirable by leadership. Amendments may also be proposed by developers and the public to facilitate specific development proposals. Council will consider such requests based on:

- Appropriate community development and public interest; and
- Overall community objectives as established by this OCP.

7 Definitions

1:500 Flood Hazard Elevation – An overflowing of a large amount of water beyond its normal confines, with the probability of 1 in 500 or 0.2% of happening in a given year. Also known as Estimated Peak Water Level (EPWL).

Approving Authority – the Saskatchewan Minister of Government Relations, or ministry responsible for municipal affairs.

Built Up Area – the serviced area of a municipality that contains the majority of residential settlement, not necessarily following jurisdictional boundaries.

Communal Boat Launch – a boat launch, available for public use, without cost or for a fee.

Community Capacity – the skills and abilities of people and community groups to take effective action and leading roles in the development of their communities; the social capacity of a community.

Community Dock – a permitted dock available for public use, without a cost or for a fee.

Culture and Heritage Resources – a structure, site of thing that is of historical, archaeological, paleontological or architectural significance and may include, but is not limited to, historic sites, buildings and other structures; culturally significant landscapes; artifacts and museum collections, archives; cultural activities; local traditions, skills and crafts; and traditional knowledge.

Development – the carrying out of any building, engineering, mining, or other operations in, on or overland, or the making of any material change in the use or intensity of use of any building or land.

Ecological Integrity – the structure, composition and function of the ecosystem are unimpaired by stresses from human activity; natural ecological processes are intact and self-sustaining, the ecosystem evolves naturally and its capacity for self-renewal is maintained; and the ecosystem's biodiversity is ensured.

Hazard Land – land that may be prone to flooding, slumping, landslides, erosion, any other instability, or is located within a floodplain or watercourse. May also include contaminated lands.

Height Bonusing – where Council permits a developer to exceed the maximum height requirements of a Zoning District in exchange for community benefits.

Heritage Sensitive – lands that, by screening criteria set by the province, have potential to contain sites of heritage significance, contain artifacts, or be of cultural importance. Municipal consultation with the provincial ministry responsible for heritage conservation can provide more detail about sensitive sites within the community.

Infrastructure – physical structures and facilities needed for the operation of a community (such as roads, water or sewer pipes, lift stations, town offices, etc.)

Inter-municipal Cooperation – joint provision of public services between municipalities or entities, who are normally, but not necessarily neighbours.

Ministry of Environment (ENV) – the Saskatchewan ministry responsible for duties related to management of Crown lands and the natural environment, acting as authority in the matters of environment within provincial jurisdiction.

Planning and Development Act, 2007 (PDA) – a provincial statute respecting planning and development within municipalities.

Riparian – relating to, or inhabiting the banks of a natural course of water; ecologically diverse zones that contribute to the health of other aquatic ecosystems by filtering out pollutants and preventing erosion.

Site of Significance – site or area that is known and documented, containing artifacts, has specific cultural or heritage value, or is the site of a significant historical event.

Statement of Provincial Interest (SPI) – pursuant to the *Planning and Development Act, 2007*, a set of identified priorities and associated regulations of the province that provide a regulating framework for the Province of Saskatchewan; represents advice given to municipalities by the province.

Use – the purpose or activity for which a piece of land, or its building is designed, arranged or intended, occupied, or maintained.

Zoning Bylaw – a legislative device designating permitted uses of land based on mapped zones which separate one set of land uses from another; may be use-based (regulating the uses to which land may be put), or it may regulate building height, lot coverage, and similar characteristics, or some combination of these.

Zoning District – a specifically delineated area of the municipality within which certain uniform regulations, or combinations thereof, govern the use, placement, spacing, and size of land structures.

Abbreviations

MHI – Ministry of Highways

SHC – Saskatchewan Housing Corporation

OCP – Official Community Plan

LLRIB – La La Ronge Indian Band

RCMP – Royal Canadian Mounted Police

ZB – Zoning Bylaw

8 Sources

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SK Conservation Data Centre

Encyclopedia of Saskatchewan

9 Exhibits

1. Ownership

Exhibit 1: La Ronge Property Ownership

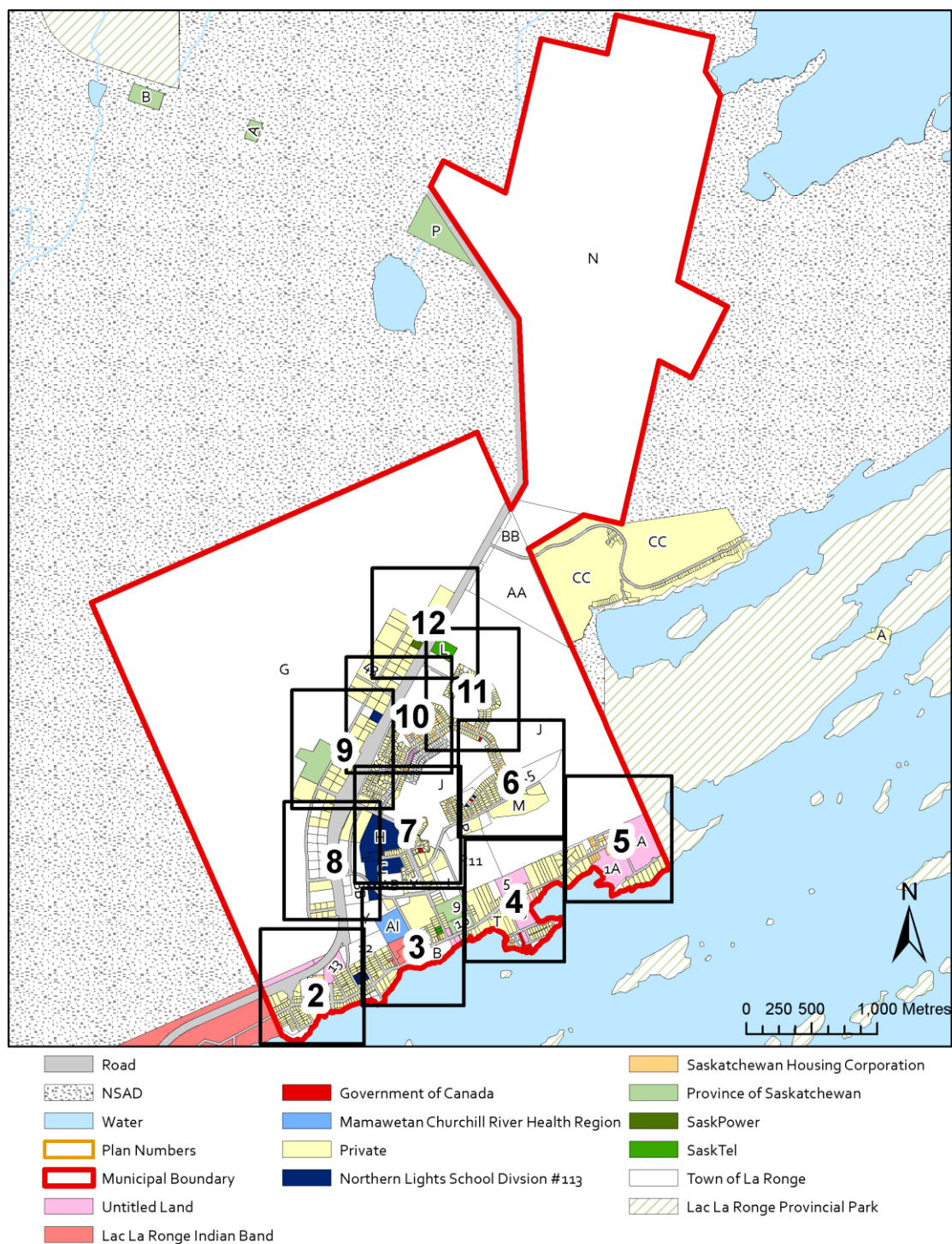
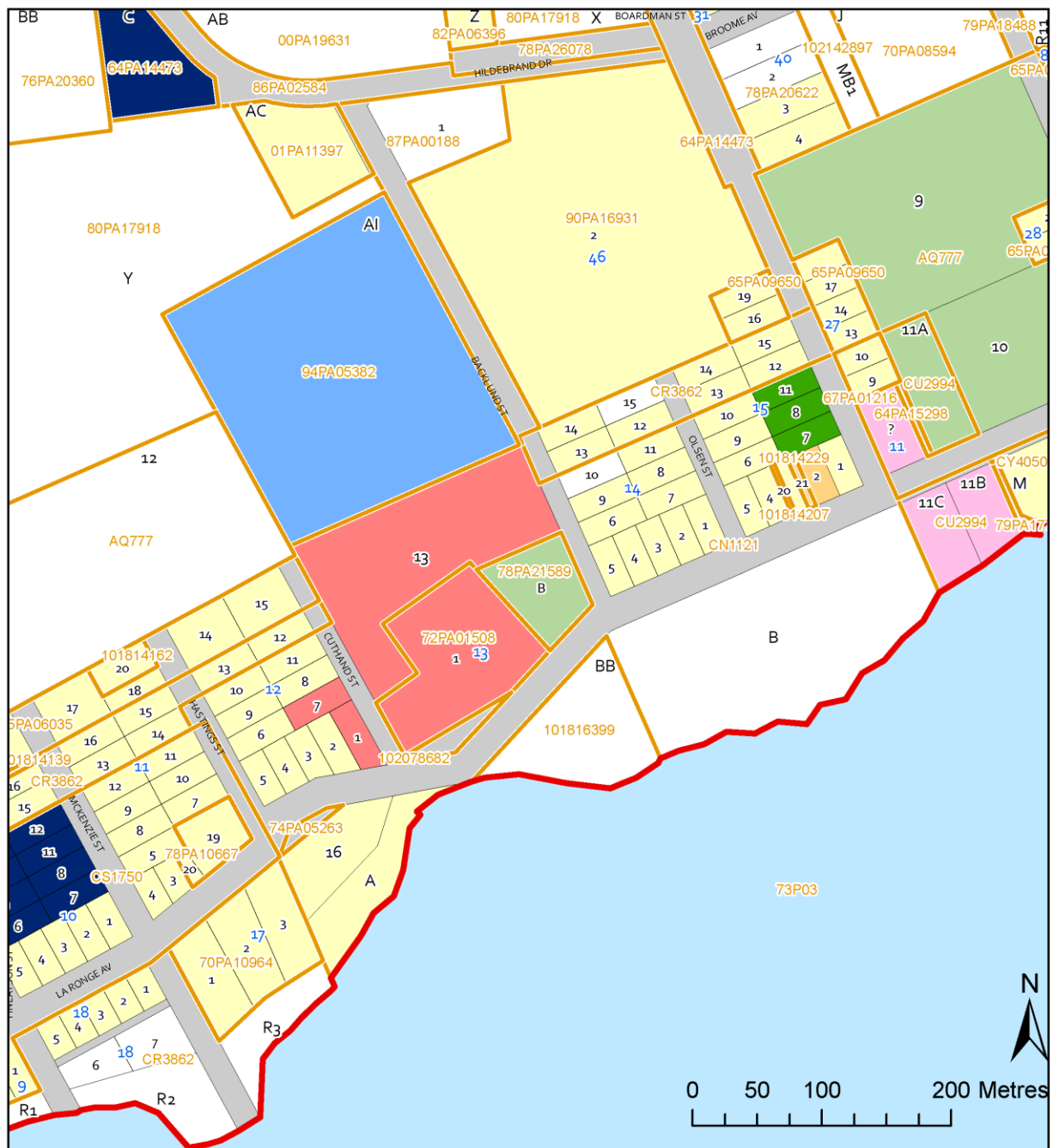


Exhibit 2: La Ronge Property Ownership



- | | |
|--------------------|--------------------------------------|
| Road | Private |
| NSAD | Northern Lights School Division #113 |
| Water | Saskatchewan Housing Corporation |
| Plan Numbers | Province of Saskatchewan |
| Municipal Boundary | Town of La Ronge |
| Untitled Land | Lac La Ronge Indian Band |

Exhibit 3: La Ronge Property Ownership



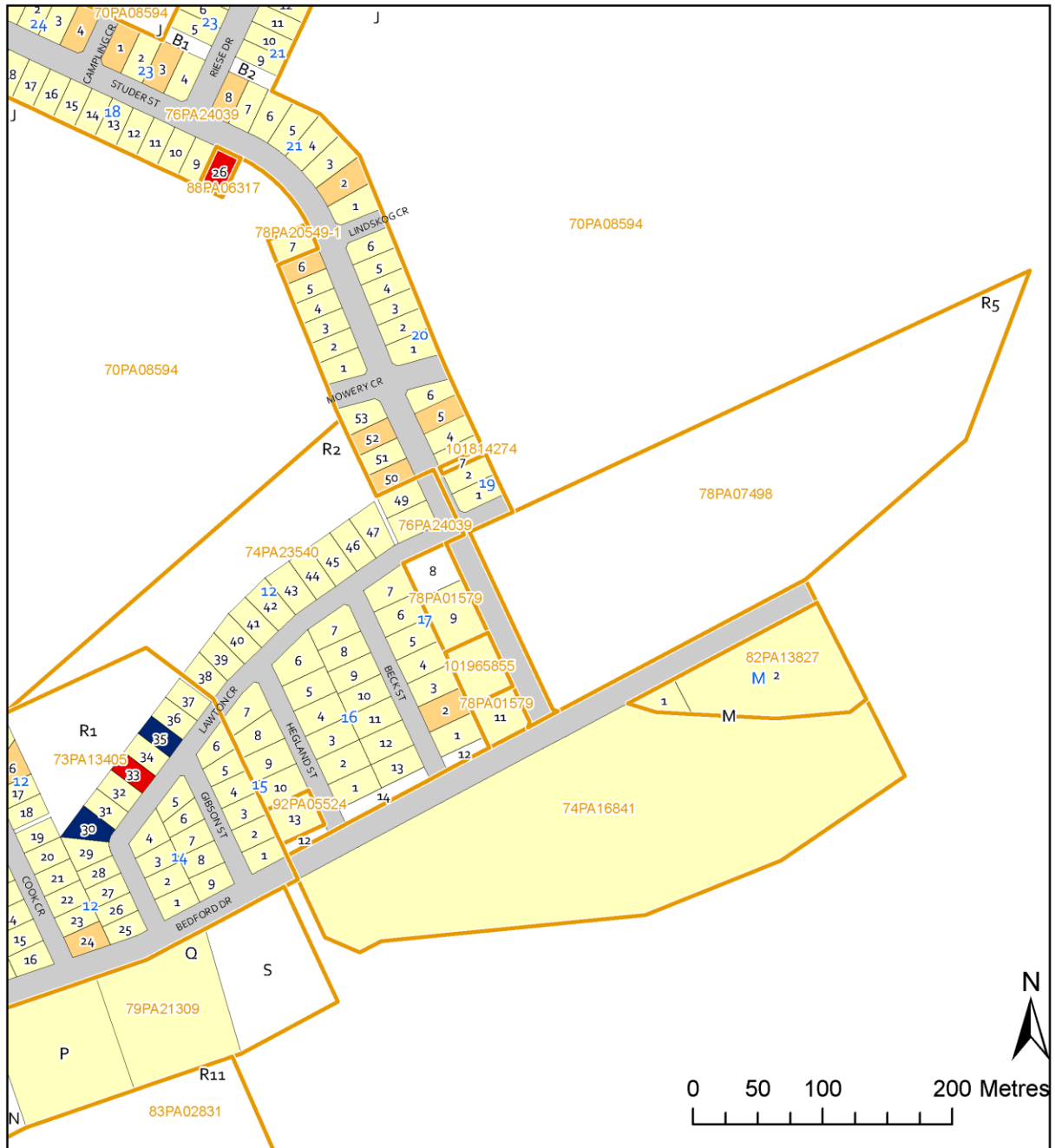
- | | |
|--------------------------|---|
| Road | Government of Canada |
| NSAD | Mamawetan Churchill River Health Region |
| Plan Numbers | Private |
| Municipal Boundary | Northern Lights School Division #113 |
| Untitled Land | Province of Saskatchewan |
| Lac La Ronge Indian Band | SaskTel |
| | Town of La Ronge |

[illegible]

Exhibit 5: La Ronge Property Ownership



Exhibit 6: La Ronge Property Ownership



- | | |
|--------------------------|--------------------------------------|
| Road | Government of Canada |
| NSAD | Private |
| Water | Northern Lights School Division #113 |
| Plan Numbers | Saskatchewan Housing Corporation |
| Municipal Boundary | Province of Saskatchewan |
| Untitled Land | Town of La Ronge |
| Lac La Ronge Indian Band | |

Exhibit 7: La Ronge Property Ownership

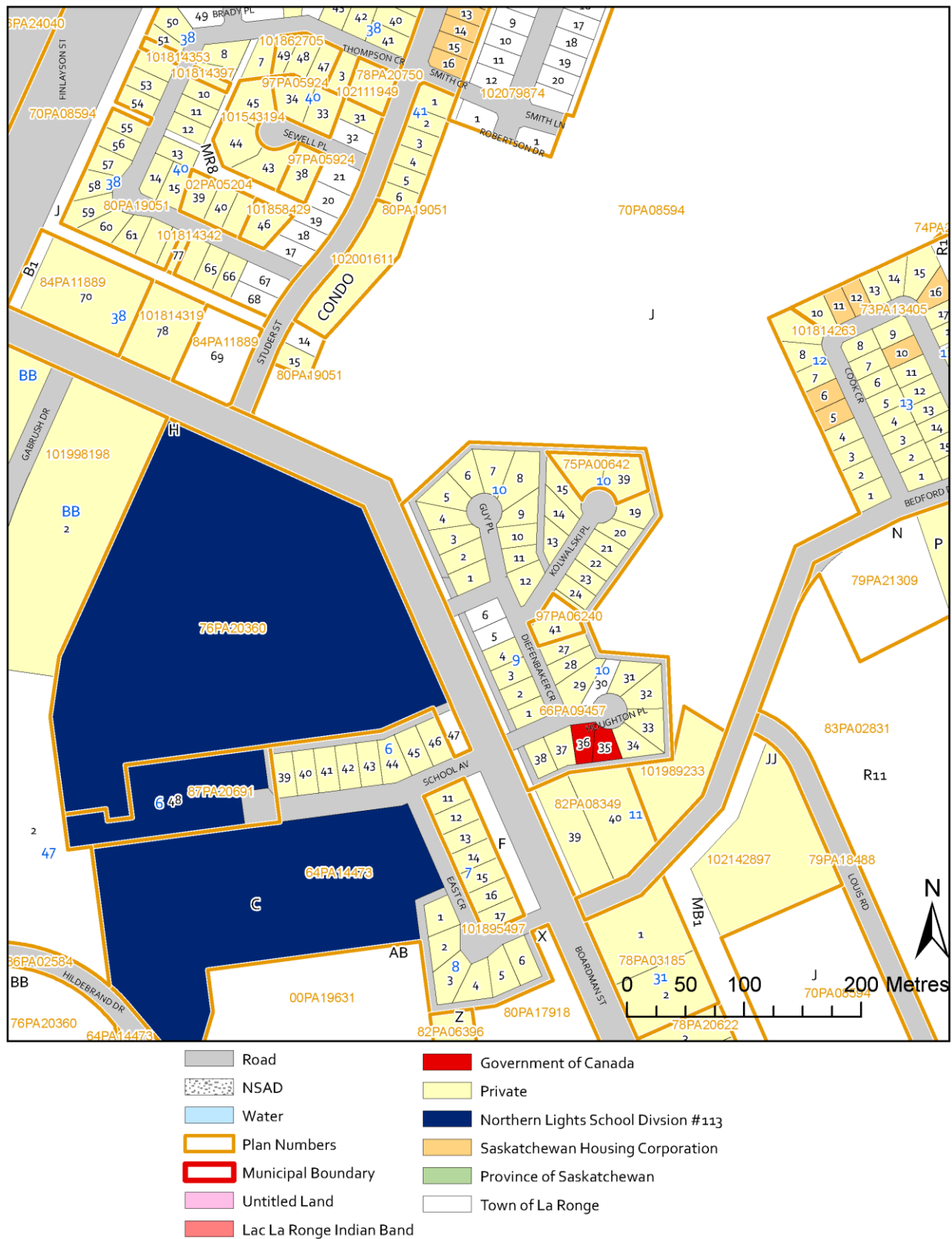


Exhibit 8: La Ronge Property Ownership

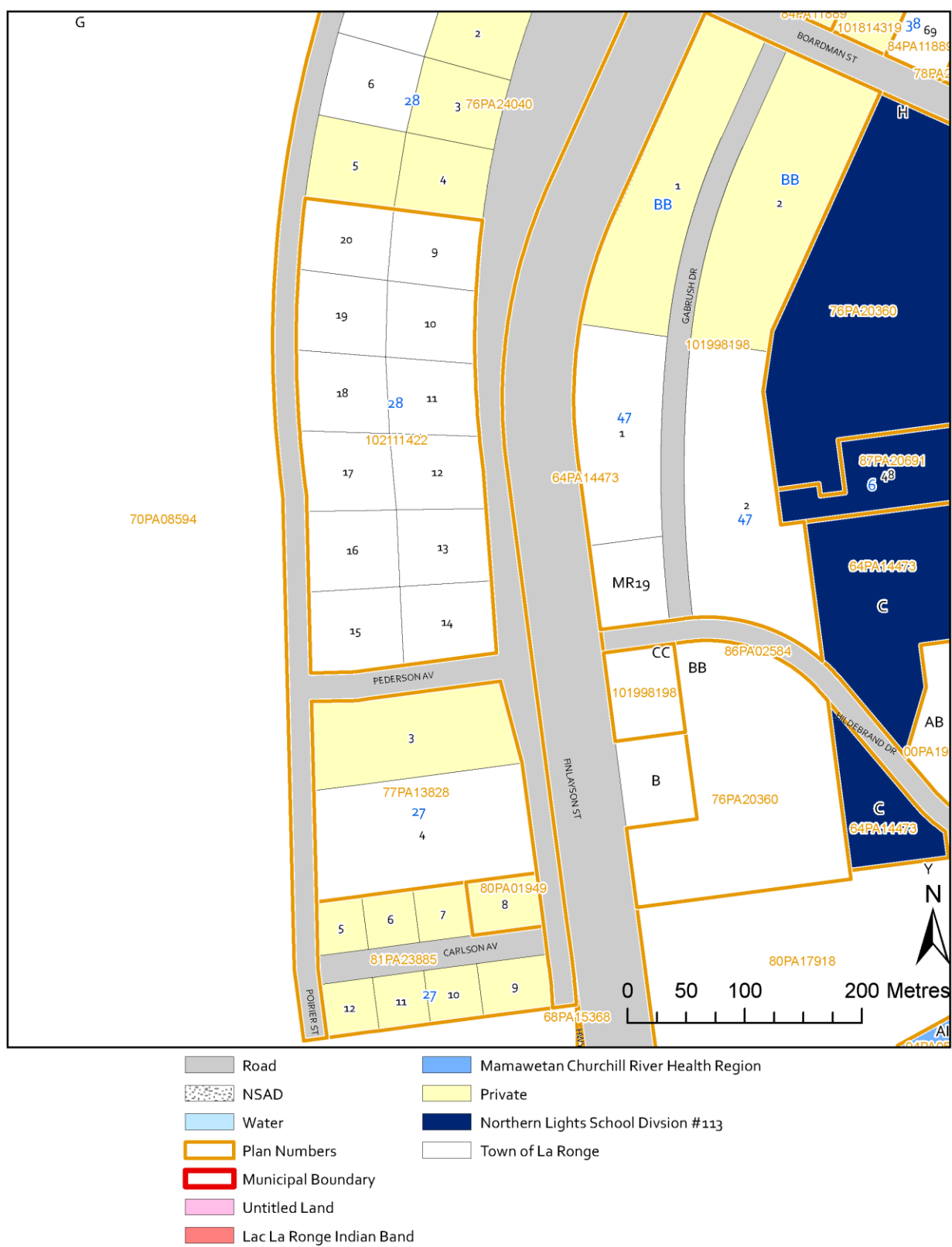


Exhibit 9: La Ronge Property Ownership

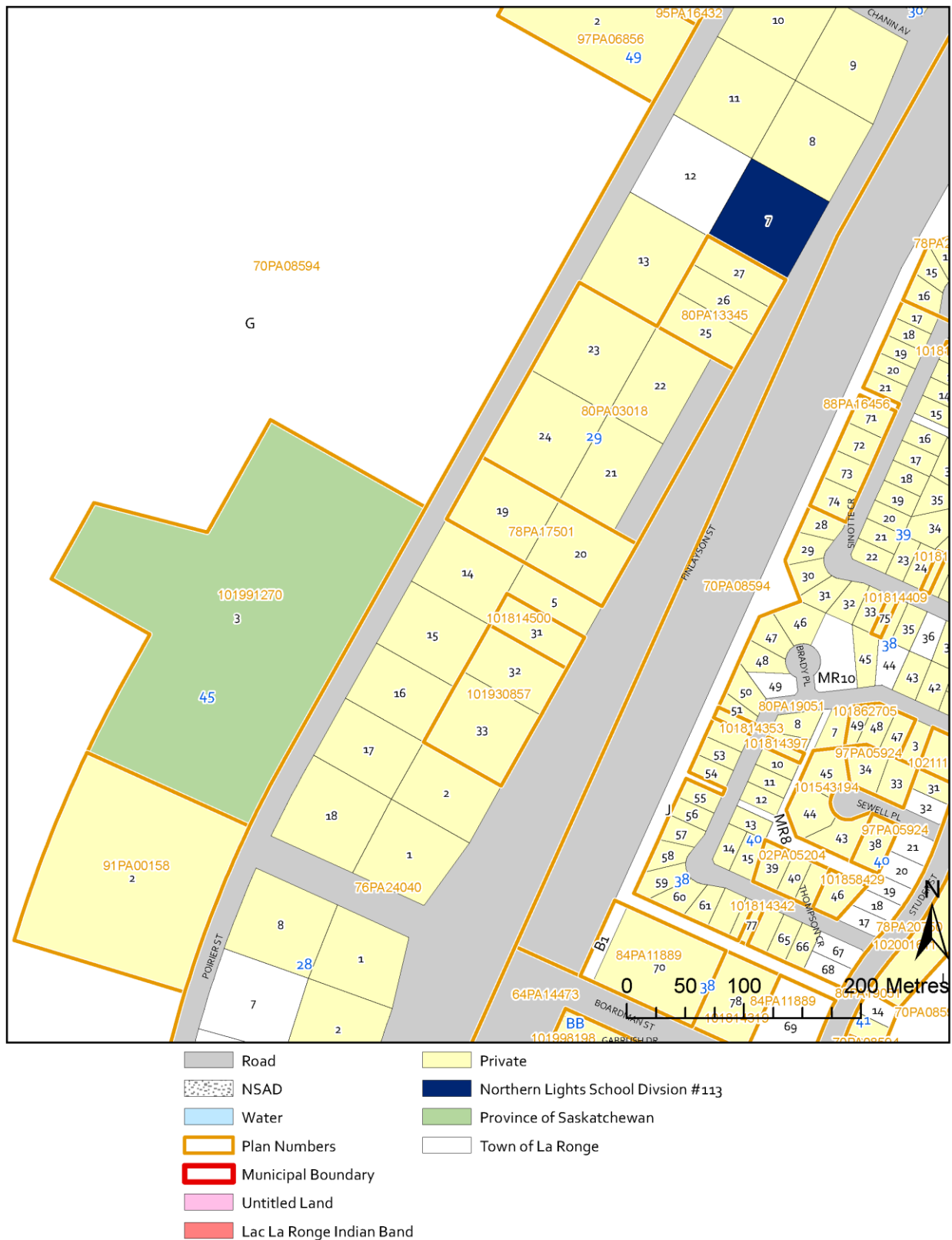


Exhibit 10: La Ronge Property Ownership



- | | |
|--------------------------|--------------------------------------|
| Road | Government of Canada |
| NSAD | Private |
| Water | Northern Lights School Division #113 |
| Plan Numbers | Saskatchewan Housing Corporation |
| Municipal Boundary | Province of Saskatchewan |
| Untitled Land | SaskTel |
| Lac La Ronge Indian Band | Town of La Ronge |

Exhibit 11: La Ronge Property Ownership



Exhibit 12: La Ronge Property Ownership

